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Contract

NHSScotland Frameworks Scotland 3

The Common Services Agency (more commonly known as NHS National Services Scotland) ("the Authority")

F20: Modification notice

Notice identifier: 2025/S 000-027979

Procurement identifier (OCID): ocds-h6vhtk-052794

Published 28 May 2025, 10:44am

Section I: Contracting authority/entity

I.1) Name and addresses

The Common Services Agency (more commonly known as NHS National Services Scotland) ("the Authority")

Gyle Square, 1 South Gyle Crescent

Edinburgh

EH12 9EB

Email

nss.hfsframeworkscotland@nhs.scot

Telephone

+44 1412071820

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

<http://www.hfs.scot.nhs.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA10442

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

NHSScotland Frameworks Scotland 3

Reference number

HFS FS3 2019

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.2) Description

II.2.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services
- 71200000 - Architectural and related services
- 71210000 - Advisory architectural services
- 71220000 - Architectural design services

- 71221000 - Architectural services for buildings
- 71222000 - Architectural services for outdoor areas
- 71223000 - Architectural services for building extensions
- 71240000 - Architectural, engineering and planning services
- 71242000 - Project and design preparation, estimation of costs
- 71244000 - Calculation of costs, monitoring of costs
- 71245000 - Approval plans, working drawings and specifications
- 71247000 - Supervision of building work
- 71250000 - Architectural, engineering and surveying services
- 71251000 - Architectural and building-surveying services
- 71300000 - Engineering services
- 71310000 - Consultative engineering and construction services
- 71311000 - Civil engineering consultancy services
- 71312000 - Structural engineering consultancy services
- 71313440 - Environmental Impact Assessment (EIA) services for construction
- 71313410 - Risk or hazard assessment for construction
- 71313450 - Environmental monitoring for construction
- 71314100 - Electrical services
- 71314300 - Energy-efficiency consultancy services
- 71314310 - Heating engineering services for buildings
- 71315000 - Building services
- 71315100 - Building-fabric consultancy services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71315300 - Building surveying services
- 71315400 - Building-inspection services

- 71317200 - Health and safety services
- 71317210 - Health and safety consultancy services
- 71320000 - Engineering design services
- 71321000 - Engineering design services for mechanical and electrical installations for buildings
- 71321200 - Heating-system design services
- 71321300 - Plumbing consultancy services
- 71322000 - Engineering design services for the construction of civil engineering works
- 71322100 - Quantity surveying services for civil engineering works
- 71324000 - Quantity surveying services
- 71333000 - Mechanical engineering services
- 71334000 - Mechanical and electrical engineering services
- 71355000 - Surveying services
- 71420000 - Landscape architectural services
- 71421000 - Landscape gardening services
- 71500000 - Construction-related services
- 71510000 - Site-investigation services
- 71520000 - Construction supervision services
- 71521000 - Construction-site supervision services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services
- 71541000 - Construction project management services
- 71630000 - Technical inspection and testing services
- 71731000 - Industrial quality control services
- 45000000 - Construction work
- 45100000 - Site preparation work
- 45110000 - Building demolition and wrecking work and earthmoving work

- 45111100 - Demolition work
- 45111200 - Site preparation and clearance work
- 45111210 - Blasting and associated rock-removal work
- 45111212 - Rock-removal work
- 45111213 - Site-clearance work
- 45210000 - Building construction work
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45220000 - Engineering works and construction works
- 45230000 - Construction work for pipelines, communication and power lines, for highways, roads, airfields and railways; flatwork
- 45300000 - Building installation work
- 45400000 - Building completion work
- 45350000 - Mechanical installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement at the time of conclusion of the contract:

Extension to Frameworks Scotland 3 – Principal Supply Chain Partner framework for a duration up to a maximum of 24 months.

A VEAT notification was published previously with a 10 day standstill period introduced by the Authority.

The extension is required due to the current uncertainty around capital funding within NHSScotland which has continued through 2024/2025. With a number of projects already paused or cancelled, the future pipeline beyond the one-year Scottish Government

Budget in December 2024 will not be known. Therefore, with such future pipeline uncertainty, it is not possible to go to the market to procure a replacement for Frameworks Scotland 3 at this time as the arrangement may not support delivery of the type / scale / complexity of projects to be delivered. The procurement strategy for the successor arrangement is in development, however at present the strategy is being developed on the basis of the future pipeline scenarios. It is anticipated, that by extending Frameworks Scotland 3 by up to a maximum period for 24 months, this will enable greater clarity around future pipeline and service needs. This should enable the future project delivery model and associated future procurement to be able to deliver the future NHSScotland Capital Programme. Should the current position change in the short term, then the procurement of the successor arrangement will commence. The new successor arrangement will be used for capital project delivery immediately following award which may be prior to expiry of the proposed extension to Frameworks Scotland 3.

Due to the cancellation and pausing of projects over the last 9-12 months, combined with the reduction in activity during the pandemic between 2020-2022, the anticipated spend through Frameworks Scotland 3 has been significantly below the stated contract value within the published Contract Notice. Therefore any future call-off from the framework during the 24-month extension period, should not exceed the original value in the Contract Notice. Furthermore, it is anticipated that the volume of activity will be limited by the current capital constraints.

The Framework extension will end on 05/11/2027 or sooner if a successor arrangement is in place before that date.

