

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/034967-2025>

Tender

## Maintenance market (V2)

East Midlands Housing Group

UK13: Dynamic market intention notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-034967

Procurement identifier (OCID): ocds-h6vhtk-055324

Published 25 June 2025, 10:49am

## Scope

## Reference

V2

## Description

EMH is a group of companies who manage social housing properties in the East Midlands region. We have an in-house team who maintain our housing stock for us, and we also use a wide range of contractors.

You can apply to join either, or both:

? Our maintenance dynamic market for maintenance contracts that are over the public procurement value threshold

? Our maintenance low value market for maintenance contracts that are below the public procurement value threshold, including smaller one-off jobs

## **Dynamic market dates (estimated)**

Start: 26 June 2025 (open-ended)

## **Main procurement category**

Services

## **Contract locations**

- UKF - East Midlands (England)

## **Not the same for all parts**

CPV classifications are shown in Part sections, because they are not the same for all parts.

---

## **Part 3. Lot 1a: Building fabric repair - below threshold**

### **Description**

Repairs to the structure and fabric of buildings, including (but not limited to) asbestos removal, brickwork, decorating, general internal repairs, insulation, joinery, new property aftercare, plastering, plumbing, roofing, structural repairs, scaffolding, windows and doors etc. This lot is for the award of below threshold contracts.

### **CPV classifications**

- 50000000 - Repair and maintenance services

### **Same for all parts**

Contract locations and contract dates are shown in the Scope section, because they are the same for all parts.

---

## **Part 4. Lot 1b: Building fabric repair - above threshold**

### **Description**

Repairs to the structure and fabric of buildings, including (but not limited to) asbestos removal, brickwork, decorating, general internal repairs, insulation, joinery, new property aftercare, plastering, plumbing, roofing, structural repairs, scaffolding, windows and doors etc. This lot is for the award of above threshold contracts.

### **CPV classifications**

- 50000000 - Repair and maintenance services

### **Same for all parts**

Contract locations and contract dates are shown in the Scope section, because they are the same for all parts.

---

## **Part 5. Lot 2a: Building fabric repair - below threshold**

### **Description**

Repairs to building systems and fittings, including (but not limited to) aids and

adaptations, air conditioning and ventilation, electrical repairs, maintenance and testing, fire safety systems and firefighting equipment, flooring, kitchen and bathroom refurbishment, new property aftercare, plumbing and heating systems (gas and renewable energy), security systems (CCTV, door access) etc. This lot is for the award of below threshold contracts.

### **CPV classifications**

- 50000000 - Repair and maintenance services

### **Same for all parts**

Contract locations and contract dates are shown in the Scope section, because they are the same for all parts.

---

## **Part 6. Lot 2b: Building fabric repair - above threshold**

### **Description**

Repairs to building systems and fittings, including (but not limited to) aids and adaptations, air conditioning and ventilation, electrical repairs, maintenance and testing, fire safety systems and firefighting equipment, flooring, kitchen and bathroom refurbishment, new property aftercare, plumbing and heating systems (gas and renewable energy), security systems (CCTV, door access) etc. This lot is for the award of above threshold contracts.

### **CPV classifications**

- 50000000 - Repair and maintenance services

### **Same for all parts**

Contract locations and contract dates are shown in the Scope section, because they are the same for all parts.

---

## **Part 7. Lot 3a: Grounds maintenance and soft / external services - below threshold**

### **Description**

Grounds maintenance and soft / external services, including (but not limited to) communal area cleaning, fencing and gates, grounds maintenance, new property aftercare, paving and surfacing, skip hire, tree surgery and general gardening services etc. This lot is for the award of below threshold contracts.

### **CPV classifications**

- 77310000 - Planting and maintenance services of green areas
- 90500000 - Refuse and waste related services
- 90900000 - Cleaning and sanitation services
- 45432112 - Laying of paving

### **Same for all parts**

Contract locations and contract dates are shown in the Scope section, because they are the same for all parts.

