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Contract

Design, Supply and Installation of Permanent and Temporary Modular Buildings

LHC Procurement Group for the Welsh Procurement Alliance (WPA)

F03: Contract award notice

Notice identifier: 2025/S 000-030362

Procurement identifier (OCID): ocids-h6vhtk-046f54

Published 5 June 2025, 4:13pm

Section I: Contracting authority

I.1) Name and addresses

LHC Procurement Group for the Welsh Procurement Alliance (WPA)

2-4 Vine Street

Uxbridge

UB8 1QE

Email

procurement@lhcpocure.org.uk

Telephone

+44 1895274800

Country

United Kingdom

NUTS code

UK - United Kingdom

National registration number

14601330

Internet address(es)

Main address

<http://www.lhcprocure.org.uk>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA61405

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Public Sector Framework Provider

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Design, Supply and Installation of Permanent and Temporary Modular Buildings

Reference number

MB3

II.1.2) Main CPV code

- 44211000 - Prefabricated buildings

II.1.3) Type of contract

Supplies

II.1.4) Short description

This opportunity has been listed on behalf of LHC and our regional businesses:

Consortium Procurement Construction (CPC)

London and South East (LSE)

Scottish Procurement Alliance (SPA)

South-West Procurement Alliance (SWPA)

Welsh Procurement Alliance (WPA)

LHC Procurement Group is seeking suitable organisations for our Modular Buildings framework. This new framework will replace LHC's successful Modular Buildings Framework (MB2) Framework which expires May 2025 and will be for the provision of Modular Buildings for the public sector for use by:

- Education
- Healthcare
- Emergency Services

- Offices
- Community related buildings including sport facilities, theatres, & other types of community buildings
- Residential projects where they are part of a mixed use development or for student accommodation for schools and universities

The framework will cover the design, supply, installation and hire of permanent, temporary, and refurbished modular buildings for the public sector and tenderers will be required to offer a full turn key solution, providing all services required to deliver a full project from design through to handover.

The workstreams included in this framework are as follows, please access the tender documentation area of the project to see full details and lots:

Workstream 1 – Permanent Modular Buildings

Workstream 2 – Healthcare Buildings

Workstream 3 – Hire of Temporary Buildings

Workstream 4 – Refurbished Buildings

Whilst this is a national framework, each lot is broken down into a number of regional areas allowing bidders to apply for this framework in the regional areas most suited to them.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £30,000,000

II.2) Description

II.2.1) Title

Workstream 1 - Permanent Modular Buildings

Lot No

1

II.2.2) Additional CPV code(s)

- 44211000 - Prefabricated buildings

II.2.3) Place of performance

NUTS codes

- UKL - Wales

II.2.4) Description of the procurement

Workstream 1 covers the supply and installation of all types of permanent modular buildings EXCEPT healthcare related buildings. This shall include (but not be limited to):

- Educational buildings
- Non-educational buildings
- Buildings for use by emergency services
- Office buildings
- Community related buildings (including sport facilities, theatres and other types of community related buildings)

II.2.5) Award criteria

Quality criterion - Name: General Technical / Weighting: 15

Quality criterion - Name: Technical Capability / Weighting: 20

Quality criterion - Name: Regional Response / Weighting: 20

Quality criterion - Name: Factory Assessment / Weighting: 15

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

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

II.2.14) Additional information

LHC intend to appoint up to eight (8) bidders per regional area to ensure Clients have adequate service coverage within each region. LHC reserve the right to appoint additional bidders where LHC deems it appropriate to support client needs and local / regional representation of appointees to the Framework.

