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Planning

## **Refurbishment and Modernisation (RM4) - Scotland & Northern Ireland**

LHC Procurement Group for the Scottish Procurement Alliance (SPA)

F01: Prior information notice

Prior information only

Notice identifier: 2026/S 000-020262

Procurement identifier (OCID): ocds-h6vhtk-0663d9

Published 6 March 2026, 10:41 am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

LHC Procurement Group for the Scottish Procurement Alliance (SPA)

6 Deer Park Avenue

Livingston

EH54 8AF

#### **Email**

[daniella.bryans@scottishprocurement.scot](mailto:daniella.bryans@scottishprocurement.scot)

#### **Telephone**

+44 1506894395

#### **Country**

United Kingdom

**NUTS code**

UKM - Scotland

**Internet address(es)**

Main address

<http://www.scottishprocurement.scot>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA16123](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA16123)

**I.3) Communication**

Additional information can be obtained from the above-mentioned address

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Other activity

Framework Provider

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

Refurbishment and Modernisation (RM4) - Scotland & Northern Ireland

Reference number

LHC - 0150

**II.1.2) Main CPV code**

- 45000000 - Construction work

### **II.1.3) Type of contract**

Works

### **II.1.4) Short description**

LHC Procurement Group (LHC PG) is developing the Refurbishment and Modernisation Framework (RM4) on behalf of the Scottish Procurement Alliance (SPA).

The anticipated scope of RM4 includes the following workstreams:

Painting and Decorating

Electrical Works

Kitchens and Bathrooms

Aids and Adaptations

Damp and Mould Remediation

- Surveys / Investigations

- Works

Environmental and External Works

- External Works

- Ground Maintenance

Stonework

-Inspections

-Cleaning, repairs and maintenance

Reactive repairs and Maintenance (NB this will be a multi disciplinary workstream)

Multi-Disciplinary Works

Suppliers interested in participating should register their interest via the intend portal to receive ongoing information and updates in advance of the tender publication. The opportunity can be found on InTend at; <https://in->

[tendhost.co.uk/lhc/asp/ProjectManage/150](http://tendhost.co.uk/lhc/asp/ProjectManage/150)

### **II.1.5) Estimated total value**

Value excluding VAT: £900,000,000

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 45000000 - Construction work

### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

Main site or place of performance

Framework will cover all of Scotland and Northern Ireland

### **II.2.4) Description of the procurement**

LHC Procurement Group (LHC PG) is developing the Refurbishment and Modernisation Framework (RM4) on behalf of the Scottish Procurement Alliance (SPA).

RM4 will primarily serve public sector organisations across Scotland through SPA. In addition, LHC PG is currently establishing the Northern Ireland Procurement Alliance (NIPA), which will operate in Northern Ireland. As a result, the RM4 framework will also be accessible to contracting authorities and suppliers in this region.

RM4 is a public sector focused framework designed to provide organisations with a compliant, flexible and efficient route to market for the delivery of refurbishment, improvement and modernisation works across residential and non-residential buildings.

The framework builds upon the success of the current Refurbishment and Modernisation Framework (RM3) and has been expanded following structured market engagement with both suppliers and public sector organisations. Feedback gathered during these engagement activities has informed and refined the proposed workstreams, lot structure and value banding to ensure continued alignment with current and anticipated market capacity and requirements.

The anticipated scope of RM4 includes the following workstreams:

WS - Painting and Decorating

WS - Electrical Works

WS - Kitchens and Bathrooms

WS - Aids and Adaptations

WS - Damp and Mould Remediation:

~Surveys / Investigations

~Works

WS - Environmental and External Works:

~External Works

~Ground Maintenance

WS - Stonework:

~Inspections

~Cleaning, repairs and maintenance

WS - Reactive repairs and Maintenance (NB this will be a multi disciplinary workstream)

WS - Multi-Disciplinary Works

Works may be delivered within both residential and non-residential settings and will support asset management programmes, compliance-driven upgrades, property modernisation, reactive refurbishment and planned improvement works.

The framework will be structured to encourage participation from suppliers of varying sizes. It will offer flexibility to meet the needs and growth aspirations of individual suppliers through the selection of appropriate workstreams, value bands and geographical locations.

The framework aims to appoint experienced suppliers that are capable of delivering high-quality, compliant refurbishment solutions, while supporting sustainable supply chains, social value outcomes, community benefit delivery and fair work practices.

Suppliers interested in participating are encouraged to register their interest via the InTend portal to receive further information and updates in advance of the tender publication. The opportunity can be accessed at:

<https://in-tendhost.co.uk/lhc/asp/ProjectManage/150>

The Invitation to Tender (ITT) is anticipated to be published in early to mid-April 2026, with framework commencement expected in October 2026.

#### Anticipated Framework Term

Initial term: 4 years (48 months)

Up to 2 optional extension periods of 12 months each

Maximum total term if extensions are utilised: 6 years (72 months)

#### Anticipated Framework Value

The anticipated total framework value is approximately GBP 1.2 billion, currently estimated to be distributed as follows:

GBP 900 million allocated for Scotland

GBP 300 million allocated for Northern Ireland

### **II.3) Estimated date of publication of contract notice**

15 April 2026

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

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## **Section VI. Complementary information**

### **VI.3) Additional information**

INTEND LINK TO EXPRESS INTEREST: <https://intendhost.co.uk/lhc/asp/ProjectManage/150>

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at [https://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=825753](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=825753).

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