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Planning

## Open Framework for Building Maintenance and Building Services

Bedford Borough Council

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

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## Scope

## Description

Bedford Borough Council is seeking to create an Open Framework for building maintenance services, comprising servicing and maintenance of all mechanical and electric installations and maintenance and repair of building fabric. The framework will comprise of multiple service specific lots with both opportunities to join both single supplier lots for regular planned and reactive maintenance, and multi-supplier lots for larger repairs/renewals projects.

## Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2034
- 8 years

## **Main procurement category**

Services

## **CPV classifications**

- 71315000 - Building services
- 71334000 - Mechanical and electrical engineering services

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## **Engagement**

### **Engagement deadline**

19 December 2025

### **Engagement process description**

Bedford Borough Council welcomes expressions of interest in our forthcoming Open Framework tender, which will be published in early Jan 2026. Please email the buyer ([harry.bagnall@bedford.gov.uk](mailto:harry.bagnall@bedford.gov.uk)) to receive further details. We are also able to facilitate face to face meetings on request subject to availability.

The following services are in scope of this framework, therefore suppliers of these services are encouraged to make contact:

Lot 1 - Minor Building works, multiple suppliers sought encompassing all trades for the provision of ad hoc repairs including minor electrical works

Lot 2 - Lift Maintenance, a single supplier to be appointed

Lot 3a - Mechanical Plant PPM and Reactive Maintenance, a single supplier to be

appointed

Lot 3b - Mechanical Plant dayworks, multiple suppliers to be appointed to undertake programmed Repair and Renewal work.

Lot 4a - Closed Circuit TV, PPM and Reactive Maintenance, a single supplier to be appointed

Lot 4b - Intruder alarms, PPM and Reactive Maintenance, a single supplier to be appointed

Lot 4c - Fire Alarms and Fire Fighting Equipment, PPM and Reactive Maintenance, a single supplier to be appointed

Lot 5a - Catering Equipment, PPM and Reactive Maintenance, a single supplier to be appointed

Lot 5b - Catering Equipment, dayworks, multiple suppliers to be appointed to undertake programmed Repair and Renewal work.

Lot 6 - Water hygiene management, a single supplier to be appointed

Lot 7a - Ventilation and Air Conditioning PPM and Reactive Maintenance, a single supplier to be appointed

Lot 7b - Ventilation and Air Conditioning dayworks, multiple suppliers to be appointed to undertake programmed Repair and Renewal work.

Lot 8 - Foul and Surface Water Pumping Systems, PPM and Reactive Maintenance, a single supplier to be appointed

Lot 9 - Powered and Roller Shutter Doors, PPM and Reactive Maintenance, a single supplier to be appointed

Lot 10 - Building Management Systems, PPM and Reactive Maintenance, a single supplier to be appointed

Lot 11 - Access Control Systems, PPM and Reactive Maintenance, a single supplier to be appointed

Lot 12a - Electrical PPM, encompassing PAT and Fixed Wire Testing, a single supplier to be appointed

Lot 12b - Electrical Programmed Works, multiple suppliers to be appointed to undertake

programmed Repair and Renewal work.

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## **Participation**

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Publication date of tender notice (estimated)**

3 January 2026

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## **Contracting authority**

### **Bedford Borough Council**

- Public Procurement Organisation Number: PLCV-4616-VTHL

Borough Hall, Cauldwell Street

Bedford

MK42 9AP

United Kingdom

Contact name: Harry Bagnall

Email: [Harry.Bagnall@bedford.gov.uk](mailto:Harry.Bagnall@bedford.gov.uk)

Region: UKH24 - Bedford

Organisation type: Public authority - sub-central government