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Tender

RC016/2024 Planned Preventative Maintenance

Middlesbrough Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-043965

Procurement identifier (OCID): ocds-h6vhtk-04fa73 ([view related notices](#))

Published 29 July 2025, 3:49pm

Scope

Reference

RC016/2024

Description

2.1. Middlesbrough Borough Council (the Authority) owns a range of properties across the commercial and operational estate. Within the commercial estate there are over 500 units, which are a mix of industrial units, retail units and sub stations. The operational estate consists of over 100 buildings which are a mix of offices, public facing buildings e.g., libraries, community hubs, children's homes and land such as car parks. Portfolio numbers cannot be guaranteed due to an ongoing asset review affecting public and commercial buildings. PPM under this framework could be requested to be carried out at any of the authority's properties.

Total value (estimated)

- £775,000 excluding VAT

- £930,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

Extensions are 2 x 12 months

Main procurement category

Services

CPV classifications

- 50700000 - Repair and maintenance services of building installations

Contract locations

- UKC12 - South Teesside

Lot 1. General Electrical Services

Description

Maintenance services includes the following:

- (a) Lifting equipment
- (b) Defibrillator maintenance
- (c) Disabled changing equipment
- (d) EIT
- (e) Electrical equipment and controls
- (f) Disabled refuge alert
- (g) Stair climber
- (h) Fixed appliance testing
- (i) Portable appliance testing
- (j) Pumping station

Lot value (estimated)

- £300,000 excluding VAT
- £360,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Specialist Electrical Services

Description

Services includes the following

- (a) Generator
- (b) Lightning protection
- (c) Solar voltaic units
- (d) Wind turbines
- (e) Fire curtain service

Lot value (estimated)

- £165,000 excluding VAT
- £198,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Gas Mechanical Services

Description

Services includes the following

- (a) Solid Fuel - Gas

(b) H&V - Pumps and Valves

(c) H&V (Legislative Domestic) - Gas Safe (CP12)

H&V (Legislative) - Boiler House

H&V (Legislative) - COMGAS

H&V (Legislative) - Gas Tightness Test

H&V (Legislative) - Kitchen Gas Appliance

Lot value (estimated)

- £100,000 excluding VAT
- £120,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. Fire Protection Mechanical Services

Description

Services includes the following

- (a) Fire Curtain
- (b) Fire Dampers
- (c) Fire Suppression Systems
- (d) Sprinkler Systems

- (e) CO2 Sensors
- (f) Water Feature Gas Detection
- (g) Smoke Ventilation Systems

Lot value (estimated)

- £135,000 excluding VAT
- £162,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5. General Mechanical Services

Description

General Mechanical includes the following:

- (a) 1 & 2 Air Conditioning Units and Air Source Heating Equipment
- (b) Heat Recovery Units
- (c) Humidifiers
- (d) Power Flush
- (e) PRV Replacement
- (f) Rainwater Harvesting
- (g) Local Exhaust Ventilation Testing

Lot value (estimated)

- £75,000 excluding VAT
- £90,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Submission

Enquiry deadline

21 August 2025, 11:59pm

Submission type

Requests to participate

Deadline for requests to participate

28 August 2025, 11:00am

Submission address and any special instructions

All Invitation to Participate Stage 1 documents can be found on this opportunity at the following site:

<https://www.open-uk.org/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

29 September 2025

Recurring procurement

Publication date of next tender notice (estimated): 29 September 2025

Award criteria

Lot 1. General Electrical Services

Lot 2. Specialist Electrical Services

Lot 4. Fire Protection Mechanical Services

Lot 5. General Mechanical Services

Name	Type	Weighting
Price	Price	70%
Quality	Quality	20%
Social Value	Quality	10%

Lot 3. Gas Mechanical Services

Name	Type	Weighting
Quality	Quality	55%
Price	Price	35%
Social Value	Quality	10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage 1 invites suppliers to submit a completed Procurement Specific Questionnaire. The responses will be used to shortlist up to 12 suppliers for progression to Stage 2.

Stage 2 will invite the shortlisted supplier to tender final bids including Quality, Social Value and Price criteria.

See full details in the tender documents for this opportunity within the Open tendering portal: <https://www.open-uk.org/>

Contracting authority

Middlesbrough Council

- Public Procurement Organisation Number: PLJH-5252-HJDM

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Region: UKC12 - South Teesside

Organisation type: Public authority - sub-central government