II.2.7) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

24

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2021/S 047-119371](#)

Section V. Award of contract/concession

Contract No

NP800020

Title

NHSScotland Frameworks Scotland 3

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

18 December 2020

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor/concessionaire

John Graham Construction Ltd, t/a Graham Construction

1 Seaward Place, Centurion Business Park

Glasgow

G41 1HH

Telephone

+44 2892689500

Fax

+44 2892689600

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

BAM Construction

Currie House, 597 Calder Road, Pentland Gait Business Park

Edinburgh

EH11 4HJ

Telephone

+44 1314582000

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Balfour Beatty Construction Limited

Ravelston Terrace

Edinburgh

EH4 3TP

Telephone

+44 7580473753

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Kier Construction

Peregrine House, Mosscroft Avenue, Westhill

Aberdeen

AB326JQ

Telephone

+44 1224747464

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

McLaughlin & Harvey

15 Trench Road, Mallusk

Mallusk

BT36 4TY

Telephone

+44 2890342777

Fax

+44 2890341414

Country

United Kingdom

NUTS code

- UKN0 - Northern Ireland

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

RMF

Robertson House

Stirling

FK94TZ

Telephone

+44 7885826124

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

No

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £650,000,000

Section VI. Complementary information

VI.3) Additional information

(SC Ref:795897)

VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court and Justice of the Peace Court

Sheriff Court House 27 Chambers Street

Edinburgh

EH1 1LB

Country

United Kingdom

Internet address

<http://www.hfs.scot.nhs.uk>

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45000000 - Construction work

VII.1.2) Additional CPV code(s)

- 71000000 - Architectural, construction, engineering and inspection services
- 71200000 - Architectural and related services
- 71210000 - Advisory architectural services
- 71220000 - Architectural design services
- 71221000 - Architectural services for buildings
- 71223000 - Architectural services for building extensions
- 45100000 - Site preparation work
- 45110000 - Building demolition and wrecking work and earthmoving work
- 45111000 - Demolition, site preparation and clearance work
- 45111100 - Demolition work
- 45111200 - Site preparation and clearance work

VII.1.3) Place of performance

NUTS code

- UKM - Scotland

VII.1.4) Description of the procurement:

The extension is required due to the current uncertainty around capital funding within NHSScotland which has continued through 2024.

With a number of projects already paused or cancelled, the future pipeline beyond the one-year Scottish Government Budget in December 2024 will not be known. Therefore, with such future pipeline uncertainty, it is not possible to go to the market to procure a replacement for Frameworks Scotland 3 at this time as the arrangement may not support delivery of the type / scale / complexity of projects to be delivered.

The procurement strategy for the successor arrangement is in development, however at present the strategy is being developed on the basis of the future pipeline scenarios. It is anticipated, that by extending Frameworks Scotland 3 by up to a maximum period for 24 months, this will enable greater clarity around future pipeline and service needs. This should enable the future project delivery model and associated future procurement to be able to deliver the future NHSScotland Capital Programme. Should the current position change in the short term, then the procurement of the successor arrangement will commence. The new successor arrangement will be used for capital project delivery immediately following award which may be prior to expiry of the proposed extension to Frameworks Scotland 3.

Due to the cancellation and pausing of projects over the last 9-12 months, combined with the reduction in activity during the pandemic between 2020-2022, the anticipated spend through Frameworks Scotland 3 has been significantly below the stated contract value within the published Contract Notice. Therefore any future call-off from the framework during the 24-month extension period, should not exceed the

original value in the Contract Notice. Furthermore, it is anticipated that the volume of activity will be limited by the current capital constraints.

The justification for the framework extension shall be on the basis of Regulation 72 (1) (c).

This notice is intended to notify the market of the intention to issue a modification for the contract under Regulation 72 (1) (c).

The date in section V.2.1 is the date of award of the original Framework Agreement. The Modification of the Framework Agreement will now be entered following the previously issued VEAT notice.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

24

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£650,000,000

VII.1.7) Name and address of the contractor/concessionaire

Balfour Beatty Construction Limited

Ravelston Terrace

Edinburgh

EH4 3TP

Telephone

+44 7580473753

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

John Graham Construction Ltd, t/a Graham

1 Seaward Place, Centurion Business Park

Glasgow

G41 1HH

Telephone

+44 2892689500

Fax

+44 2892689600

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

Robertson Construction Group

Robertson House,, Castle Business Park

Stirling

FK9 4TZ

Telephone

+44 7767562545

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

BAM Construction Scotland

Kelvin House, Buchanan Gate Business Park

Stepps

G33 6FB

Telephone

+44 01417798888

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

McLaughlin & Harvey

15 Trench Road, Mallusk

Mallusk

BT36 4TY

Telephone

+44 2890342777

Fax

+44 2890341414

Country

United Kingdom

NUTS code

- UKN0 - Northern Ireland

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

Kier Construction

Buchanan Business Park, Stepps

Glasgow

G33 6HZ

Telephone

+44 7773575001

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

Extension to Frameworks Scotland 3 – Principal Supply Chain Partner framework for a duration up to a maximum of 24 months.

The value referred to in this notice refers to the initial value of the original framework procurement which is not anticipated to be exceeded during the extension period.

Should the current position change in the short term, then the procurement of the successor arrangement will commence. The new successor arrangement will be used for capital project delivery immediately following award which may be prior to expiry of the proposed extension to Frameworks Scotland 3.

VII.2.2) Reasons for modification

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

The extension is required due to the current uncertainty around capital funding. With a number of projects already paused or cancelled, the future pipeline beyond the 1 year Scottish Government Budget not be known. With such future pipeline uncertainty, it is not possible to go to the market to procure a replacement for FS3 at this time.

The procurement strategy for the successor arrangement is in development. Due to the cancellation and pausing of projects, combined with the reduction in activity during the pandemic between 2020-2022, the anticipated spend through FS3 has been significantly below the stated contract value within the published Contract Notice. Any future call-off from the framework during the 24-month extension period, should not exceed the original value in the Contract Notice. Furthermore, it is anticipated that the volume of activity will be limited by the current capital constraints.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £650,000,000

Total contract value after the modifications

Value excluding VAT: £650,000,000