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Planning

Reactive Maintenance Framework and Associated Services

BD Management Services Ltd

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

Notice identifier: 2025/S 000-074141

Procurement identifier (OCID): ocds-h6vhtk-05d555

Published 14 November 2025, 4:05pm

Changes to notice

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

Scope

Reference

BDMS-140.25

Description

BD MANAGEMENT SERVICES LTD Company number 11268239, the Contracting Authority, is intending to procure an Open Framework for Reactive Maintenance and Associated Services with multiple Lots anticipated to be as follows:

Lot 1 UPVC Repairs, UPVC Renewals, Glazing

Lot 2 Void Works

Lot 3 Disrepairs

Lot 4 Damp and Mould Management and Associated Services

Lot 5 General Building Works

Lot 6 Scaffolding

Lot 7 Mechanical and Electrical

Lot 8 Asbestos Services

Lot 9 Specialist Consultancy Services

Lot 10 Aids, Adaptations and Minor Works (Disability)

Lot 11 Security - Emergency Allocation

Lot 12 Compliance Services

Lot 13 Specialist Cleaning

Some of these Lots will be divided into Specialisms based on division of common work packages. The use of Lots and Specialisms maximises opportunity for local SMEs suppliers and improves allocation of jobs in common work package by using Specialisms. It is anticipated that Bidders will be invited to bid for complete Lots or Partial Lots based on Specialisms and that there will be multiple Suppliers per Specialism.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=994403686>

Commercial tool

Establishes a framework

Total value (estimated)

- £160,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 July 2026 to 31 July 2034
- 8 years, 1 month

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 45100000 - Site preparation work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45200000 - Works for complete or part construction and civil engineering work
- 45261420 - Waterproofing work
- 45262000 - Special trade construction works other than roof works
- 45262520 - Bricklaying work

- 45262600 - Miscellaneous special-trade construction work
- 45262670 - Metalworking
- 45310000 - Electrical installation work
- 45312000 - Alarm system and antenna installation work
- 45312100 - Fire-alarm system installation work
- 45312310 - Lightning-protection works
- 45313000 - Lift and escalator installation work
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45317000 - Other electrical installation work
- 45330000 - Plumbing and sanitary works
- 45332000 - Plumbing and drain-laying work
- 45333000 - Gas-fitting installation work
- 45333100 - Gas regulation equipment installation work
- 45340000 - Fencing, railing and safety equipment installation work
- 45343000 - Fire-prevention installation works
- 45343200 - Firefighting equipment installation work
- 45350000 - Mechanical installations
- 45400000 - Building completion work
- 45410000 - Plastering work
- 45420000 - Joinery and carpentry installation work
- 45421000 - Joinery work
- 45421100 - Installation of doors and windows and related components
- 45430000 - Floor and wall covering work

- 45440000 - Painting and glazing work
- 45441000 - Glazing work
- 45442110 - Painting work of buildings
- 45443000 - Facade work
- 45450000 - Other building completion work
- 45451000 - Decoration work
- 45453100 - Refurbishment work
- 50000000 - Repair and maintenance services
- 50413000 - Repair and maintenance services of checking apparatus
- 50413100 - Repair and maintenance services of gas-detection equipment
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 50531100 - Repair and maintenance services of boilers
- 50531200 - Gas appliance maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50800000 - Miscellaneous repair and maintenance services
- 51100000 - Installation services of electrical and mechanical equipment
- 51110000 - Installation services of electrical equipment
- 51511000 - Installation services of lifting and handling equipment, except lifts and escalators
- 71200000 - Architectural and related services
- 71300000 - Engineering services
- 71315000 - Building services
- 71315200 - Building consultancy services
- 71315400 - Building-inspection services

- 71317000 - Hazard protection and control consultancy services
- 71500000 - Construction-related services
- 71620000 - Analysis services
- 79700000 - Investigation and security services
- 90400000 - Sewage services
- 90520000 - Radioactive-, toxic-, medical- and hazardous waste services
- 90600000 - Cleaning and sanitation services in urban or rural areas, and related services
- 90650000 - Asbestos removal services
- 90700000 - Environmental services
- 90733000 - Services related to water pollution
- 90900000 - Cleaning and sanitation services

Contract locations

- UKI5 - Outer London - East and North East

Engagement

Engagement deadline

13 November 2025

The engagement was carried out before this notice was published.

Engagement process description

BD MANAGEMENT SERVICES LTD Company number 11268239, the Contracting Authority, is intending to procure an Open Framework for Reactive Maintenance and Associated Services with multiple Lots and call off contracts based on M3 NHF 7.1 Schedule of Rates.

This Preliminary Market Engagement (PME) Notice and subsequent engagement process has been suspended until further notice with the previously advertised Supplier Sessions cancelled. The Contracting Authority will update relevant notices upon conclusion of a revised procurement plan.

The Contracting Authority does not bind itself to running a procurement, or awarding any resultant contract(s), following the conclusion of this PME.

Contracting authority

BD Management Services Ltd

- Public Procurement Organisation Number: PPGG-1557-LGMY

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Dagenham

RM10 7FN

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Region: UKI52 - Barking & Dagenham and Havering

Organisation type: Public authority - sub-central government