South East Consortium

DYNAMIC MARKET

Repairs & Maintenance

Appoint experienced contractors to deliver responsive repairs, voids and planned maintenance services through a flexible, compliant route to market.



About this Dynamic Market

Dynamic Market Overview

Our Repairs and Maintenance Dynamic Market is split into five Lots covering responsive repairs, voids, planned maintenance, damp and mould, and combined works.

It's been designed to give housing providers and publicly funded organisations faster, more flexible access to trusted contractors, so you can deliver the services that matter most to your residents, compliantly and at pace.

Unlike a traditional framework, suppliers can join or leave the Dynamic Market at any time. That means if you have a preferred local or specialist contractor you'd like to include, they can apply to join before you go out to tender.



Lot Breakdown

Lot 1: Responsive Repairs

This Lot covers reactive repairs and maintenance on residential and commercial buildings. It's designed for organisations that need reliable, fast-response contractors to address repairs as they arise.

Lot 2: Voids

This Lot covers all works required to bring empty properties back to a lettable standard. This includes clearance, repairs, redecoration and any compliance works needed to prepare void properties for re-letting.

Lot 3: Planned Maintenance

This Lot covers scheduled and cyclical maintenance programmes across residential and commercial buildings. It's suitable for customers procuring longer-term contracts for works such as external decorations, roofing, kitchens, bathrooms and other planned improvement programmes.

Lot 4: Damp and Mould

This Lot covers the investigation, remediation and treatment of damp and mould in residential properties. It supports housing providers in meeting their obligations under Awaab's Law and the Decent Homes Standard, providing access to contractors with proven experience in diagnosis and resolution.

Lot 5: Combined Works

This Lot is for customers looking for a single contract to cover two or more of the service types listed above. It is suitable for organisations wanting to streamline procurement, management and accountability across multiple workstreams.



How to use the DM

All call offs from the Dynamic Market have to be mini tenders. We will manage this process and be the initial point of contact if you need help or advice.



01.
Initial Consultation

We'll talk to you about your upcoming project. This helps us understand your scope, contract value, service requirements and timescales so we can get you ready to tender.

02.
Supplier Check

If there are suppliers you already work with, they can apply to join the Dynamic Market at this stage. Once approved, they can be included in your further competition alongside other eligible suppliers on the relevant Lot.

03.
Invitation to Tender

We'll issue an Invitation to Tender to all suppliers on the relevant Lot. Suppliers can choose whether or not to bid, ensuring tenders are targeted to those best suited to your requirement.

04.
Tender Submissions

Suppliers submit their tenders by the deadline. We'll manage the process and provide you with the responses for evaluation, supporting you through the award and contract set-up stage.

Member benefit

SEC Members receive a 0.5% discount on levy collected from the contractor compared to Non-Members.

FAQs

Who can access this Dynamic Market?

Any publicly funded body can use the Dynamic Market - access is not limited to SEC Members alone. It covers the whole of England.

Your contract value must be over £207,720 including VAT to use the Dynamic Market. This threshold is set by procurement regulations, which require that all further competitions from a Dynamic Market sit above the public procurement threshold for services contracts.

Is there a cost to access?

There is no access fee for customers using the Dynamic Market.

A levy is collected directly from the appointed contractor once a contract is awarded. The levy percentage depends on whether you are an SEC Member or non-member and operates on a cascade basis for larger contracts, reducing as contract spend increases.

Can I ask my preferred suppliers to join the Dynamic Market?

Yes - if you have local, specialist or existing repair and maintenance contractors you'd like to include, you can encourage them to apply to join the Dynamic Market. Once approved, they can participate in your further competition alongside other eligible suppliers, giving you a fully compliant route to work with contractors you already know and trust.

We've also produced guidance for suppliers interested in joining, which you can share with them here.

Here are our Terms of Engagement when using this Dynamic Market

Why use SEC?

