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Planning

Minor Works Framework

Sunderland City Council

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

Notice identifier: 2025/S 000-081117

Procurement identifier (OCID): ocids-h6vhtk-05f1ed

Published 9 December 2025, 3:12pm

Scope

Description

For further information please access the Open eProcurement system - <https://open-uk.org/>

Minor Works Framework will consist of 41 lots:

Lot 1 Scaffolding Below £50K

Lot 2 - Roofing Work Below £50K

Lot 3 - Roofing Work £50k to Below £500K

Lot 4 Masonry work Below £50K

Lot 5 Plastering and Wall Tiling Works below £50k

Lot 6 - Metal Fabrication and Repair Work below £50k

Lot 7 - Carpentry Work below £50k

Lot 8 Glazing Works below £50k

Lot 9 Decoration Work below £50k

Lot 10 - Fencing Work below £100K

Lot 11 - Floor Coverings below £50K

Lot 12 Metal/Aluminium door, window, roller shutter and automatic controls including Servicing below £50k

Lot 13 - Security and Door Access Controls Below £100K

Lot 14 - Electrical Work below £50k

Lot 15 - Electrical Work £50k to Below £750K

Lot 16 - Fire Alarm Work Below £100K

Lot 17 - CCTV Work Below £250K

Lot 18 - Emergency Lighting Works Below £250K

Lot 19 - Intruder Alarm Works including servicing Below £250K.

Lot 20 - UPS and Standby Power Systems including generator maintenance below £250k

Lot 21 - Commercial Plumbing Works below £50k

Lot 22 - Mechanical, Heating and Ventilation Work below £150k

Lot 23 - Mechanical, Heating and Ventilation Work above £150k to Below £1M

Lot 24 - Air Conditioning and Air Handling Units Work below £150k

Lot 25 - Air Conditioning and Air Handling Unit Above £150k to Below £500K

Lot 26 - Commercial and Domestic Gas Work below £150k

Lot 27 Stairlifts, hoists and changing beds below £50k

Lot 28 - General Building Works below £250K -

Lot 29 - General Building Works above £250K to Below £1M

Lot 30 - UPVC Products and Composite Doors below £50K

Lot 31 Domestic Electrical Installation, Inspection and Testing Below £50K

Lot 32 - Domestic Plumbing and heating Work Below £50K

Lot 33 - Specialist Building Preservation Works Below £150K

Lot 34 - Gas Connections/disconnections below £500K

Lot 35 - Water Connections/disconnections below £500K

Lot 36 - Electricity Connections below £500K

Lot 37 - Fire protection and compartmentation below £500K

Lot 38 - Locksmith below £50K

Lot 39 - flue systems incl. Design below £50K

Lot 40 - Boiler control systems Below £150K

Lot 41 - Specialist Insulation and Pipe Lagging Below £150K

Commercial tool

Establishes a framework

Total value (estimated)

- £43,000,000 excluding VAT
- £51,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 12 September 2026 to 11 September 2030
- 4 years

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKC23 - Sunderland

Engagement

Engagement deadline

9 January 2026

Engagement process description

Draft specifications are included in the market engagement project and must be accessed via the Open system.

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Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

1 March 2026

Contracting authority

Sunderland City Council

- Public Procurement Organisation Number: PLVZ-4154-GGRZ

City Hall, Plater Way,

Sunderland

SR1 3AA

United Kingdom

Email: procurement@sunderland.gov.uk

Region: UKC23 - Sunderland

Organisation type: Public authority - sub-central government

