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Planning

Planned Maintenance Framework

Bracknell Forest Borough Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-008928

Procurement identifier (OCID): ocids-h6vhtk-061429

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Scope

Description

The proposed framework is intended to support the delivery of planned maintenance and capital projects across Council-owned and managed properties.

Commercial tool

Establishes a framework

Total value (estimated)

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

Above the relevant threshold

Contract dates (estimated)

- 1 April 2027 to 1 April 2030
- Possible extension to 1 April 2035
- 8 years, 1 day

Main procurement category

Works

CPV classifications

- 50000000 - Repair and maintenance services
- 45000000 - Construction work

Contract locations

- UK - United Kingdom

Engagement

Engagement deadline

28 February 2026

Engagement process description

Pre-Market Engagement - Planned Maintenance and Capital Works Framework

1. Introduction

1.1 Background

Bracknell Forest Borough Council (BFBC or the Council) is located in central Berkshire. The Council became a Unitary Authority in April 1998 and is responsible for the management, maintenance and improvement of a diverse portfolio of Council-owned and managed properties, including (but not limited to) offices, community buildings, operational assets and some schools.

Further information on how the Council operates, including details of Councillors, Council staff and departments, can be found on the Council's website.

1.2 Purpose of this Market Engagement

The Council is undertaking a pre-market engagement exercise to inform the potential procurement of a Planned Maintenance and Capital Works Framework. This exercise is intended to gather feedback from the market on the proposed framework structure, lotting, duration, values and delivery approach.

This engagement does not form part of a formal procurement process and does not constitute a commitment by the Council to proceed with any procurement or to appoint any supplier. Any future procurement will be conducted in accordance with the Council's Contract Rules and relevant public procurement legislation.

1.3 Description of the Proposed Framework

The proposed framework is intended to support the delivery of planned maintenance and capital projects across Council-owned and managed properties. Typical works may include, but are not limited to:

- Roofing works
- Heating, boilers and gas systems
- Refurbishment and general building works
- Electrical works
- Windows, doors and glazing
- Painting and decorating
- Drainage and water management

- Groundworks, surfacing and external works
- HVAC and cooling systems

The framework is expected to be used for a range of project sizes and complexities, with call-offs awarded either by direct award or mini-competition, depending on the nature and value of the works.

1.4 Proposed Lot Structure

The Council is currently considering a two-lot framework structure:

- Lot 1 - Projects below £150,000
 - o Intended primarily for lower-value planned maintenance and minor capital works
 - o Up to five (5) suppliers appointed to the lot
- Lot 2 - Projects above £150,000
 - o Intended for higher-value and more complex capital projects
 - o Up to four (4) suppliers appointed to the lot

The proposed £150,000 threshold aligns with the Council's internal approval and procurement processes.

1.5 Framework Duration

The Council is proposing a framework duration of up to eight (8) years, subject to satisfactory performance and ongoing review. The anticipated structure is:

- Initial period of 3 years
- First extension of 2 years
- Final extension of 3 years

Continuation on the framework would be subject to performance reviews at each review point.

1.6 Indicative Historic Spend

The Council has reviewed its expenditure on planned maintenance and capital works over

the previous three financial years. This information is provided for indicative purposes only and does not constitute any guarantee or commitment in respect of future spend.

Based on historic data:

- Projects below £150,000: approximately £10,640,153.12. over the last three years
- Projects above £150,000: approximately £31,093,493.63 over the last three years

Actual future values and volumes may vary depending on budget availability, asset condition, statutory obligations and Council priorities.

1.7 Engagement process

Register on the ProContract Portal using this link <https://sebp.due-north.com/>

Responses will be used to design the final specification, evaluation approach and route to market.

Interested organisations are invited to request the market engagement questionnaire by emailing procurement.team@bracknell-forest.gov.uk (using the subject title :Pre-Market Engagement - Planned Maintenance and Capital Works Framework)

The link to the questionnaire will then be sent to you for completion.

The final deadline to respond to the Market Engagement questionnaires is on 28 February 2026 15:00 BST.

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

3 August 2026

Contracting authority

Bracknell Forest Borough Council

- Public Procurement Organisation Number: PJMT-6544-CVZD

Time Square

Bracknell

RG12 1JD

United Kingdom

Contact name: Procurement Team

Telephone: +44 1344354375

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Website: <http://www.bracknell-forest.gov.uk>

Region: UKJ11 - Berkshire

Organisation type: Public authority - sub-central government