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Planning

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

Dorset Council

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

Notice identifier: 2025/S 000-035446

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

Published 26 June 2025, 2:29pm

Scope

Reference

DN779616

Description

This Preliminary Market Engagement Notice is not a call for competition. It is being published to give notice to the market of an upcoming procurement.

Dorset Council is undertaking early market engagement, with the aim of providing information to and requesting feedback from the market, about aspects of the Council's procurement strategy for reactive and planned Repairs and Maintenance for building fabric, M&E and associated works and services and to help inform the decision-making process on the procurement of these works and services.

Any procurement will be carried out in accordance with relevant Procurement

Regulations.

Dorset Council may commence one or more procurements in respect of this notice subject to final scope and structure, but also reserves the right not to commence any procurement in respect of this notice.

Dorset Council shall not be liable for any losses incurred by any party as a result of reliance on the information contained/linked herein.

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 of the capital assets
- 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.

We envisage that the market engagement will feed into the requirements and as such, we reserve the right to alter the above information for the benefit of both Dorset Council and the market.

The information contained in this Preliminary Market Engagement Notice is preliminary in nature and may be subject to further amendment and revision. Accordingly, no representation or warranty, expressed or implied, will be made and no liability is, or will be, accepted by the Council as to the adequacy, accuracy or completeness of this document. Any liability however arising is expressly disclaimed.

No expense in responding to this market engagement will be reimbursed by the Council.

Total value (estimated)

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

Above the relevant threshold

Contract dates (estimated)

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

- 6 years

Main procurement category

Works

Additional procurement category

Services

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

Engagement

Engagement deadline

9 July 2025

Engagement process description

Dorset Council is undertaking early market engagement, with the aim of providing

information to and requesting feedback from the market, about aspects of the Council's procurement strategy for reactive and planned Repairs and Maintenance for building fabric, M&E and associated works and services and Capital Works, to help inform the decision-making process on the procurement of these works and services.

The engagement event for this tender opportunity will take place on the 9th July 2025, the event will be held in-Person at The Sleeping Bear Hotel, 32 High West St, Dorchester DT1 1UP and will also be available to attend online. The event will be held between 10:00-12:00.

In-person attendance will be allocated on a first come, first served basis.

This engagement event will cover both the proposed procurement for the Repairs and Maintenance contracts and any possible procurement of capital works.

Prior to attendance at the engagement event, registration will be through Eventbrite and will require the answer to some simple pre-engagement questions. The Eventbrite link will be available through the advertisement on ProContract - <https://procontract.due-north.com/Advert?advertId=72ce604c-8e52-f011-813a-005056b64545&p=696a9836-1895-e511-8105-000c29c9ba21>

Tickets can also be acquired via this EventBrite link - <https://www.eventbrite.co.uk/e/dorset-council-market-engagement-event-rm-capital-works-tickets-1396848685019?aff=ebdsshcopyurl&utm-source=cp&utm-term=listing&utm-campaign=social&utm-medium=discovery&utm-content=attendeeshare>.

A ticket should be purchased for each delegate who will be attending if attending in person.

There will also be an opportunity for Dorset to meet with suppliers on a 1-1 basis. Again, these will be allocated on a first come, first serve basis. Any information shared in these individual sessions will be shared with all interested parties, to ensure all information is equally available for all participants in any procurement process that may follow. Additionally, the council will only sign Non-Disclosure Agreements (NDAs) using its standard terms and conditions if subsequently requested.

Submission

Publication date of tender notice (estimated)

31 July 2025

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

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

Region: UKK25 - Dorset

Organisation type: Public authority - sub-central government