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Planning

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

West Northamptonshire Council

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

Notice identifier: 2025/S 000-042594

Procurement identifier (OCID): ocds-h6vhtk-0563d5

Published 24 July 2025, 9:46am

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Scope

Description

Pre-Market Engagement (PME) Notice

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

Engagement) Mechanical

Notice Type: Pre-Market Engagement (PME)

Publication Date: 22 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 Area(s)

- *General mechanical: Sanitary appliances ,Disposal installations ,Water installations ,Heat sources, Ventilation systems - central ventilation, local and specialist ventilation and smoke extract/control, Boilers and heating systems: Framework 4 suppliers to be awarded initial framework length 4 years. 8 years total contract terms. with minimum two re-openings.

- *Pumps: Framework 4 suppliers to be awarded initial framework length 4 years. 8 years total contract terms. with minimum two re-openings.

- * Fuel installations - storage and distribution systems : Framework 4 suppliers to be awarded initial framework length 4 years. 8 years total contract terms. with minimum two re-openings.

- *Sustainable heating and cooling systems : Framework 4 suppliers to be awarded initial framework length 4 years. 8 years total contract terms. with minimum two re-openings.

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: Interested suppliers are encouraged to register an account on the Council's procurement portal: In-Tend Electronic Tendering Site. Once the tender is launched, registered users will be able to access the full tender pack and associated documents, should they wish to respond to the opportunity. Further information regarding supplier days and other pre-market engagement activity will also be shared via the portal, as it is available in line with the procurement timetable.

Total value (estimated)

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

Contract dates (estimated)

- 1 April 2026 to 1 April 2034
- 8 years, 1 day

Main procurement category

Services

CPV classifications

- 38431200 - Smoke-detection apparatus
- 39563530 - Ventilation ducting
- 39714110 - Extraction ventilators
- 42161000 - Hot-water boilers
- 42164000 - Auxiliary plant for use with boilers
- 42520000 - Ventilation equipment
- 42521000 - Smoke-extraction equipment
- 44600000 - Tanks, reservoirs and containers; central-heating radiators and boilers
- 44620000 - Central-heating radiators and boilers and parts

- 44621000 - Radiators and boilers
- 44621200 - Boilers
- 44621210 - Water boilers
- 44621220 - Central-heating boilers
- 45331200 - Ventilation and air-conditioning installation work
- 45331210 - Ventilation installation work
- 45331211 - Outdoor ventilation installation work
- 50531100 - Repair and maintenance services of boilers

Engagement

Engagement deadline

1 September 2025

Engagement process description

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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

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United Kingdom

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Region: UKF24 - West Northamptonshire

Organisation type: Public authority - sub-central government

