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Planning

Building Maintenance Contract

BROMFORD FLAGSHIP LIMITED

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

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Scope

Description

Bromford is preparing a competitive procurement process under the Procurement Act 2023 for a multi-lot Building Maintenance Works Contract, delivering core and specialist property services across its housing portfolio.

The anticipated scope includes:

- Responsive Repairs
- Void Property Works
- Disrepair and Legal Repairs
- CDM (Condensation, Damp, and Mould) Works
- Planned Component Replacements

- Aftercare and Follow-on Repairs for newly built homes

Services will be delivered across Bromford's operational geography. At this stage, the structure of the contract, including the potential use of regional or service-specific lots, remains undecided. Through this preliminary market engagement, Bromford aims to understand supplier capability and capacity across geographies and service types, in order to shape a commercially viable and operationally effective lotting approach.

While Bromford may consider aggregating services where appropriate to leverage economies of scale and improve service consistency, no decision has been made, and feedback from the market will be a key factor in shaping this strategy.

Delivery may be direct or through supply chain partners; however, suppliers must demonstrate the ability to ensure consistency, quality, and customer satisfaction across all workstreams and locations. Solutions from a range of provider types - including large contractors, regional SMEs, and collaborative consortia - will be welcomed.

This Preliminary Market Engagement (PME) forms part of our early market consultation, in accordance with the principles of transparency, equal treatment, and open competition under the Procurement Act 2023. Information gathered may be used to inform our tender structure, lotting, and commercial approach.

Potential bidders should note that this preliminary market engagement is not an invitation to tender or a request for formal expressions of interest. We are issuing this preliminary market engagement to assess the reaction of the market in order to ensure the procurement process is well-framed, focused, feasible and likely to be of interest to the market.

Please note the following general conditions:

- This preliminary market engagement will help us to refine our requirements.
- We reserve the right not to proceed with the tender opportunity.
- We will not be responsible for, or pay, any costs or losses or expenses which you or others incur during the preparation and submission of your preliminary market engagement response.
- We expect that all responses to this preliminary market engagement will be provided by potential suppliers in good faith to the best of their ability in the light of information available at the time of their response.
- No information provided by a potential Supplier in response to this preliminary market engagement will be carried forward, used, or acknowledged in any way for the purpose of

evaluating the Supplier in any subsequent formal procurement process.

Total value (estimated)

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

Above the relevant threshold

Contract dates (estimated)

- 1 January 2026 to 31 March 2031
- 5 years, 2 months, 31 days

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work
- 45261900 - Roof repair and maintenance work
- 45262800 - Building extension work
- 45300000 - Building installation work
- 45451000 - Decoration work
- 45453000 - Overhaul and refurbishment work
- 50700000 - Repair and maintenance services of building installations

Contract locations

- UKF - East Midlands (England)
 - UKG - West Midlands (England)
 - UKH - East of England
 - UKK - South West (England)
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Engagement

Engagement deadline

31 July 2025

Engagement process description

As part of our early market consultation under the Procurement Act 2023, Bromford is launching a single-stage Preliminary Market Engagement (PME) to inform the forthcoming procurement of a new Building Maintenance Works Contract.

Supplier Briefing & Engagement Session

Bromford will host an in-person supplier briefing and engagement event, where we will outline our initial thinking on scope, delivery model, pricing approach, and key operational priorities. This session is designed to offer a clear, consistent baseline for all interested suppliers and allow for meaningful dialogue with our operational leads.

Provisional Date: Mid-August

Format: In-person session (venue to be confirmed)

Duration: It is likely to be a full day event but will depend on the level of interest and responses we receive. We will confirm the final details once the PIN has closed

In advance of the session, attendees will be asked to complete a short Supplier Capability

Questionnaire, designed to map supplier service coverage and delivery capacity across our operating area. This information will support the development of a supplier capability matrix to help shape our lotting strategy and commercial model.

Roundtable & "Speed Meeting" Format

The day will include a structured opportunity for suppliers to participate in short, informal discussions ("speed meetings") with key Bromford leaders - including Heads of Service, Programme Managers, and Directors responsible for Repairs, Voids, Compliance, and Investment. These interactions are intended to provide suppliers with direct access to decision-makers and allow Bromford to better understand market delivery models, innovation, and challenges.

A summary of key (anonymised) insights from the engagement will be published prior to tender launch, in the interests of fairness and transparency.

How to Express Interest

To participate in the engagement process, please email us at procurement.team@bromford.co.uk, using the following Subject: Market Engagement - Building Maintenance Works Contract.

Upon contacting us, you will be added to the distribution list and sent all relevant information, including the briefing invitation, background context, and the market feedback questionnaire.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

1 September 2025

Contracting authority

BROMFORD FLAGSHIP LIMITED

- Companies House: IP29996R
- Public Procurement Organisation Number: PPVD-1982-YTZR

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Website: <https://www.bromford.co.uk/>

Region: UKK13 - Gloucestershire

Organisation type: Public authority - sub-central government