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Pipeline

Reactive and planned maintenance for Building Fabric, M&E and associated services and Capital Works for Dorset Council

Dorset Council

UK1: Pipeline notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-035445

Procurement identifier (OCID): ocds-h6vhtk-055444 ([view related notices](#))

Published 26 June 2025, 2:27pm

Scope

Reference

DN779616

Description

Dorset Council are intending to appoint a number of contractors per Lot to deliver reactive and planned maintenance for M&E, Building Fabric and associated services within the Dorset Council Region. It is likely contractors will be allocated a proportion of the overall region per Lot. This work will cover the following Dorset Council assets:

- Housing, including a mix of self-contained units and hostels, mostly used for temporary accommodation.
- Council Assets including operational buildings from which the council delivers a service (for example, libraries, family hubs, depots, residential children's and adults homes, day centres, offices etc) and commercial / community buildings which the council leases out

and has some repairing obligations (for example farms, hotels and guesthouses, industrial units, community buildings etc).

Subject to change post economic analysis - The Region will be split as follows: East Dorset, and West Dorset.

Lot 1 is M&E which consists of:

- CCTV
- Drainage
- Electrical
- Plumbing
- Mechanical
- Locks
- Emergency Lighting
- HVAC
- Sprinkler Systems
- PAT testing

Lot 2 is Building Fabric Maintenance which consists of:

- Fabric Repairs
- Roofing
- Glazing
- Fire Doors

Lot 3 is Specialist includes (but is not limited to):

- Fire Testing
- Security

- Lightning Protection
- Alarms
- Lifts
- Automatic Openings
- Fall Protection
- Call Bells
- Asbestos works

Dorset Council are looking to achieve the following key objectives:

- o A repeatable and effective process
- o An effective service with a timely emergency response.
- o Value for money and appropriate costs.
- o Appropriate coverage across the council areas
- o Coverage over all asset types
- o Improved performance and quality management through KPIs
- o A Life Cycle approach

The contractors will be procured and subsequently able to appoint sub-contractors. Dorset Council would like to see direct investment into the local supply chain but are also open to looking elsewhere for appropriate contractors. The main focus is that the works are completed by a contractor who is best suited and meets the key objectives.

Any arrangements are proposed to be in place by the 12th January 2026; and will last for a proposed initial period of 4 years.

Dorset Council are also considering appointing a number of contractors to deliver capital works and associated services within the Dorset Council Region.

Examples of the type of works are:

- Repairs and Maintenance

- Mechanical and Electrical
- Building Fabric Maintenance
- Specialist works (e.g. Fire Alarms)
- Refurbishment works
- New builds
- Extensions
- Demolitions

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Any arrangement is proposed to commence on the 12th January 2026; and will last for a proposed initial period of 4 years.

A pre-market engagement event is planned, details of which are provided in the associated UK2 Preliminary Market Engagement Notice. We envisage that the market engagement will feed into the requirements and as such, we reserve the right to alter any of the above information for the benefit of both Dorset Council and the market.

Total value (estimated)

- £65,000,000 excluding VAT
- £78,000,000 including VAT

Contract dates (estimated)

- 12 January 2026 to 11 January 2030
- Possible extension to 11 January 2032
- 6 years

Main category

Works

CPV classifications

- 44111000 - Building materials
- 45000000 - Construction work
- 44112000 - Miscellaneous building structures
- 44115000 - Building fittings
- 44190000 - Miscellaneous construction materials
- 44200000 - Structural products
- 44300000 - Cable, wire and related products
- 44400000 - Miscellaneous fabricated products and related items
- 44500000 - Tools, locks, keys, hinges, fasteners, chain and springs
- 44600000 - Tanks, reservoirs and containers; central-heating radiators and boilers

- 44800000 - Paints, varnishes and mastics
- 51100000 - Installation services of electrical and mechanical equipment
- 50300000 - Repair, maintenance and associated services related to personal computers, office equipment, telecommunications and audio-visual equipment
- 50400000 - Repair and maintenance services of medical and precision equipment
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 50700000 - Repair and maintenance services of building installations
- 50800000 - Miscellaneous repair and maintenance services
- 51400000 - Installation services of medical and surgical equipment
- 51600000 - Installation services of computers and office equipment
- 51700000 - Installation services of fire protection equipment
- 71300000 - Engineering services
- 71500000 - Construction-related services
- 71600000 - Technical testing, analysis and consultancy services
- 31000000 - Electrical machinery, apparatus, equipment and consumables; lighting

Contract locations

- UKK25 - Dorset

Submission

Publication date of tender notice (estimated)

31 July 2025

Procedure

Above or below total value threshold

Above or equal to threshold

Contracting authority

Dorset Council

- Public Procurement Organisation Number: PHCY-8926-WVVM

Dorset Council, County Hall, Colliton Park

Dorchester

DT1 1XJ

United Kingdom

Contact name: Commercial & Procurement team

Telephone: +44 1305221250

Email: dp@dorsetcouncil.gov.uk

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

Region: UKK25 - Dorset

Organisation type: Public authority - sub-central government