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Tender

Minor Works Framework 2026-2030

Hampshire County Council

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Scope

Reference

UN26316

Description

The Minor Works Framework (MWF) was first procured in 2017 as two separate frameworks, one for Building Fabric and the other for Mechanical and Electrical services, to provide compliant procurement routes for the Hampshire County Council's Property Services team for lower value or specialist, building fabric and mechanical & electrical works.

The current framework, procured in 2021, combined the two frameworks into a single framework with seven lots, and introduced a process of direct award on rotation to create efficiencies in procuring low value works and has provided more distribution of works across our supply chain.

As the Council has an ongoing requirement for Minor Works, the intention is to build on the success of the current framework and having taken into account any lessons learned from the current arrangement, to develop the replacement Minor Works Framework

2026-2030.

The maximum number of Suppliers that will be included in each lot is listed above in paragraph 1.2 to 1.8 and below in 18.2. Where the authority is unable to achieve the specified number of Suppliers for a lot, either through lack of returns or returns failing to meet the Authorities minimum requirements, that lot will be established with fewer than the intended maximum number.

Suppliers may apply for one lot or up to a maximum of two lots. However, Suppliers who wish to apply for two lots can only apply for any one of the lots from Lot 1 to Lot 5 plus either Lot 6 or Lot 7. Alternatively, Suppliers can apply for Lot 6 and Lot 7.

The process for awarding works through this framework will vary depending on the Lot as well as the contracting authority's internal governance process, however there are two main principles of appointing Suppliers through the framework:

Mini Competition - For projects where the estimated value is between the lot values, all the Suppliers on a Lot will be invited to confirm, by way of an expression of interest (EOI) based on basic project information. The EOI will accept responses for 5 working days, after which the EOI period will close and the Mini-Competition will be issued to interested Suppliers. Failure to respond to an EOI issued in the timeframe, will be considered that a Supplier is un-interested and the mini competition will only be issued to those Suppliers who submitted an EOI.

Award without further competition (Direct Award) – For projects where the estimated value is between the lot values, the works can be awarded without further competition on a rotational system. The rotational list is prepared based on ranking of bidders from the framework procurement, starting from highest to lowest ranked bids in each lot.

The Framework Agreement is available to all Public Sector organisations and Registered Charities within Hampshire, Isle of Wight and the surrounding Counties. This includes but is not limited to:

Unitary Authorities, District, Borough, Town and Parish Councils, Fire and Police Authorities and successor counties/authorities, Local Education Schools, National Park Authorities, the NHS, Faith establishments, Universities, Colleges, Academies, 'Free' and maintained schools.

Contracting Authorities may enter into underlying Contracts with the contractor(s) during the term of the Framework Agreement by following the Call-off Procedure as detailed in the Framework Guidelines and Working Practices. The Contracting Authorities can call-off from multiple lots should they wish to once they have signed the access agreements with HCC.

Commercial tool

Establishes a framework

Total value (estimated)

- £150,000,000 excluding VAT
- £180,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 27 January 2026 to 25 January 2030
- 3 years, 11 months, 30 days

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work
- 45260000 - Roof works and other special trade construction works
- 45351000 - Mechanical engineering installation works
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations

- 50712000 - Repair and maintenance services of mechanical building installations
- 45310000 - Electrical installation work
- 45311000 - Electrical wiring and fitting work
- 45421100 - Installation of doors and windows and related components
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors
- 45421110 - Installation of door and window frames
- 45421112 - Installation of window frames
- 45421132 - Installation of windows
- 45262650 - Cladding works

Contract locations

- UKJ3 - Hampshire and Isle of Wight
- UKK25 - Dorset
- UKK15 - Wiltshire CC
- UKJ11 - Berkshire
- UKJ25 - West Surrey
- UKJ26 - East Surrey
- UKJ27 - West Sussex (South West)
- UKJ28 - West Sussex (North East)

Lot constraints

Maximum number of lots a supplier can bid for: 2

Description of how multiple lots may be awarded:

Suppliers may apply for one lot or up to a maximum of two lots. However, Suppliers who wish to apply for two lots can only apply for any one of the lots from Lot 1 to Lot 5 plus either Lot 6 or Lot 7. Alternatively, Suppliers can apply for Lot 6 and Lot 7.

