

**Förenade kungariket-Manchester: Reparation och underhåll**

OJ S 45/2021 05/03/2021

**Meddelande om tilldelning av kontrakt****Tjänster****Rättslig grund:**

direktiv 2014/24/EU

**Avsnitt I: Upphandlande myndighet**

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**I.1. Namn och adresser**

Officiellt namn: Manchester City Council

Postadress: Room 407, Town Hall

Ort: Manchester

Nuts-kod: UKD33 Manchester

Postnummer: M60 2JR

Land: Förenade kungariket

Kontaktperson: Mr Neil Davies

E-post: [neil.davies@manchester.gov.uk](mailto:neil.davies@manchester.gov.uk)

Fax: +44 1612747343

**Internetadress(er):**Allmän adress: <http://www.manchester.gov.uk>Upphandlarprofil: <http://www.manchester.gov.uk>**I.2. Information om gemensam upphandling**

Kontraktet tilldelas av en inköpscentral

**I.4. Typ av upphandlande myndighet**

Offentligrättsligt organ

**I.5. Huvudsaklig verksamhet**

Bostadsförsörjning och samhällsutveckling

**Avsnitt II: Föremål**

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**II.1. Upphandlingens omfattning****II.1.1. Benämning på upphandlingen**

TC1072 Repairs and Maintenance Services to Northwards Housing Managed Stock and Leasehold Properties and New Adaptations Across All Manchester City Council Housing (2021 — 2024)

Referensnummer: 2020/S 209-511810

**II.1.2. Huvudsaklig CPV-kod**

50000000 Reparation och underhåll

**II.1.3. Typ av kontrakt**

Tjänster

**II.1.4. Kort beskrivning**

This contract consists of statutory and recommended servicing, responsive repairs, security, minor renewals, improvements and new adaptations to the Manchester City Council housing stock which is managed by Northwards Housing Ltd, including communal areas and garages, tenanted and void, arising from its general requirements and statutory and common law duties as landlord, as may be ordered from time to time. An emergency service is also required which includes having a call out facility 24 hours a day, 365 days a year.

#### **II.1.6. Information om delar**

Kontraktet är uppdelat i flera delar: nej

#### **II.1.7. Upphandlingens totala värde**

Värde exkl. moms: 33 195 137,00 GBP

### **II.2. Beskrivning**

#### **II.2.3. Plats för utförande**

Nuts-kod: UKD33 Manchester

#### **II.2.4. Beskrivning av upphandlingen**

Manchester City Council and Northwards Housing Ltd (NHL) wish to engage a contractor /service provider to undertake repairs and maintenance services to Northwards Housing area managed stock and leaseholder properties. NHL is the company established to act as an Arm's Length Management Organisation (ALMO) for Manchester City Council's housing in north Manchester and the procurement exercise is for both bodies as the Council is acting on its own behalf and on behalf of NHL. The framework contract will comprise recommended and statutory servicing, day to day repairs and maintenance including void property and minor works repairs, execution of general building works, emergency call outs and an out of hours service, including the following:

All aspects of repairs and maintenance services to domestic dwellings and communal areas including: gas appliance maintenance services; repair and maintenance services for central heating; repairs and maintenance of building installations including typical works listed here but, not limited to:

- asbestos surveying, sampling, reporting, removal and encapsulation,
- plumbing installation and repairs including above and below ground drainage and rainwater goods,
- plastering and dry lining,
- joinery and carpentry installation and repairs,
- bricklaying, pointing and associated lintels, flashings cavity tray installs, etc.,
- roofing and roof-line repairs,
- chimney demolition, renewals and repairs; gas fitting installations and repairs,
- electrical installation and repairs,
- groundworks and concrete foundations work,
- concrete flooring and paving,
- asphalt tanking, flooring and paving,
- tarmac paving repairs,
- fencing installation and repair — concrete, steel and timber,
- internal insulation installation,
- external wall insulation and render repair works,
- external re-decoration,
- internal re-decoration,
- PVCu and composite doors and window installation and repairs,
- double and single glazing,

- metalwork including aluminium window system repairs,
- scaffolding and working at height tasks,
- occasional demolitions of chimneys, roofs, garages, sheds and walls and occasional propping and structural repairs of various types.

There is also multi-trade work to install and maintain fire precautions installations which involves work to improve and repair fire stopping and compartmentation elements throughout the NHL housing stock.

