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Planning

West Northamptonshire Council – Term Maintenance Contracts (Pre-Market Engagement) Buildings Framework

West Northamptonshire Council

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

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Scope

Reference

WNC00000565

Description

Pre-Market Engagement (PME) Notice

Title: West Northamptonshire Council – Term Maintenance Contracts (Pre-Market Engagement)

Notice Type: Pre-Market Engagement (PME)

Publication Date: 21 July 2025

Authority Name: West Northamptonshire Council

Region: East Midlands (England)

Overview: West Northamptonshire Council is undertaking a Pre-Market Engagement (PME) exercise ahead of a formal procurement process for Term Maintenance Contracts, anticipated to launch in September 2025. This process will help inform the market, collect feedback, and shape the final strategy for building and estate maintenance services.

Background: Since the 2022 local government reorganisation, contracts inherited from legacy councils have been maintained through interim arrangements. With the Procurement Act now active, the Council intends to establish long-term contracts that strengthen strategic partnerships and reduce re-procurement frequency.

Objectives:

Develop collaborative long-term relationships with suppliers

Attract both local and national providers

Maintain fair, transparent procurement processes

Use standard market-recognised contract forms

Deliver social value and community benefits

Support the local supply chain and workforce

Comply with Building Safety Act and H&S standards

Enable CPD and skills development

Approach:

Frameworks with multiple suppliers

Mix of mini-competitions and direct awards

Clearly defined service area lots (e.g. roofing, electrics)

Open framework up to 8 years, with minimum two re-openings

Direct awards permitted in exceptional cases

Procurement Areas (Building Maintenance):

*General Building (planned and reactive): single supplier, 4-year contract

*Roofing (pitched, flat, cladding): framework of 4 suppliers, 4-year contract

* Drainage and Civils: single supplier, 8-year contract

*Fencing: framework of 4 suppliers, 8-year contract, reopens every 4 years

*Grounds Maintenance and Tree Services: Framework of 4 supplier , 8-year contract, reopens every 4 year

*Fire Management Services: Framework of 4 supplier , 8-year contract, reopens every 4 years

Timeline:

PME Launch: July 2025

Procurement Launch: September 2025

Contract Start: From April 2026

Supplier Engagement Activities:

*Online surveys

*Briefings via a supplier day

How to Participate: Register interest via the Council's procurement portal (In-Tend Electronic Tendering Site) <https://in-tendorganiser.co.uk/wnc>. Where you will be able to register your interest. We will also be sending out any documents for suppliers to register for suppliers days and any other pre market activity.

Important Note: Registration is required to attend PME events. Participation in this engagement does not guarantee future contract opportunities; outcomes depend on the results of PME and internal governance decisions.

Commercial tool

Establishes a framework

Total value (estimated)

- £8,333,333.33 excluding VAT
- £10,000,000 including VAT

Contract dates (estimated)

- 1 April 2026 to 1 April 2030
- 4 years, 1 day

Main procurement category

Services

CPV classifications

- 31625000 - Burglar and fire alarms
- 35111500 - Fire suppression system
- 35111520 - Fire suppression foam or similar compounds
- 39293400 - Artificial lawn
- 44111000 - Building materials
- 44115000 - Building fittings
- 44115800 - Building internal fittings
- 44163112 - Drainage system
- 44211000 - Prefabricated buildings
- 44221220 - Fire doors
- 45110000 - Building demolition and wrecking work and earthmoving work

- 45111240 - Ground-drainage work
- 45112700 - Landscaping work
- 45112710 - Landscaping work for green areas
- 45112711 - Landscaping work for parks
- 45112712 - Landscaping work for gardens
- 45112714 - Landscaping work for cemeteries
- 45112720 - Landscaping work for sports grounds and recreational areas
- 45112723 - Landscaping work for playgrounds
- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211350 - Multi-functional buildings construction work
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45212170 - Entertainment building construction work
- 45212300 - Construction work for art and cultural buildings
- 45212310 - Construction work for buildings relating to exhibitions
- 45212320 - Construction work for buildings relating to artistic performances
- 45212360 - Religious buildings construction work
- 45213100 - Construction work for commercial buildings
- 45213200 - Construction work for warehouses and industrial buildings
- 45213240 - Agricultural buildings construction work
- 45213250 - Construction work for industrial buildings
- 45213312 - Car park building construction work
- 45214000 - Construction work for buildings relating to education and research

- 45214200 - Construction work for school buildings
- 45214300 - Construction work for college buildings
- 45215200 - Construction work for social services buildings
- 45216112 - Court building construction work
- 45232450 - Drainage construction works
- 45232451 - Drainage and surface works
- 45232452 - Drainage works
- 45260000 - Roof works and other special trade construction works
- 45261210 - Roof-covering work
- 45261410 - Roof insulation work
- 45261900 - Roof repair and maintenance work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work
- 45262690 - Refurbishment of run-down buildings
- 45262700 - Building alteration work
- 45262800 - Building extension work
- 45300000 - Building installation work
- 45340000 - Fencing, railing and safety equipment installation work
- 45342000 - Erection of fencing
- 45400000 - Building completion work
- 51700000 - Installation services of fire protection equipment
- 71400000 - Urban planning and landscape architectural services
- 77314000 - Grounds maintenance services

- 90733500 - Surface water pollution drainage services
- 90733800 - Groundwater pollution drainage services

Engagement

Engagement deadline

16 August 2025

Engagement process description

For supplier(s) seeking to participate in this PME. Please follow the below instructions.

How to Participate: Register interest via the Council's procurement portal (In-Tend Electronic Tendering Site) <https://in-tendorganiser.co.uk/wnc>. Where you will be able to register your interest. We will also be sending out any documents for suppliers to register for suppliers days and any other pre market activity.

Important Note: Registration is required to attend PME events. Participation in this engagement does not guarantee future contract opportunities; outcomes depend on the results of PME and internal governance decisions.

Should supplier(s) need any assistance with this registration or have any questions please do feel free to contact us via the in-tend portal correspondence function or email us at procurement@westnorthants.gov.uk

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

2 September 2025

Contracting authority

West Northamptonshire Council

- Public Procurement Organisation Number: PGDV-8944-CMBP

Angel Street

Northampton

NN1 1ED

United Kingdom

Email: procurement@westnorthants.gov.uk

Region: UKF24 - West Northamptonshire

Organisation type: Public authority - sub-central government