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Tender

R&M framework - for the maintenance, repair, planned and remedial works and services for the Council's commercial buildings and support for a variety of capital projects as required

Ipswich Borough Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

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Scope

Reference

IBC/19914

Description

The framework will be divided into 15 lots which will cover all aspects of maintenance, repair, planned and remedial works and services for the Council's commercial buildings and support for a variety of capital projects as required.

Bidders will be able to bid for one or more lots in combination.

Full details of the lots are provided in the specification.

Commercial tool

Establishes a framework

Total value (estimated)

- £7,200,000 excluding VAT
- £8,640,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 June 2026 to 31 May 2030
- 4 years

Main procurement category

Works

CPV classifications

- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45311000 - Electrical wiring and fitting work
- 45312000 - Alarm system and antenna installation work
- 45313000 - Lift and escalator installation work
- 45314000 - Installation of telecommunications equipment

- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45316000 - Installation work of illumination and signalling systems
- 45317000 - Other electrical installation work
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45332000 - Plumbing and drain-laying work
- 45332200 - Water plumbing work
- 45332400 - Sanitary fixture installation work
- 45333000 - Gas-fitting installation work
- 45340000 - Fencing, railing and safety equipment installation work
- 45341000 - Erection of railings
- 45342000 - Erection of fencing
- 45343000 - Fire-prevention installation works
- 45350000 - Mechanical installations
- 45351000 - Mechanical engineering installation works
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45430000 - Floor and wall covering work
- 45440000 - Painting and glazing work
- 45441000 - Glazing work
- 45451000 - Decoration work

- 45452000 - Exterior cleaning work for buildings
- 45453000 - Overhaul and refurbishment work
- 45454100 - Restoration work
- 50000000 - Repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 50730000 - Repair and maintenance services of cooler groups
- 50750000 - Lift-maintenance services
- 50760000 - Repair and maintenance of public conveniences
- 71700000 - Monitoring and control services

Lot constraints

Maximum number of lots a supplier can bid for: 13

Maximum number of lots a supplier can be awarded: 13

Description of how multiple lots may be awarded:

Bidders can apply for a single lot or multiple lots, however; there is a restriction on bidding for lots 1, 2 & 3 of which Contractors will only be allowed to participate in one of the three lots.

Lot 1. General building works

Description

Responsive repairs and maintenance

Emergency works (during normal working hours and out of hours)

- General works:

- Roofing
- Decorating
- Fencing
- Plastering
- Scaffolding
- Carpentry and Joinery
- Fire safety works (fabric only)

Lot value (estimated)

- £1,700,000 excluding VAT
- £2,040,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Electrical

Description

Responsive repairs and maintenance (during normal working hours and out of hours)

Inspection and testing and certification.

- Servicing
- Maintenance, repair, and replacement inc.
- New installation works
- Reactive and non-reactive works.

Lot value (estimated)

- £1,580,000 excluding VAT
- £1,896,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Mechanical

Description

Responsive repairs and maintenance (during normal working hours and out of hours)

- Plumbing and water supplies
- Gas and Boiler works
- Reactive and non-reactive works.
- Pumps and fans
- Automatic barriers & gates
- Compressors & related equipment

Lot value (estimated)

- £1,000,000 excluding VAT
- £1,200,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. Works: Conservation and Heritage Building Repairs

Description

Conservation and restoration repairs and improvements to all our heritage,

The work packages contained within this lot will mostly be general building repairs but with historic requirements such as lime plaster, gilding and working on highly sensitive sites.

No price submission is required for this lot.

Lot value (estimated)

- £100,000 excluding VAT
- £120,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5. Cremator repairs and maintenance

Description

Responsive repairs and maintenance (during normal working hours and out of hours)

- Inspection, servicing, maintenance, and repair of all Cremator related equipment relating to Gas installation and burners.
- Inspection, servicing, maintenance, and repair of all Electrical Cremator equipment.
- Inspection, servicing, maintenance, and repair of all Cremator related equipment relating to mechanical systems.
- Inspection, servicing, maintenance, and repair of all Cremator related equipment relating to Hearths.

Lot value (estimated)

- £100,000 excluding VAT

- £120,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 6. Gutters, and Drains

Description

Responsive repairs and maintenance (during normal working hours and out of hours)

Cyclical works for gutters and drains to specific corporate buildings. This is to ensure continued working of all rainwater goods, foul water systems and associated equipment and pumps.

Ad hoc call out to clear gutter and drainage blockages. Any repairs to gutters and drainage required including replacements or redesigns.

This lot will include works to cesspits as required, including repairs, and emptying when required.

Lot value (estimated)

- £200,000 excluding VAT
- £239,999 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 7. Lot 7a WOODEN fencing and Lot 7b METAL fencing

Description

Responsive repairs, replacements, and maintenance (during normal working hours and out of hours)

No price submission is required for these lots

Lot value (estimated)

- £600,000 excluding VAT
- £720,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 8. Windows, and Doors, UPVC or aluminium

Description

Responsive repairs, replacements, and maintenance (during normal working hours and out of hours)

Lot value (estimated)

- £300,000 excluding VAT
- £360,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 9. HVAC

Description

Servicing, maintenance and repair of ventilation, and air conditioning systems,

Upgrades

Duct cleaning and alterations.