In addition, there is specialist commercial and multi-story mechanical and electrical engineering services including repairs and servicing of: lifts, gas, commercial heating systems, Switch 2 metered heating system, solar thermal heating, photo voltaic panel systems and inverters, ground source heating systems, air source heating systems, heat exchanger systems, commercial burglar alarms, door entry systems, automatic gates, panic alarm systems, fire alarm systems, air conditioning systems, TV aerials and satellite systems, legionella and water quality Testing, PAT testing, electrical inspection condition tests and reports, lightning protection, portable fire equipment, fire stopping, dry risers, fire alarm detection systems, auto operated ventilation systems, sprinkler systems, hearing loop systems. The contract work also includes new adaptations installation work (excluding lifts/hoists) to potentially any of the Council's HRA properties, three Housing PFIs and other managed properties. This work includes minor disabled adaptations works and occasional major works which could involve extending or altering existing building layouts.

The contract will involve approximately 12 312 council housing stock managed by NHL as at 31 March 2020. Repairs are also required for an additional 450 leaseholders as at 31 March 2020. The contract may include extra properties, in the future, if the Council needs to add further residential units for new build, or at the end of other existing management agreements. Properties may be removed from the contract at any time through Right to Buy (RTB) sales, government required sales of empty homes and strategic disposals. Two tenant management Organisations (Avro Hollows TMO and SHOUT TMO) who manage approximately 415 properties may, in addition, access and/or utilise the contract. A list of potential addresses is included on the Chest.

The initial contract period will be 3 years with possible options to extend thereafter for up to an additional 3 years. The anticipated services commencement date is 3 April 2021.

#### **II.2.5. Tilldelningskriterier**

Kvalitetskriterium - Namn: Price / Viktning: 35 %

Kvalitetskriterium - Namn: Quality / Viktning: 35 %

Kvalitetskriterium - Namn: Social value including climate change / Viktning: 30 %

Pris - Viktning: 35 %

#### **II.2.11. Information om optioner**

Option: nej

#### **II.2.13. Information om EU-medel**

Kontraktet är knutet till projekt och/eller program som finansieras med EU-medel: nej

#### **II.2.14. Kompletterande upplysningar**

### **Avsnitt IV: Förfarande**

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#### **IV.1. Beskrivning**

##### **IV.1.1. Typ av förfarande**

Öppet förfarande

#### **IV.1.3. Information om ramavtal eller dynamiskt inköpssystem**

#### **IV.1.8. Information om avtalet om offentlig upphandling**

Upphandlingen omfattas av avtalet om offentlig upphandling: ja

#### **IV.2. Administrativ information**

##### **IV.2.1. Tidigare offentliggörande angående detta förfarande**

Meddelandenummer i EUT: [2020/S 209-511810](#)

##### **IV.2.8. Information om avslutande av det dynamiska inköpssystemet**

##### **IV.2.9. Information om avslutande av anbudsinfordran i form av ett förhandsmeddelande**

### **Avsnitt V: Kontraktstilldelning**

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**Kontrakt nr:** TC 1072 Repairs and Maintenance Services for Manchester City Council Housing (2021 - 2024)

Ett kontrakt/delkontrakt tilldelas: ja

#### **V.2. Kontraktstilldelning**

##### **V.2.1. Datum för beslut om tilldelning av kontrakt**

23/02/2021

##### **V.2.2. Information om anbuden**

Antal mottagna anbud: 2

Antal anbud som mottagits från små och medelstora företag: 0

Antal anbud som mottagits från anbudsgivare från andra EU-länder: 0

Antal anbud som mottagits från anbudsgivare från länder utanför EU: 0

Antal anbud som mottagits i elektronisk form: 2

Kontraktet har tilldelats en grupp av ekonomiska aktörer: nej

##### **V.2.3. Uppdragstagarens namn och adress**

Officiellt namn: ENGIE Regeneration Ltd

Postadress: Shared Services Centre, Q3 Office, Quorum Business Park, Benton Lane

Ort: Newcastle upon Tyne

Nuts-kod: UKD33 Manchester

Postnummer: NE12 8EX

Land: Förenade kungariket

Uppdragstagaren är ett litet eller medelstort företag: nej

##### **V.2.4. Upplysningar om kontraktets/delens värde**

Kontraktets/delens totala värde: 33 195 137,00 GBP

##### **V.2.5. Information om underentreprenader**

### **Avsnitt VI: Kompletterande upplysningar**

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#### **VI.3. Kompletterande upplysningar**

#### **VI.4. Överprövningsförfaranden**

**VI.4.1. Behörigt organ vid överprövning**

Officiellt namn: Manchester City Council

Ort: Manchester

Land: Förenade kungariket

**VI.5. Datum då meddelandet sänts**

01/03/2021