II.2) Description

II.2.1) Title

Workstream 2 - Healthcare Buildings

Lot No

2

II.2.2) Additional CPV code(s)

- 44211000 - Prefabricated buildings

II.2.3) Place of performance

NUTS codes

- UKL - Wales

II.2.4) Description of the procurement

Workstream 2 covers the supply and installation of permanent modular buildings specifically related to the needs and requirement of healthcare providers. This shall include (but not be limited to):

- Primary healthcare facilities
- Hospital wards and accommodation and
- Specialist operating theatres

II.2.5) Award criteria

Quality criterion - Name: General Technical / Weighting: 15

Quality criterion - Name: Technical Capability / Weighting: 20

Quality criterion - Name: Regional Response / Weighting: 20

Quality criterion - Name: Factory Assessment / Weighting: 15

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

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

II.2.14) Additional information

LHC intend to appoint up to eight (8) bidders per regional area to ensure Clients have adequate service coverage within each region. LHC reserve the right to appoint additional bidders where LHC deems it appropriate to support client needs and local / regional representation of appointees to the Framework.

II.2) Description

II.2.1) Title

Workstream 3 - Hire of Temporary Buildings

Lot No

3

II.2.2) Additional CPV code(s)

- 44211000 - Prefabricated buildings

II.2.3) Place of performance

NUTS codes

- UKL - Wales

II.2.4) Description of the procurement

Workstream 3 relates to the hire of temporary buildings primarily focused on educational, offices and temporary healthcare facilities however suppliers will be able to offer other type of buildings to hire through this workstream.

II.2.5) Award criteria

Quality criterion - Name: General Technical / Weighting: 15

Quality criterion - Name: Technical Capability / Weighting: 20

Quality criterion - Name: Regional Response / Weighting: 20

Quality criterion - Name: Factory Assessment / Weighting: 15

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

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

II.2.14) Additional information

LHC intend to appoint up to eight (8) bidders per regional area to ensure Clients have adequate service coverage within each region. LHC reserve the right to appoint additional bidders where LHC deems it appropriate to support client needs and local / regional representation of appointees to the Framework.

II.2) Description

II.2.1) Title

Workstream 4 - Refurbished Buildings

Lot No

4

II.2.2) Additional CPV code(s)

- 44211000 - Prefabricated buildings

II.2.3) Place of performance

NUTS codes

- UKL - Wales

II.2.4) Description of the procurement

Workstream 4 relates to the provision of refurbished units either manufactured by the supplier or procured from 3rd party organisations.

II.2.5) Award criteria

Quality criterion - Name: General Technical / Weighting: 15

Quality criterion - Name: Technical Capability / Weighting: 20

Quality criterion - Name: Regional Response / Weighting: 20

Quality criterion - Name: Factory Assessment / Weighting: 15

Price - Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

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

II.2.14) Additional information

LHC intend to appoint up to eight (8) bidders per regional area to ensure Clients have adequate service coverage within each region. LHC reserve the right to appoint additional bidders where LHC deems it appropriate to support client needs and local / regional representation of appointees to the Framework.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

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

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-030091](#)