Lot 1. Lot 1 - General Building Works - Projects valued up to and including £250,000. This lot will be established with up to 12 Suppliers.

Description

General Building Works projects valued up to and including £250,000. This lot will be established with up to 12 Suppliers. Call off contracts will be awarded via mini-competition route with the option to direct award on a rotation basis.

Work in this Lot will be the most varied of all the lots in the MWF and will include general building works of all types, internal and/or external to buildings.

Examples of this work might include smaller sized:

- Alterations and/or repairs to existing structures.
- Selective interventions throughout an existing building
- Programmes of work across a number of premises, (perhaps in some cases with some agreed rates) across a number of geographical locations
- One off alteration projects

Lot value (estimated)

- £35,000,000 excluding VAT
- £42,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 2. Lot 2 - General Building Works - Projects valued £250,001 to £2,500,000. This lot will be established with up to 8 Suppliers.

Description

General Building Works projects values of £250,001 up to and including £2,500,000. This lot will be established with up to 8 Suppliers. Call off contracts will be awarded via mini-competition route with the option to direct award on a rotation basis.

General building works of all types, internal and/or external to buildings.

Examples of this work might include larger sized:

- Alterations and/or repairs to existing structures. Note: window specifications will predominately be aluminium.
- Selective interventions throughout an existing building
- Programmes of work across a number of premises, (perhaps in some cases with some agreed rates) across a number of geographical locations
- One off alteration projects

Lot value (estimated)

- £60,000,000 excluding VAT
- £72,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 3. Lot 3 - SCOLA Cladding - Any Value. This lot will be established with 1 Supplier.

Description

SCOLA Cladding projects of any value, there will be 1 Supplier on this lot. Call off contracts will be awarded on a direct award basis.

Recladding of SCOLA framed buildings (or similar) is a proven economically viable solution to sustaining the existing built estate in lieu of demolition and re-building.

Examples of this work might include:

- Re-cladding of a whole school
- Re-cladding of a suite of buildings on a specific campus
- Re-cladding of a single free-standing building
- Re-cladding of specific embedded buildings within other newer or older existing buildings

Works may also include re-roofing and may at times be multi phased with formal Sectional Completion stages of work.

Lot value (estimated)

- £22,000,000 excluding VAT
- £26,400,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 4. Lot 4 - External Windows and Doors - Projects valued up to and including £750,000. This lot will be established with up to 3 Suppliers.

Description

Windows and Doors projects valued up to and including £750,000. This lot will be established with up to 3 Suppliers. Call off contracts will be awarded via mini-competition route with the option to direct award on a rotation basis.

Examples of this work might include:

- Programmes of repeat work across a number of premises,
- Window and door replacement of all windows in specific premises. Note: window specifications will predominately be aluminium,
- Re-glazing works,
- Single one-off window and door replacement, and
- Minor alterations and repairs to windows

Lot value (estimated)

- £5,500,000 excluding VAT
- £6,600,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 5. Lot 5 - Roofing - Projects valued up to and including £500,000. This lot will be established with up to 5 Suppliers.

Description

Roofing project valued up to and including £500,000. This lot will be established with up to 5 Suppliers. Call off will be awarded via mini-competition route with the option to direct award on a rotation basis.

Examples of this work might include:

- Programmes of roof re-tiling or recovering work across several premises
- Large re-tiling or recovering work over a specific premises
- Single one-off roof re-tiling or recovering
- Minor alterations and repairs to roofs both flat & pitched
- Small flat roof repairs including both complete strip and re-laying and over laying where required using bitumen felt or liquid roofing products.
- Repairs to flat roofs including installing new weathering details to roofs plus the replacing of rooflights or roof outlets where leaks are occurring.

