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Planning

North Leamington School Modular Building

Warwickshire County Council

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

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Scope

Description

Warwickshire County Council are considering procuring additional SRP/SEN provision at several secondary schools in Warwickshire. North Leamington School has been identified as the first project and which this Soft Market Testing and subsequent Procurement exercise concerns.

Warwickshire County Council are looking to procure an experienced modular Contractor with a proven track record of delivering similar educational facilities for children with SEN requirements.

North Leamington School requires a modular solution for completion by Easter 2026. The accommodation is for up to 24 children, with communication and interaction requirements. The accommodation is approximately 266 m2 GIFA. The location has been identified and a planning application has been submitted. Contractors will be expected to work within a fully operational site during Term Time and School Holidays. Work must therefore not interfere or disrupt teaching and learning. The intention is to have this Project completed by the end of the School Easter Holidays in April 2026.

The works would include all necessary groundworks, utility connections and installation of teaching accommodation. The Contractor will be required to discharge all planning conditions, and to deliver a Project that meets Warwickshire's Employer Requirements.

This procurement will now however include FF&E.

Our intention is to put this out to tender in June 2025 with a six week tender period.

The proposed procurement approach is for a Single Stage, Design and Build Contract, via an Open Tender process under the new Procurement Act. YMD Boon have developed designs to RIBA Stage 3 only. The Contractor will be required to undertake the design from RIBA Stage 4 onwards on a D&B basis; this is because each modular manufacturer will have different building systems which cannot be designed by other parties.

The purpose of this Soft Market Testing exercise is to collect information regarding the following:

- Establishing Contractor interest;
- Seeking feedback from Contractors regarding our proposed procurement approach;
- Programme certainty:
 - o To confirm whether the completion date is achievable (we have allowed a maximum of 16 weeks);
 - o Whether betterment is achievable; and
 - o Identifying risk factors which may delay the project.

Proposed ground floor plans, elevations, and car park layout have been attached as part of this Soft Market Testing pack.

Contract dates (estimated)

- 1 January 2026 to 13 April 2026
- 3 months, 13 days

Main procurement category

Works

CPV classifications

- 45214200 - Construction work for school buildings

Contract locations

- UKG - West Midlands (England)

Engagement

Engagement deadline

21 May 2025

Engagement process description

The Council would be grateful if you could complete the Soft Market Testing document and respond by the 21/05/2025.

You should submit your completed questionnaire via CSW-Jets (the portal on which this is being administered).

Any questions regarding the completion of this document should be sent via the Correspondence function on CSW-Jets.

The link to CSW Jets is as follows: <https://in-tendhost.co.uk/csw-jets.aspx/Home>

Contracting authority

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- Public Procurement Organisation Number: PDTN-5446-NMXW

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Organisation type: Public authority - sub-central government