

**Report to CABINET**

## **Property Planned and Preventative Maintenance Contracts**

**Portfolio Holder:** Cllr Arooj Shah, Leader of Oldham Council & Cabinet Member for Growth

**Officer Contact:** Emma Barton, Deputy Chief Executive - Place

**Report Author:** John Winterbottom – Divisional Manager (Property)

**Cabinet - 15<sup>th</sup> December 2025**

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### **Reason for Decision**

This report requests approval to establish new contracts to deliver and facilitate various Planned and Preventative Maintenance requirements. The previous framework (Construction and Highways Works & Services Framework) ended in October 2024.

### **Executive Summary**

A review of the delivery of the Construction and Highways Works & Services Framework has identified that new agreements need to be established.

The proposal is to establish a mix of new contracts that are required to cover the Council's Planned and Preventative Maintenance requirements. The Council needs to ensure that all procurement activity is compliant with Oldham Council Contract Procedure Rules and the Procurement Act 2023.

### **Recommendations**

That Cabinet approval is given to establish new contracts.

## Property Planned and Preventative Maintenance Contracts

### 1 Background

- 1.1 The previous Oldham Council Term Frameworks ended in October 2024. The Council needs to ensure all procurement activity is fully compliant with Oldham Council Contract Procedure Rules and the Procurement Act 2023.
- 1.2 This paper sets out the requirement to establish new contracts.

### 2 Current Position

- 2.1 The value of the new contracts is estimated to be circa £26,910,000 - £36,000,000 over the full term of all agreements, as broken down below. The estimated values of the requirements below also include allowances for schools spend, which comes out of their budgets and not from Council funds, though they have to be factored into the Contract value to satisfy procurement rules. These new contracts will be acquired in compliance with the Councils Contract Procurement Rules and the Procurement Act 2023.
- 2.2 As a co-operative council, Oldham will ensure a fair and open process that delivers high performance. The contracts will be acquired by either publishing a tender or via an existing, non-Oldham framework. Selection criteria will be a combination of Qualitive (ability, experience, capability and health & safety considerations), Commercial and Social Values offers.

### 3 Options/Alternatives

- 3.1 There are two options available:
- 3.2 **Option 1** - To approve the report and allow Oldham Council Procurement to establish new contracts to cover all Property related Planned and Preventative Maintenance. This will ensure that delivery complies with Oldham Council Contract Procedure Rules and the Procurement Act 2023, whilst also delivering the best value for money.

The following requirements have been identified as needed to maintain Oldham Council properties (and Schools) to a safe and acceptable standard. At this time, for most of the requirements, the final decisions regarding whether they will be openly advertised, acquired via a call-off from an existing, non-Oldham framework, or whether they will be individual contracts or frameworks has not been decided. These decisions will be fact based and will be the outcome of individual procurement strategies that will be completed for each requirement.

All values below are excluding VAT. Values do not guarantee actual spend.

Requirement	Historical Annual Spend (Oldham only)	Anticipated full term value including schools spend	Proposed length of new agreement with extensions
Electrical Testing, Servicing and Maintenance	£300,000	£2,100,000 - £2,800,000	7 Years (4 + 3 yrs)
Gas Inspections, Servicing and Maintenance	£300,000	£2,100,000 - £2,800,000	7 Years (4 + 3 yrs)
Fire extinguishers and signage	£80,000	£560,000 - £800,000	7 Years (4 + 3 yrs)
Fire Alarm System. Testing, maintenance and repair	£150,000	£1,050,000 - £1,500,000	7 Years (4 + 3 yrs)
Asbestos. Removal and remediation	£300,000	£1,800,000 - £2,500,000	6 Years (3 + 3 yrs)
Legionella/Water Hygiene Risk Assessments	£50,000	£300,000 - £400,000	6 Years (3 + 3 yrs)
Legionella & Water Quality Monitoring and Maintenance	£100,000	£600,000 - £800,000	6 Years (3 + 3 yrs)
Minor Works	£800,000	£6,400,000 - £8,500,000	8 Years
Building Energy Management System (BMS)	£125,000	£1,050,000 - £1,500,000	7 Years (4 + 3 yrs)
Heating Appliances maintenance	£200,000	£1,400,000 - £2,000,000	7 Years (4 + 3 yrs)
Heating and Ventilation (HVAC)	£300,000	£2,100,000 - £2,800,000	5 Years (3 + 2 yrs)
Mechanical Engineering (consequential)	£200,000	£1,500,000 - £2,500,000	8 Years (4 + 4 yrs)
Roller Shutter servicing & repairs	£150,000	£800,000 - £1,100,000	6 Years (3 + 3 yrs)
Catering equipment Supply and maintenance	£100,000	£500,000 - £700,000	6 Years (3 + 3 yrs)

