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Planning

PAN3312 - Hard FM - Repairs and Maintenance Framework

Leicester City Council

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

Notice identifier: 2025/S 000-051519

Procurement identifier (OCID): ocids-h6vhtk-050ce3 ([view related notices](#))

Published 27 August 2025, 11:24am

Scope

Description

THIS IS NOT A CALL FOR COMPETITION

Leicester City Council, the Authority, wish to appoint new contracts for Hard Facilities Management Functions for both repairs, maintenance and planned preventative maintenance (PPM) and installations across their estate and traded services.

The framework will be run across Estates & Building Services and will include all the Corporate and Operational Estate along with their traded service.

The framework is also available for the Housing Department to use, and they will be issuing work across all Lots as and when required, with the exception of Lot 10 - Automatic Doors.

The outline Lot structure and preliminary estimated average annual contract value, this is subject to change:

Lot 1 - General Maintenance (£16,400,000)

Sub-lot 1A - Reactive repairs Operational Estate

Sub-lot 1B - Reactive repairs Corporate, Schools & Other

Lot 2 - Electrical & PVs (£6,400,000)

Sub-lot 2A - Reactive repairs Operational Estate

Sub-lot 2B - Reactive repairs Corporate, Schools & Other

Sub-lot 2C - Planned and preventative maintenance (PPM)

Lot 3 - Mechanical & HVAC (£17,200,000)

Sub-lot 3A - Reactive repairs Operational Estate

Sub-lot 3B - Reactive repairs Corporate, Schools & Other

Sub-lot 3C - Planned and preventative maintenance (PPM)

Lot 4 - Roofing (£4,400,000)

Sub-lot 4A - Reactive repairs Operational Estate

Sub-lot 4B - Reactive repairs Corporate, Schools & Other

Lot 5 - Drainage CCTV (£700,000)

Lot 6 - Locksmith (£2,040,000)

Lot 7 - Windows/Glazing (£300,000)

Lot 8 - Fencing (£1,720,000)

Lot 9 - Roller Shutters (£420,000)

Lot 10 - Automatic Doors (£320,000)

Please note this PME Notice is not a call for competition but is to notify the market of an impending procurement opportunity and to invite potential bidders to participate in the market engagement event.

In preparation for the imminent opportunity, Suppliers will be required to register on the Central Digital Platform (a Find a Tender service). To assist prospective Suppliers, Cabinet Office have published video guides with accompanying PDF user manuals which will help Suppliers understand and navigate the platform, including how to register, upload

organisational information and search and bid for opportunities. Please click on the following link: <https://www.gov.uk/government/collections/information-and-guidance-for-suppliers>

Commercial tool

Establishes a framework

Total value (estimated)

- £49,900,000 excluding VAT
- £59,880,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 February 2026 to 31 January 2028
- Possible extension to 30 January 2030
- 3 years, 11 months, 30 days

Main procurement category

Works

CPV classifications

- 45300000 - Building installation work
- 50000000 - Repair and maintenance services

Contract locations

- UKF21 - Leicester

Engagement

Engagement deadline

12 September 2025

Engagement process description

THIS IS NOT A CALL FOR COMPETITION

Leicester City Council (LCC) is undertaking a pre-market engagement exercise (PME) to gather information, ascertain the level of interest, develop an appropriate specification and determine the procurement approach the Authority may take to appoint new contracts for Hard Facilities Management Functions for both repairs, maintenance and planned preventative maintenance (PPM) and installations across their estate and traded services..

Suppliers shall note that this Pre Market Engagement Exercise (PME) is not a call for competition and responding to this advert, does not constitute a formal tender or result in the letting of a Contract. This PME process is being utilised to gauge interest and options. The Authority welcomes the opportunity to engage with Suppliers and appreciates your assistance in providing us with your views. However, Suppliers shall note that the Authority will have to comply with its legal obligations in any ensuing procurement exercise and that neither the intention nor the purpose of this PME is to confer any commercial advantage upon its participants.

Further information about this exercise can be found in the PME documentation. Submissions must be received by 12:00 noon on 12 September 2025 at the very latest via the EastMidsTenders portal: <https://procontract.due-north.com/Advert?advertId=f076c7d2-a27e-f011-813a-005056b64545>

Late submissions and those received by any other means will not be accepted. Any queries/questions regarding this opportunity must be received via the ProContract portal only. To assist potential Suppliers, the link, <https://supplierhelp.due-north.com/> provides helpful user guides on using the ProContract portal.

Furthermore, Suppliers will be required to register on the Central Digital Platform (a Find a Tender service) in any future tendering exercise.

To assist prospective Suppliers, Cabinet Office have published video guides with accompanying PDF user manuals which will help Suppliers understand and navigate the platform, including how to register, upload organisational information and search and bid for opportunities. Please click on the following link:

<https://www.gov.uk/government/collections/information-and-guidance-for-suppliers>

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

1 October 2025

Contracting authority

Leicester City Council

- Public Procurement Organisation Number: PXRT-5737-VBQD

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Organisation type: Public authority - sub-central government