Section V. Award of contract

Lot No

1

Title

Workstream 1 - Permanent Modular Buildings

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 May 2025

V.2.2) Information about tenders

Number of tenders received: 16

Number of tenders received from SMEs: 13

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 16

Number of tenders received by electronic means: 16

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

V.2.3) Name and address of the contractor

PORTAKABIN LIMITED

Yorkon House New Lane, Huntington

York

YO329PT

Telephone

+44 1904611655

Country

United Kingdom

NUTS code

- UKE21 - York

The contractor is an SME

No

V.2.3) Name and address of the contractor

MCAVOY MODULAR OFFSITE LIMITED

2 Ferguson Road, Knockmore Hill Industrial Estate

Lisburn

BT282FW

Telephone

+44 2887740372

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

WESTERN BUILDING SYSTEMS LTD

11 Mountjoy Road, Coalisland

Co Tyrone

BT715DQ

Telephone

+44 2887740740

Country

United Kingdom

NUTS code

- UKN0B - Mid Ulster

The contractor is an SME

No

V.2.3) Name and address of the contractor

WERNICK BUILDINGS LIMITED

Molineux House, Russell Gardens

Wickford

SS118QG

Telephone

+44 1656747340

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Sibcas Ltd

Easton Road

Bathgate

EH482SF

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Explore Modular Ltd

Blue House, Brentwood Road, West Horndon

Brentwood

CM133LX

Telephone

+44 7500968658

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Premier Modular Limited

Catfoss Airfield, Brandesburton

Driffield

YO258EJ

Telephone

+44 1964545000

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

P McVey Building Systems

105 Ballyneill Road, Moneymore

Magherafelt

BT457TE

Telephone

+44 2879659660

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £18,000,000

Section V. Award of contract

Lot No

2

Title

Workstream 2 - Healthcare Buildings

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 May 2025

V.2.2) Information about tenders

Number of tenders received: 14

Number of tenders received from SMEs: 11

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 14

Number of tenders received by electronic means: 14

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

V.2.3) Name and address of the contractor

PORTAKABIN LIMITED

Yorkon House New Lane, Huntington

York

YO329PT

Telephone

+44 1904611655

Country

United Kingdom

NUTS code

- UKE21 - York

The contractor is an SME

No

V.2.3) Name and address of the contractor

MCAVOY MODULAR OFFSITE LIMITED

2 Ferguson Road, Knockmore Hill Industrial Estate

Lisburn

BT282FW

Telephone

+44 2887740372

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

WESTERN BUILDING SYSTEMS LTD

11 Mountjoy Road, Coalisland

Co Tyrone

BT715DQ

Telephone

+44 2887740740

Country

United Kingdom

NUTS code

- UKN0B - Mid Ulster

The contractor is an SME

No

V.2.3) Name and address of the contractor

WERNICK BUILDINGS LIMITED

Molineux House, Russell Gardens

Wickford

SS118QG

Telephone

+44 1656747340

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

P McVey Building Systems

105 Ballyneill Road, Moneymore

Magherafelt

BT457TE

Telephone

+44 2879659660

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Sibcas Ltd

Easton Road

Bathgate

EH482SF

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Explore Modular Ltd

Blue House, Brentwood Road, West Horndon

Brentwood

CM133LX

Telephone

+44 7500968658

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Integra Buildings Ltd

Integra House, Humber Business Park

Paull

HU128AA

Telephone

+44 1964626761

Fax

+44 1964626762

Country

United Kingdom

NUTS code

- UKE12 - East Riding of Yorkshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

VISION BUILT LIMITED

1 Curo Park, Frogmore

St. Albans

AL22DD

Telephone

+44 2034113648

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £2,000,000

Section V. Award of contract

Lot No

3

Title

Workstream 3 - Hire of Temporary Buildings

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 May 2025

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 9

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 12

Number of tenders received by electronic means: 12

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

V.2.3) Name and address of the contractor

PORTAKABIN LIMITED

Yorkon House New Lane, Huntington

York

YO329PT

Telephone

+44 1904611655

Country

United Kingdom

NUTS code

- UKE21 - York

The contractor is an SME

No

V.2.3) Name and address of the contractor

MCAVOY MODULAR OFFSITE LIMITED

2 Ferguson Road, Knockmore Hill Industrial Estate

Lisburn

BT282FW

Telephone

+44 2887740372

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

WERNICK BUILDINGS LIMITED

Molineux House, Russell Gardens

Wickford

SS118QG

Telephone

+44 1656747340

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Sibcas Ltd

Easton Road

Bathgate

EH482SF

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Explore Modular Ltd

Blue House, Brentwood Road, West Horndon

Brentwood

CM133LX

Telephone

+44 7500968658

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Premier Modular Limited

Catfoss Airfield, Brandesburton

Driffield

YO258EJ

Telephone

+44 1964545000

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Integra Buildings Ltd

Integra House, Humber Business Park

Paull

HU128AA

Telephone

+44 1964626761

Fax

+44 1964626762

Country

United Kingdom

NUTS code

- UKE12 - East Riding of Yorkshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