---

## **Part 8. Lot 3b: Grounds maintenance and soft / external services - above threshold**

### **Description**

Grounds maintenance and soft / external services, including (but not limited to) communal area cleaning, fencing and gates, grounds maintenance, new property aftercare, paving and surfacing, skip hire, tree surgery and general gardening services etc. This lot is for the award of above threshold contracts.

### **CPV classifications**

- 77310000 - Planting and maintenance services of green areas
- 90500000 - Refuse and waste related services
- 90900000 - Cleaning and sanitation services
- 45432112 - Laying of paving
- 45340000 - Fencing, railing and safety equipment installation work

### **Same for all parts**

Contract locations and contract dates are shown in the Scope section, because they are the same for all parts.

---

## **Using the dynamic market**

### **Contracting authorities that may use the dynamic market**

All subsidiary companies within East Midlands Housing Group, and the four Rural Housing Associations to whom the group provides management services, as stated within the documents.

### **Tender notice provision when using this dynamic market**

Published on Find a Tender

## **Maximum percentage fee charged to suppliers**

0%

---

## **Participation**

### **Legal and financial capacity conditions for membership**

**Part 3. Lot 1a: Building fabric repair - below threshold**

**Part 4. Lot 1b: Building fabric repair - above threshold**

**Part 5. Lot 2a: Building fabric repair - below threshold**

**Part 6. Lot 2b: Building fabric repair - above threshold**

**Part 7. Lot 3a: Grounds maintenance and soft / external services - below threshold**

**Part 8. Lot 3b: Grounds maintenance and soft / external services - above threshold**

As per the application form

Verification methods:

As per the application form

### **Technical ability conditions for membership**

**Part 3. Lot 1a: Building fabric repair - below threshold**

**Part 4. Lot 1b: Building fabric repair - above threshold**

**Part 5. Lot 2a: Building fabric repair - below threshold**

**Part 6. Lot 2b: Building fabric repair - above threshold**

**Part 7. Lot 3a: Grounds maintenance and soft / external services - below threshold**

**Part 8. Lot 3b: Grounds maintenance and soft / external services - above threshold**

As per the application form

Verification methods:

As per the application form

### **Particular suitability**

**Part 3. Lot 1a: Building fabric repair - below threshold**

**Part 4. Lot 1b: Building fabric repair - above threshold**

**Part 5. Lot 2a: Building fabric repair - below threshold**

**Part 6. Lot 2b: Building fabric repair - above threshold**

**Part 7. Lot 3a: Grounds maintenance and soft / external services - below threshold**

**Part 8. Lot 3b: Grounds maintenance and soft / external services - above threshold**

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

---

## **Submission**

### **Submission address and any special instructions**

The application form and associated documents can be found linked below, and via <https://www.mytenders.co.uk/>

The application form should be e-mailed to the e-mail address stated in the application form.



Successful suppliers must register with MyTenders (<https://www.mytenders.co.uk>) for the opportunity to compete for higher value requirements (over £30,000).

---

## Other information

### Conflicts assessment prepared/revised

Yes

---

## Documents

[https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder\\_FileDownload.aspx?id=604134](https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=604134)

Maintenance market information.pdf

[https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder\\_FileDownload.aspx?id=604135](https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=604135)

Appendix A Application.doc

[https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder\\_FileDownload.aspx?id=604136](https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=604136)

Appendix B Agreement.pdf

[https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder\\_FileDownload.aspx?id=604137](https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=604137)

Appendix C Connect - Contractors User Manual - GDPR Version.pdf

[https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder\\_FileDownload.aspx?id=604138](https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=604138)

Appendix D Terms and conditions of contract for maintenance services.pdf

[https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder\\_FileDownload.aspx?id=604139](https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=604139)

Appendix E Contractor conduct.pdf

---

## **Contracting authority**

### **East Midlands Housing Group**

- Public Procurement Organisation Number: PBHG-8739-NMNL

Memorial House

Coalville

LE67 4JP

United Kingdom

Email: [procurement@emh.co.uk](mailto:procurement@emh.co.uk)

Website: <http://www.emh.co.uk>

Region: UKF22 - Leicestershire CC and Rutland

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)