

Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 15 April 2026
Subject:	Procurement for Repairs and Maintenance Framework	
Report of	Cabinet Member for Housing Services	

Summary

This report seeks Cabinet approval to proceed with a full procurement to establish the Council's own Framework for Repairs and Maintenance services ("Repairs and Maintenance Framework"), in compliance with the Procurement Act 2023. The Repairs and Maintenance Framework will be structured into two broad Repairs and Maintenance Lots. This package is designed to have less lots with 1 to 2 main repairs and maintenance contractors delivering a wider range of services under a 'General Building' Lot. The second lot is for 'Specialist Services' and is broken down into 7 individual sub lots covering electrical repairs, aids & adaptations, drainage, glazing, painting, pest control and scaffolding.

The Repairs and Maintenance Framework is projected to have an estimated spend of circa £4-5 million over the life of the framework which is 4 years. The framework will have a greater emphasis on social value outcomes and SME participation. The procurement is scheduled to be concluded in July 2026. Following this, a subsequent Cabinet report accompanied by an Award Report providing a full audit on the tender process will be presented to seek approval for awarding the Repairs and Maintenance Framework.

Recommendation(s)

Cabinet is requested to approve the procurement and development of the Repairs and Maintenance Framework for housing repairs and maintenance service.

Reasons for Recommendation(s)

To maintain compliance with statutory obligations of the Procurement Act 2023 and ensures principles are fairness, transparency, value for money, and accountability.

Bury Council must urgently prioritise value for money in the repairs and maintenance budgets by significantly reducing uncontrolled spending. In doing so seeks the best balance of cost, quality, long-term performance and lifecycle value for repairs and maintenance works.

A full tender issued with Bury Council designing lots to reflect service needs and then publicly advertising the contract. This is to accommodate incumbent suppliers and give fair opportunities for local and regional contractors to tender.

Alternative options considered and rejected

Use external Frameworks to source Bury's requirements

Rejected: Framework providers typically apply a minimum 2-3% management fee. On a projected framework value of £5 million, this would amount to approximately £100,000 - £150,000, a cost the Council would avoid by delivering the framework directly. In addition, such Frameworks have limited influence over framework terms and pricing models, and SME representation at framework level is often low.

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Background

There are currently a number of arrangements in place with many contractors to cover the repairs and maintenance requirements. These arrangements have not been strategically sourced, have no central contract arrangements and have not been subject to a compliant procurement process. We estimate that the current annual spend is around £1.6m.

To date the following has been undertaken:

- Procurement strategy completed and submitted to Senior Leadership Team
- Reviewed and agreed preferred route to market
- Reviewed and agreed lotting and packaging the scope of works

During the tender process Procurement will work with key stakeholders on specification detail. A detailed implementation plan, procurement timetable, and resource plan will be developed following approval. In addition, develop procurement documentation and governance papers.

Links with the Corporate Priorities:

Enterprise – The re-procurement of a new framework will assist the Council in achieving its best value obligations under the Local Government Act 1999.

Equality Impact and Considerations:

As a provider commissioned by Bury Council to provide services on behalf of the Council, the provider is required to meet the requirements and obligations of the

Equality Act 2010. This includes the Public Sector Equality Duty (Section 149 of the Equality Act 2010) as the provider is providing services on behalf of Bury Council

As such, the provider is required to:

- Have policies, procedures, strategies, objectives or action plans in place which demonstrate the provider's knowledge and understanding of the requirements of the Equality Act 2010 as an employer and provider
- As an employer and provider, take steps to ensure no activity causes discrimination, harassment or victimisation of individuals or groups of people on the grounds of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation.
- Have the same considerations to ensure no activity causes discrimination, harassment or victimisation of individuals or groups of people who are carers, care experienced children, care leavers, military veterans or socio-economically vulnerable
- On request, provide anonymised service user demographics data to cover age, carer status, disability status, ethnic group, sex assigned at birth, gender identity, military veterans, religion and sexual orientation.

For providers with more than 250 employees

- Voluntarily calculate and publish disability and ethnicity pay gaps (note this is voluntary and not a requirement)

Environmental Impact and Considerations:

The Repairs and Maintenance Framework is expected to have a manageable environmental impact, with carbon emissions primarily arising from contractor travel, material use and on-site activity. The Repairs and Maintenance Framework can embed measures to reduce these emissions by requiring low-carbon working practices, efficient scheduling, sustainable and recycled materials, and ongoing contractor carbon reporting aligned with Bury Council's Net Zero ambitions.

Although Repairs and Maintenance Framework does not involve new build development, maintenance activities may affect local habitats and green spaces. To mitigate this, the Repairs and Maintenance Framework can include requirements to protect existing ecological features, comply with biodiversity legislation, use environmentally sensitive products, and support opportunities to enhance biodiversity through routine works.

These commitments align with the Procurement Act 2023, which requires contracting authorities like Bury Council to consider environmental sustainability as part of maximising public benefit. While the Act does not explicitly reference biodiversity, it enables authorities to incorporate wider environmental protections — including habitat safeguarding and ecological enhancement — within procurement specifications and evaluation criteria where relevant.

Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
Non compliance with statutory obligations of the Procurement Act 2023	Carry out a procurement exercise in line with the Procurement Act 2023.
Lack of value for money in the repairs and maintenance spend on repairs subcontractors leading to uncontrolled spending	A full tender process to develop a repairs and maintenance framework of contractors to establish the best price and quality

Legal Implications:

1. The Council has statutory obligations to maintain and repair its housing stock, including duties under section 11 of the Landlord and Tenant Act 1985 and the Housing Act 2004 to ensure homes are kept in a safe and habitable condition.
2. Procuring and developing a Council- owned framework for housing repairs and maintenance supports the effective discharge of these duties by providing a structured, compliant mechanism for securing timely and quality services. The framework will also assist the Council in meeting its Best Value duty under the Local Government Act 1999 by enabling controlled competition, consistency of standards, improved contract management and efficiencies in service delivery, thereby supporting economy, efficiency and effectiveness while reducing legal, financial and operational risk.

Financial Implications:

3. The estimated costs outlined in the report have been provided for in the recently approved HRA budget and business plan.

Appendices:

None.

Background papers:

None.

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning
Procurement Act 2023	The Procurement Act 2023 is a UK law that

	came into effect in February 2025, replacing the previous EU-derived procurement regulations. Its purpose is to simplify, modernise, and improve transparency in public procurement while promoting fair competition and social value.
Framework	A contract between a contracting authority and one or more suppliers that provides for the future award of contracts by a contracting authority to the supplier or suppliers
SME	Small and Medium-sized Enterprises