The works will be split into pitched and flat roofing on a 60/40 basis.

Lot value (estimated)

- £7,700,000 excluding VAT
- £9,240,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 6. Lot 6 - Mechanical - Projects valued up to and including £500,000. This lot will be established with up to 12 Suppliers.

Description

Mechanical projects valued up to and including £500,000. This lot will be established with up to 12 Suppliers. Call off will be awarded via mini-competition route with the option to direct award on a rotation basis.

The typical type of works will be:

- From small boiler, gas fired water heater or calorifier replacements to major plant replacement schemes; boilers, chillers, hybrid ASHP and their associated equipment
- Pipework modifications, smaller scale replacement (domestic water & heating) up to large scale pipework infrastructure replacement and external pipework infrastructure replacement
- Associated elements including controls, thermal insulation, asbestos management, building penetrations and making good, boxing of pipes, minor decorations and making good.
- Excavations and reinstatement etc. for external services installation;
- Ventilation works to spaces for catering areas, general occupied spaces and changing/shower rooms.
- Installation or replacement of comfort cooling and heat pump systems.

- Programmes comprising work on multiple sites.

Lot value (estimated)

- £11,000,000 excluding VAT
- £13,200,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 7. Lot 7 - Electrical - Projects valued up to and including £500,000. This lot will be established with up to 12 Suppliers.

Description

Electrical projects valued up to and including £500,000. This lot will be established with up to 12 Suppliers. Call off will be awarded via mini-competition route with the option to direct award on a rotation basis.

The typical works will be:

- Individual switchgear/distribution board replacement including major switchgear/distribution board replacement/upgrade schemes
- Alterations to or replacement of wiring infrastructure and large scale wiring infrastructure replacement
- External cable infrastructure replacement
- Modifications and additions to general electrical installations and specialist electrical system installations

- Lighting replacement schemes including lighting controls
- Programmes comprising work on multiple sites

Lot value (estimated)

- £8,800,000 excluding VAT
- £10,560,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Framework

Maximum number of suppliers

53

Maximum percentage fee charged to suppliers

0.75%

Framework operation description

Excluding Lot 3, which will only have 1 provider, the call of process for this framework will primarily be on a rotational basis to distribute the work between contractors. The

Framework will retain the option to run a mini-competition where a contractors rotational price isn't considered cost effective or the project requires specialist skills.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

This framework will be available to all public sector bodies across Hampshire and the Counties which border Hampshire including the Isle of Wight, Dorset, Wiltshire, Berkshire, Surrey and West Sussex.

Contracting authority location restrictions

- UKJ3 - Hampshire and Isle of Wight
- UKJ25 - West Surrey
- UKJ26 - East Surrey
- UKJ27 - West Sussex (South West)
- UKJ28 - West Sussex (North East)
- UKJ11 - Berkshire
- UKK15 - Wiltshire CC
- UKK25 - Dorset

Submission

Enquiry deadline

11 July 2025, 5:00pm

Tender submission deadline

25 July 2025, 2:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/hampshire.aspx/home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

27 October 2025

Award criteria

Lot 1. Lot 1 - General Building Works - Projects valued up to and including £250,000. This lot will be established with up to 12 Suppliers.

Name	Description	Type	Weighting
Price criterion 1	Overheads and Profits Minimum Percentage 10%, Maximum Percentage 15%	Price	30.00%
Quality criterion 1	Question 2 - Health and Safety	Quality	30.00%
Quality criterion 2	Question 3 - Resourcing	Quality	20.00%
Quality criterion 3	Question 4 - Construction Management	Quality	10.00%
Quality criterion 4	Question 5 - Direct Award Process	Quality	10.00%

Lot 2. Lot 2 - General Building Works - Projects valued £250,001 to £2,500,000. This lot will be established with up to 8 Suppliers.

Lot 3. Lot 3 - SCOLA Cladding - Any Value. This lot will be established with 1 Supplier.

Name	Description	Type	Weighting
Price criterion 1	Overheads and Profits Minimum Percentage 7%, Maximum Percentage 10%	Price	30.00%
Quality criterion 1	Question 2 - Health and Safety	Quality	30.00%
Quality criterion 2	Question 3 - Resourcing	Quality	20.00%
Quality criterion 3	Question 4 - Quality Management	Quality	10.00%
Quality criterion 4	Question 5 - Two Stage Open Book	Quality	10.00%

Lot 4. Lot 4 - External Windows and Doors - Projects valued up to and including £750,000. This lot will be established with up to 3 Suppliers.

Name	Description	Type	Weighting
Quality criterion 3	Question 2 - Health and Safety	Quality	30.00%

Name	Description	Type	Weighting
Price criterion 1	Overheads and Profits Minimum Percentage 18%, Maximum Percentage 23%	Price	30.00%
Quality criterion 1	Question 3 - Resourcing	Quality	20.00%
Quality criterion 2	Question 4 - Construction Management	Quality	10.00%
Quality criterion 4	Question 5 - Post Contract	Quality	10.00%

Lot 5. Lot 5 - Roofing - Projects valued up to and including £500,000. This lot will be established with up to 5 Suppliers.

Name	Description	Type	Weighting
Price criterion 1	Overheads and Profits Minimum Percentage 10%, Maximum Percentage 15%	Price	30.00%
Quality criterion 1	Question 2 - Health and Safety	Quality	30.00%
Quality criterion 2	Question 3 - Resourcing	Quality	20.00%
Quality criterion 3	Question 4 - Construction Management	Quality	10.00%
Quality criterion 4	Question 5 - Post Contract	Quality	10.00%

Lot 6. Lot 6 - Mechanical - Projects valued up to and including £500,000. This lot will be established with up to 12 Suppliers.

Lot 7. Lot 7 - Electrical - Projects valued up to and including £500,000. This lot will be established with up to 12 Suppliers.

Name	Description	Type	Weighting
Price criterion 1	Overheads and Profits Minimum Percentage 18%, Maximum Percentage 23%	Price	30.00%
Quality criterion 1	Question 2 - Health and Safety	Quality	30.00%

Name	Description	Type	Weighting
Quality criterion 2	Question 3 - Resourcing	Quality	20.00%
Quality criterion 3	Question 4 - Construction Management	Quality	10.00%
Quality criterion 4	Question 5 - Direct Award Process	Quality	10.00%

Other information

Payment terms

The maximum timeframe for payment of valid undisputed invoices under this Framework is 30 days. However, Contracting Authorities calling off under this framework will be able to agree reduced payment terms when entering into call off contracts.

Contracting Authorities entering into call off contracts will be responsible for raising Purchase Orders through their finance system for the works they receive.

Description of risks to contract performance

It is anticipated, that during the life of this framework, the Local Government Reform (LGR) process will commence and progress potentially impacting this framework. The scale and exact timing of the changes are unknown at this point, but it is known that LGR will impact the County of Hampshire. All suppliers who work with the Authority need to be aware and where possible, adapt to any changes or modifications as required to ensure smooth transition and continuity of works. The LGR process may result in some contract novations due to changes in the legal entities of Contracting Authorities and any successor bodies.

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Justification for not publishing a preliminary market engagement notice

This is a well known market to HCC and market engagement is not considered to be beneficial to this project.

Contracting authority

Hampshire County Council

- Public Procurement Organisation Number: PBHM-7586-PWLP

High St, The Castle

Winchester

SO23 8UJ

United Kingdom

Email: strategic.procurement@hants.gov.uk

Website: <https://www.hants.gov.uk>

Region: UKJ36 - Central Hampshire

Organisation type: Public authority - sub-central government