Working with us means partnering with a not-for-profit organisation dedicated to supporting the housing sector. Public procurement is what we do best – since 2005 we've ensured that every framework we procure is designed by and for our customers. And, we reinvest our surplus back into the housing sector through our Training and Insights programmes.

What it means for you:

- Fully compliant route to market with advice from procurement experts across each stage of your project
- Additional support with your technical documents, procurement strategy and contract management when you need it
- Amplified social value on top of what's already delivered through your contract. You'll also help fund our reinvestment programmes delivering training, sector insights and community projects

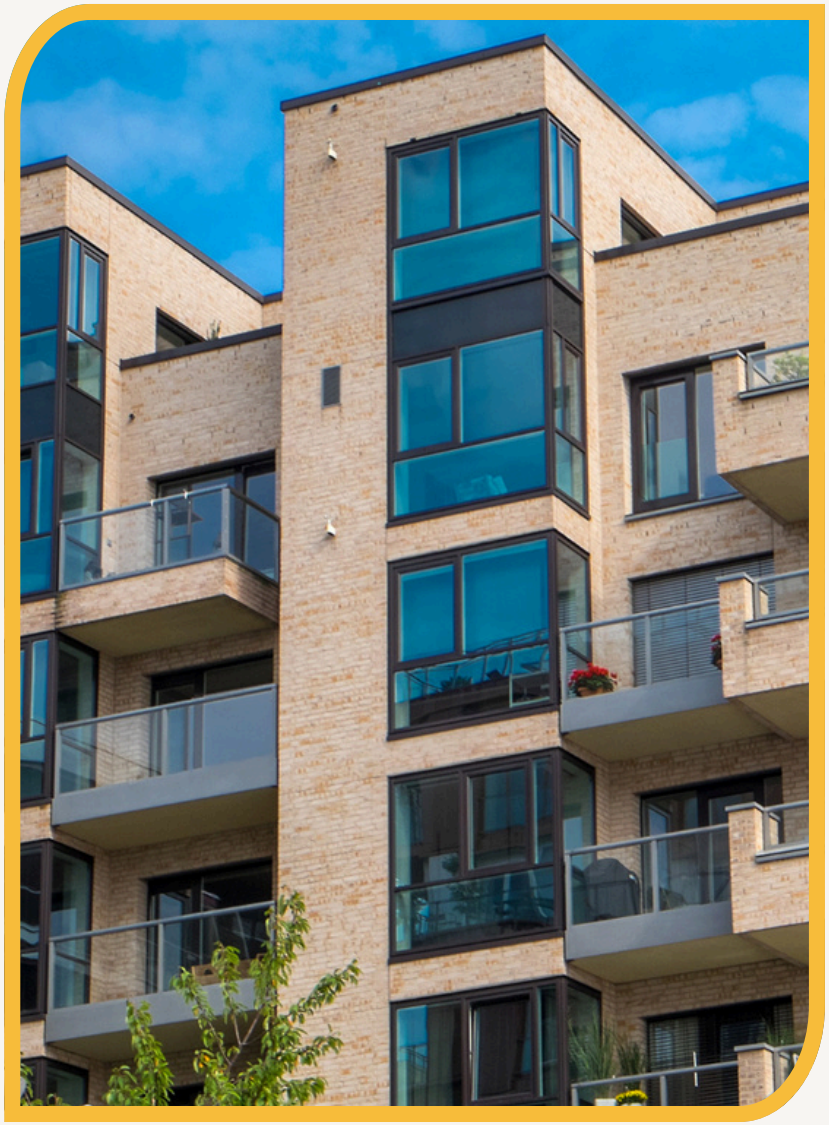


£1,000,000 investment in training that bridges the skills gap and £400,000 to community projects.

Plus £230,000 on insights projects that support better procurement practices.



Next Steps



We've got two options depending on where you are with your project.

Like to know a little more?

Get in touch:

0204 570 6637

info@southeastconsortium.org.uk

B1092 Galley Drive, Kent Science Park, Sittingbourne, Kent, ME9 8GA

Ready to use this Dynamic Market?

Contact Us | South East Consortium