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Planning

EEM0082 - Property Maintenance and Responsive Repairs

EFFICIENCY EAST MIDLANDS LIMITED

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

Notice identifier: 2025/S 000-080115

Procurement identifier (OCID): ocds-h6vhtk-051fcf ([view related notices](#))

Published 5 December 2025, 12:19pm

Scope

Description

Efficiency East Midlands (EEM) Ltd is a not-for-profit procurement consortium which establishes and manages a range of Framework and Dynamic Markets. Our membership includes organisations providing services to the whole public sector including organisations such as housing associations, Almo's local authorities, NHS trusts, education providers, emergency services, government agencies and charities.

For more information on EEM and our offering please visit: <https://eem.org.uk/>

EEM are looking to establish a new Property Maintenance and Responsive Repairs Framework, which also includes specialist and minor maintenance works. This framework is set to replace our existing Property Maintenance DPS (DPS0009) which expires in September 2026.

Ahead of this, we are undertaking preliminary market engagement and seeking input from the market to support us in deciding if we procure a framework or open framework and deciding the lot structure for the framework.

Interested organisations are encouraged to complete the questionnaire in the link provided within this notice and email charlie@eem.org.uk to arrange a meeting to discuss

this opportunity in more detail.

Contract dates (estimated)

- 28 September 2026 to 30 September 2030
- 4 years, 3 days

Main procurement category

Services

CPV classifications

- 45300000 - Building installation work
- 45400000 - Building completion work
- 50000000 - Repair and maintenance services

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London

- UKJ - South East (England)
- UKK - South West (England)
- UKL - Wales

Engagement

Engagement deadline

27 February 2026

Engagement process description

The purpose of this engagement process is to conduct preliminary market engagement with potential contractors, to understand the best route to market, whether that be a standard framework or an open framework.

This process will help us understand market capabilities, refine our procurement strategy, and ensure that the procurement is structured effectively to meet project requirements.

This preliminary market engagement notice is being used to engage with the market and interested organisations are encouraged to:

- Complete the EEM0082 market engagement questionnaire to express their interest and provide initial feedback:

<https://forms.office.com/e/tZ32zprWaN>

- Register interest in attending a meet the buyer session by emailing charlie@eem.org.uk with the preferred date and times.

The sessions can be over MS Teams or in person at the EEM offices:

Unit 3 Maisies Way

South Normanton

Alfreton, Derbyshire

DE55 2DS

Interested organisations should note that the link for the questionnaire and the deadline to book in for your meet the buyer session is 27th February at 12:00.

The details contained within this notice are provisional and are subject to change. This is a preliminary market engagement notice, and the tender documents are NOT available at this stage.

Participation

Particular suitability

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

Procedure

Special regime

Concession

Contracting authority

EFFICIENCY EAST MIDLANDS LIMITED

- Companies House: 07762614
- Public Procurement Organisation Number: PRXX-3953-HVQM

3 Maisies Way

Alfreton

DE55 2DS

United Kingdom

Telephone: 01246 395610

Email: tenders@eem.org.uk

Website: <https://eem.org.uk/>

Region: UKF12 - East Derbyshire

Organisation type: Public authority - sub-central government