VISION BUILT LIMITED

1 Curo Park, Frogmore

St. Albans

AL22DD

Telephone

+44 2034113648

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £5,000,000

Section V. Award of contract

Lot No

4

Title

Workstream 4 - Refurbished Buildings

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 May 2025

V.2.2) Information about tenders

Number of tenders received: 10

Number of tenders received from SMEs: 7

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 10

Number of tenders received by electronic means: 10

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

V.2.3) Name and address of the contractor

PORTAKABIN LIMITED

Yorkon House New Lane, Huntington

York

YO329PT

Telephone

+44 1904611655

Country

United Kingdom

NUTS code

- UKE21 - York

The contractor is an SME

No

V.2.3) Name and address of the contractor

MCAVOY MODULAR OFFSITE LIMITED

2 Ferguson Road, Knockmore Hill Industrial Estate

Lisburn

BT282FW

Telephone

+44 2887740372

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

WERNICK BUILDINGS LIMITED

Molineux House, Russell Gardens

Wickford

SS118QG

Telephone

+44 1656747340

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Sibcas Ltd

Easton Road

Bathgate

EH482SF

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Explore Modular Ltd

Blue House, Brentwood Road, West Horndon

Brentwood

CM133LX

Telephone

+44 7500968658

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Premier Modular Limited

Catfoss Airfield, Brandesburton

Driffield

YO258EJ

Telephone

+44 1964545000

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

P McVey Building Systems

105 Ballyneill Road, Moneymore

Magherafelt

BT457TE

Telephone

+44 2879659660

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Integra Buildings Ltd

Integra House, Humber Business Park

Paull

HU128AA

Telephone

+44 1964626761

Fax

+44 1964626762

Country

United Kingdom

NUTS code

- UKE12 - East Riding of Yorkshire

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £5,000,000

Section VI. Complementary information

VI.3) Additional information

LHC Procurement Group Limited is a not for profit central purchasing body acting on behalf of contracting authorities throughout England, Wales and Scotland (including partners of the Scottish Procurement Alliance, Welsh Procurement Alliance, and South West Procurement Alliance) for whom we continue to monitor up to 500 live projects at any one time. Thanks to their ongoing and collective feedback and input into the development of this framework and given the reach and scale of their collective portfolios, the framework is both designed and anticipated to support the vast majority of

requirements. Consequently, other contracting authorities that were not specifically consulted in the development of this framework may nevertheless also deem the framework to offer a value for money procurement solution for their own requirements and may also use the framework. As of the date of publication of this notice our frameworks may be used by all contracting authorities in England, Wales and Scotland as defined by the Public Contracts Regulations 2015 as listed on:

<https://www.cpconstruction.org.uk/who-we-work-with/>

<https://lse.lhcprocure.org.uk/who-we-work-with/>

<https://www.scottishprocurement.scot/who-we-work-with/>

<https://www.swpa.org.uk/who-we-work-with/>

<https://www.welshprocurement.cymru/who-we-work-with/>

including, but not limited to Registered social landlords (RSL's), tenant management organisations (TMOs) and arm's length management organisations (ALMOs), local authorities and any subsidiaries and joint-venture vehicles of those local authorities, health authorities, councils, boards and trusts, publicly funded schools, universities and further education establishments, colleges, police forces, fire and rescue services or registered charities.

LHC clients may add community benefit requirements in their call-off contracts from this Framework including but not limited to:

- to generate employment and training opportunities for priority groups;
- vocational training;
- to up-skill the existing workforce;
- equality and diversity initiatives;
- to make sub-contracting opportunities available to SMEs, the third sector and supported businesses;
- supply-chain development activity;
- to build capacity in community organisations;
- educational support initiatives.

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=765097.

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=775995.

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

The Contracting Authority does not intend to include any community benefit requirements in this contract for the following reason:

This framework is designed to focus on the supply of roofing materials from national companies, with little impact on regional community benefit.

(WA Ref:151933)

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom