

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/077886-2025>

Planning

Primary Contractor Framework

Portsmouth City Council

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

Notice identifier: 2025/S 000-077886

Procurement identifier (OCID): ocds-h6vhtk-05eaa0

Published 27 November 2025, 6:20pm

Scope

Description

Portsmouth City Council (the 'Council') is undertaking this Pre Market Engagement (PME) exercise as part of the establishment of a Primary Contractor Framework. The framework will be used to undertake a range of multi-disciplinary project work, with contractors taking on the role of Principal Contractor to oversee and manage building work projects, primarily for Building Services within PCC with works generally being undertaken to the Council's portfolio of properties.

The Council currently has a Primary Contractor Framework, that is due to expire on 31/07/2026.

It is currently estimated that the new Primary Contractor Framework will have an approximate value of £10m-£20m per annum.

It is anticipated that during the 4 year initial period of the framework £60m spend will be through Portsmouth City Council properties.

Additional headroom has been added to allow for anticipated spend if additional properties are added through any local government reorganisation or other external use of the framework, however there is no commitment or guarantee of this additional spend.

The new framework will run for an initial 4 years from 01/08/2026. The Council are considering inclusion of an extension for a further 2 years to account for any known risks around Local Government Reorganisation and Legislative change.

The council is planning to establish the new Primary Contractor framework with only 1 Lot associated with it. This lot will cover all works of both lower and higher value packages of works.

The framework will be comprised of a primary tier of 5 contractors and secondary tier of 7 contractors to provide contingency and ongoing competition.

The Framework will serve as the primary route to procure building maintenance projects for Building Services within PCC with works generally being undertaken to the Councils portfolio of nearly 17,500 social housing and leasehold properties and 900 corporate assets.

In addition to use on PCC assets, the Framework may be used by PCC when undertaking work on behalf of other public sector clients within South Hampshire and the Isle of Wight. The Framework may also be accessed directly by the following Contracting Authorities:

- Havant Borough Council
- Fareham Borough Council
- Gosport Borough Council

The type of works, scale and buildings will be similar to those within the PCC property portfolio.

Typically works will involve planned maintenance activities to properties including but not limited to;

- External and communal decoration
- Window replacement
- Roofing replacement
- Fire safety works
- Electrical works
- Fencing

- External repair to brickwork and concrete structures

In addition to planned maintenance works other projects may involve;

- Conversion of properties
- Refurbishment of properties
- Extensions
- Disabled adaptations
- New build

New regulations imposed under the Building Safety Act will result in a specific works programme for high risk buildings particularly around:

- Fire safety
- Structural safety

The majority of projects, around 60%, will be to the Councils social housing portfolio where residents usually remain in occupation for the duration of works. The remaining 40% of projects are to properties within the Councils varied corporate property portfolio, this includes properties such as;

- Schools
- Libraries
- Leisure centres
- Community Centres
- Cultural assets
- Shops

Works will generally be of low value (c £350k- £500k) and of low complexity to buildings of less than six storeys. Although there may be occasions where higher value or more complex projects are required.

The Council are intending to run the subsequent envisaged tender process under the following Procurement Programme:

ITT / Contract Notice issued Mid/Late Jan 2026

Site visits and bidders session Mid Feb 2026

Deadline for clarifications Mid March 2026

Tender return deadline Late March 2026

Notification of award Early June 2026

End of standstill period (8 working days) Mid June 2026

Start of Section 20 period Mid June 2026

End of Section 20 Notice period Mid July 2026

Framework Award Confirmation Mid July 2026

Framework Execution Late July 2026

Commercial tool

Establishes a framework

Total value (estimated)

- £104,000,000 excluding VAT
- £130,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 31 July 2026 to 30 July 2030
- Possible extension to 30 July 2032

- 6 years

Main procurement category

Works

CPV classifications

- 44112000 - Miscellaneous building structures
- 44115000 - Building fittings
- 45100000 - Site preparation work
- 45210000 - Building construction work
- 45260000 - Roof works and other special trade construction works
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45500000 - Hire of construction and civil engineering machinery and equipment with operator
- 50700000 - Repair and maintenance services of building installations
- 71200000 - Architectural and related services
- 71300000 - Engineering services
- 71420000 - Landscape architectural services
- 71500000 - Construction-related services
- 71600000 - Technical testing, analysis and consultancy services

Contract locations

- UKJ31 - Portsmouth
- UKJ35 - South Hampshire

Engagement

Engagement deadline

19 December 2025

Engagement process description

The Council have published this Pre Market Engagement (PME) Notice in accordance with the Procurement Act 2023. The Council's aim in undertaking this PME exercise is to understand the market's interest, capacity, capability, with a view to developing the procurement strategy and tender documentation to meet needs, objectives, statutory obligations and best value duties.

The Council is running the Preliminary Market Engagement process and activities in line with the summary programme set out below:

- Issue PME Notice - 27th Nov2025
- PME Questionnaire Clarification deadline - 12th Dec 2025
- PME Questionnaire Submission Deadline - 19th Dec 2025

The Council will administrate the preliminary market engagement process using its e-sourcing system In-tend. The In-tend system can be accessed free of charge via the following web link:

<https://intendhost.co.uk/portsmouthcc.aspx/home>

Suppliers who are not already registered on the In-tend system will need to register their details to access the documentation, raise clarification requests and return the questionnaire submissions.

The Council is requesting suppliers to read through the PME Briefing document & to view the PME briefing presentation (Both available via Intend), to gain a better understanding of the proposed framework. and then to provide feedback by completing the questionnaire and returning it in Word format via the InTend correspondence function by 19th December 2025.

Suppliers are encouraged but not obliged to complete the questionnaire. Suppliers that do not take part, will not be precluded from any subsequent related procurement process. Engaging suppliers will not receive preferential treatment in any subsequent tender process, and this is in no way an indication of the selection of any organisation or a guarantee of future work.

Suppliers will have the ability to submit the questionnaire past the deadline above. However, if questionnaires are not submitted by this deadline the Council may not be able to use the information provided and subsequently take this into account as part of the analysis or PME Summary produced.

For full details of the PME process and documentation suppliers should refer to InTend.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

23 January 2026

Contracting authority

Portsmouth City Council

- Public Procurement Organisation Number: PCNL-5714-PRZV

Civic Offices, Guildhall Square

Portsmouth

PO1 2AL

United Kingdom

Email: procurement@portsmouthcc.gov.uk

Region: UKJ31 - Portsmouth

Organisation type: Public authority - sub-central government