Reactive and non-reactive works.

Planned HVAC projects and larger works, including all the above items.

No price submission is required for this lot.

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 10. Fire safety

Description

To complete an annual fire risk assessment for each of our commercial buildings in our operational estate.

This comprises approximately 61 buildings there may also be additional buildings that require assessment on an ad hoc basis. The types of buildings that require annual fire risk assessments include but is not limited to:

Office buildings, sports centres, entertainment venues, workshops & depots, Grade 1&2 listed buildings & historic structures.

Remedials from FRAs required for the safe operation of the sites.

Test and Inspection of the fire alarm systems and fire extinguishers is required for all of the sites as mentioned above is also required. This will include any remedials required from the regular T&I.

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 11. Water Hygiene and Water testing Services

Description

One off and cyclical Assessment, Inspection and Monitoring to small, medium, and large buildings or Sub-Let Private Dwelling, HMO's, sports centres, swimming pools, fountains, standpipes, public access drinking fountains, sheltered housing schemes, offices, theatres, crematorium, museums, toilet blocks, etc.

Lot value (estimated)

- £200,000 excluding VAT
- £240,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 12. Swimming pools and recreational features maintenance

Description

Servicing, maintenance, and repair (not water testing) of all swimming pools and

recreational water features such as swimming pools, wet play areas and fountains.

Pools pumps and wave machines

Lot value (estimated)

- £200,000 excluding VAT
- £240,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 13. LOLER, Testing and Inspection

Description

Inspection and certification of platform, passenger and goods, stage lifts.

Inspection, servicing, maintenance, repair, replacement, and new installations.

Lot value (estimated)

- £200,000 excluding VAT
- £240,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 14. Height Safety

Description

Inspection, servicing, maintenance, repair, replacement, and new installations of:

Mansafe wire systems

Edge protection barriers

No price submission is required for this lot.

Lot value (estimated)

- £100,000 excluding VAT
- £120,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 15. Lead Contractor

Description

This lot will be used on a project specific basis only and will be subject to the use of an RFP and the price will be determined at this stage.

Please note you will have to be appointed to one of the other lots on the framework to be awarded a place on this lot.

The value of this lot will be projects which are included in the lot values of all the other lots.

Lot value (estimated)

- £100 excluding VAT
- £120 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

Direct award for emergency repairs only.

RFQ and RFP process for all other works and services.

It is the intention to run RFPs to award term call of contracts for planned maintenance and servicing works.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot 1. General building works

Lot 2. Electrical

Lot 3. Mechanical

Lot 4. Works: Conservation and Heritage Building Repairs

Lot 5. Cremator repairs and maintenance

Lot 6. Gutters, and Drains

Lot 7. Lot 7a WOODEN fencing and Lot 7b METAL fencing

Lot 8. Windows, and Doors, UPVC or aluminium

Lot 9. HVAC

Lot 10. Fire safety

Lot 11. Water Hygiene and Water testing Services

Lot 12. Swimming pools and recreational features maintenance

Lot 13. LOLER, Testing and Inspection

Lot 14. Height Safety

Lot 15. Lead Contractor

Small and medium-sized enterprises (SME)

Submission

Tender submission deadline

10 March 2026, 11:00am

Submission address and any special instructions

www.suffolksourcing.uk

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

30 April 2026

Award criteria

Lot 1. General building works

Lot 2. Electrical

Lot 3. Mechanical

Lot 5. Cremator repairs and maintenance

Lot 6. Gutters, and Drains

Lot 8. Windows, and Doors, UPVC or aluminium

Lot 10. Fire safety

Lot 11. Water Hygiene and Water testing Services

Lot 13. LOLER, Testing and Inspection

Name	Description	Type
Simple description	20% price (call out rates) and 80% quality	Price

Weighting description

20% price (call out rates) and 80% quality

Lot 4. Works: Conservation and Heritage Building Repairs

Lot 7. Lot 7a WOODEN fencing and Lot 7b METAL fencing

Lot 9. HVAC

Lot 14. Height Safety

Lot 15. Lead Contractor

Name	Description	Type
Simple description	100% quality	Price

Weighting description

100% quality

Lot 12. Swimming pools and recreational features maintenance

Name	Description	Type
Simple description	20% prices (call out rates) and 80% quality	Price

Weighting description

20% prices (call out rates) and 80% quality

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<http://www.suffolksourcing.uk>

Contracting authority

Ipswich Borough Council

- Public Procurement Organisation Number: PPLT-7247-DMBJ

Grafton House, 15-17 Russell Road

Ipswich

IP1 2DE

United Kingdom

Email: procurement@ipswich.gov.uk

Region: UKH14 - Suffolk

Organisation type: Public authority - sub-central government