Lifts, hoists and beds. Servicing & maintenance	£150,000	£1,500,000 - £2,000,000	9 Years (5 + 4 yrs)
Security Systems. Servicing, maintenance and repairs.	£50,000	£200,000 - £300,000	4 Years
Intruder Alarm servicing & repair	£100,000	£200,000 - £300,000	2 Years
Fire suppression systems.	£20,000	£100,000 – £200,000	6 Years (3 + 3 yrs)
Fire Risk Assessments	£75,000	£450,000 - £600,000	6 Years (3 + 3 yrs)
Demolition and Land Preparation	£200,000	£1,500,000 - £2,000,000	6 Years (3 + 3 yrs)
Landscaping	£125,000	£500,000 - £700,000	4 Years
Roofing Repairs	£50,000	£200,000 - £300,000	4 Years

- 3.3 **Option 2** – Not to approve the report, which is not considered viable, as the consequence of this will leave the Council in breach of Oldham Council Contract Procedure Rules, unless each scheme is individually quoted or tendered for, which is considered an inefficient procurement method, and would not provide best value.

## 4 Preferred Option

- 4.1 **Option 1** – To approve the report and allow Oldham Council Procurement to establish new frameworks and contracts to cover required maintenance and repairs. This will ensure that delivery complies with Oldham Council Contract Procedure Rules and the Procurement Act 2023, whilst also delivering the best value for money

## 5 Consultation

- 5.1 N/A

## 6 Financial Implications

- 6.1 The award of 22 individual planned and preventative maintenance contracts, on a call off basis, will allow the Council increased certainty of costs and greater control over the quality of the works produced.
- 6.2 Currently works are ordered on an ad-hoc basis due to the lack of a compliant framework. The award of the 22 planned and preventative maintenance contracts will provide a price and performance structure to all future orders.
- 6.3 Planned and preventative maintenance costs will be funded from the relevant Council or School, capital or revenue budget.

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- 6.4 There are no direct financial implications of setting up the new frameworks and contracts. However, the use of the frameworks should ensure that the Council complies with the Contract Procedure rules, and that the council receives value for money when procuring preventative maintenance contracts.

(John Hoskins)

## **7 Legal Implications**

- 7.1 The Council has the legal power to procure and enter into contracts for the delivery of planned and preventative maintenance services. The proposals set out in this report are capable of being delivered lawfully, provided that each procurement exercise is carried out in accordance with the Procurement Act 2023 and the Council's Contract Procedure Rules.

For each requirement, the procurement strategy will need to set out the proposed route to market, the estimated contract value (including any schools' spend), and the intended contract duration. Procurement will be responsible for developing and evidencing these matters as part of the individual strategies and associated governance.

Legal Services will review and advise on the contractual documentation once the procurement route and structure have been confirmed, to ensure that appropriate contractual terms and statutory obligations are addressed. Subject to compliance with these processes, there are no objections to the recommendations contained in this report.

Sukie Kaur - Solicitor

## **8 Procurement Comments**

- 8.1 For each requirement, a procurement strategy will be written and agreed between the contract managers and the procurement category manager. All procurement strategies will be authorised by the head of the department as well as the head of procurement. The procurement strategy may change some minor aspects of this DDR, such as route to market or whether the requirement should be for a framework or contract, as well as the term of the agreement. This work is already underway with some strategies already completed.

Each procurement will be fully supported by procurement to ensure a fully compliant process is undertaken and that the Council obtains value for money.

Each procurement will maximise the potential to obtain the best level of Social Value outcomes based on the contract/framework requirements. E.G. services-based contracts will focus on people, quality of life, people's health and wellbeing plus the environment.

Procurement is keen to ensure that some 20 plus contracts do not all end at one time and will stagger the start and end dates of many of the new agreements.

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The values listed in the table are for procurement purposes and will set out contract/framework value ranges and is not a defined amount of contract obligation.

It is anticipated that it will take in the region of 10 – 14 months to acquire new agreements for all of the previous framework Lots and work will be prioritised by value and risk to the Council, ensuring high value and greater risk contracts are dealt with as early as possible.

*Rod Walters – Senior Category Manager*

**9 Equality Impact, including implications for Children and Young People**  
9.1 Yes

**10 Key Decision Reference**  
10.1 Yes

**11 Key Decision Reference**  
11.1 ESR-01-25

**12 Background Papers**  
12.1 N/A

**13 Appendices**  
13.1 Appendix 1 – Equality Impact Assessment Property PPM Contracts



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