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#### Contract

# Design, Supply and Installation of Permanent and Temporary Modular Buildings

LHC Procurement Group

F03: Contract award notice

Notice identifier: 2025/S 000-030403

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

Published 5 June 2025, 5:14pm

# **Section I: Contracting authority**

# I.1) Name and addresses

LHC Procurement Group

2-4 Vine Street

Uxbridge

UB81QE

#### Contact

Meghan Wharton

#### **Email**

procurement@lhcprocure.org.uk

#### Country

**United Kingdom** 

#### Region code

UKI74 - Harrow and Hillingdon

# **Companies House**

14601330

# Internet address(es)

Main address

www.lhcprocure.org.uk

# 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: £155,000,000

## 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

- UKC North East (England)
- UKD North West (England)
- UKE Yorkshire and the Humber
- UKF East Midlands (England)
- UKG West Midlands (England)
- UKH East of England
- UKI London
- UKJ South East (England)
- UKK South West (England)

#### 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.2.14) 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

- UKC North East (England)
- UKD North West (England)
- UKE Yorkshire and the Humber
- UKF East Midlands (England)
- UKG West Midlands (England)

- UKH East of England
- UKI London
- UKJ South East (England)
- UKK South West (England)

#### 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.2.14) 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

- UKC North East (England)
- UKD North West (England)
- UKE Yorkshire and the Humber
- UKF East Midlands (England)
- UKG West Midlands (England)
- UKH East of England
- UKI London
- UKJ South East (England)
- UKK South West (England)

#### 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.2.14) 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

- UKC North East (England)
- UKD North West (England)
- UKE Yorkshire and the Humber
- UKF East Midlands (England)
- UKG West Midlands (England)
- UKH East of England
- UKI London
- UKJ South East (England)

• UKK - South West (England)

#### 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.2.14) 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 000-030079

# Section V. Award of contract

#### Lot No

Workstream 1

#### **Title**

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: 19

Number of tenders received from SMEs: 15

Number of tenders received by electronic means: 19

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

#### V.2.3) Name and address of the contractor

**Explore Modular Limited** 

**Brentwood** 

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

374967049

The contractor is an SME
Yes
V.2.3) Name and address of the contractor
Healthmatic Ltd
Wiltshire
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
438165287
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
Integra Buildings Limited
East Yorkshire
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
3386037

The contractor is an SME

#### Yes

# V.2.3) Name and address of the contractor

McAvoy Modular Offsite Limited

Lisburn

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

NI8762

The contractor is an SME

Yes

# V.2.3) Name and address of the contractor

Modularwise Ltd

Herefordshire

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

4553084

The contractor is an SME

Yes

# V.2.3) Name and address of the contractor

,
Modulek Ltd
Dorset
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
7466165
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
P McVey Building Systems
ANTRIM
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
NI634141
The contractor is an SME
Yes

Portakabin Limited	
York	
Country	
United Kingdom	
NUTS code	
UK - United Kingdom	
Companies House	
685303	
The contractor is an SME	
No	
V.2.3) Name and address of the contractor	
Premier Modular Limited	
East Yorkshire	
Country	
United Kingdom	
NUTS code	
UK - United Kingdom	
Companies House	
2487565	
The contractor is an SME	
No	
V.2.3) Name and address of the contractor	
Sibcas Ltd	

West Lothian
Country
United Kingdom
NUTS code
UKM - Scotland
Companies House
SC52604
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
Vision Built Structures Ltd
Co. Sligo
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
539588
The contractor is an SME
No
V.2.3) Name and address of the contractor
Wernick Buildings Ltd
Port Talbot

Co	un	try

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

414489

The contractor is an SME

No

# V.2.3) Name and address of the contractor

Western Building Systems Ltd

County Tyrone

Country

**United Kingdom** 

**NUTS** code

• UKN - Northern Ireland

Companies House

NI025833

The contractor is an SME

Yes

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

Lowest offer: £1,000,000 / Highest offer: £155,000,000 taken into consideration

# Section V. Award of contract

#### Lot No

Workstream 2

#### **Title**

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: 15

Number of tenders received from SMEs: 11

Number of tenders received by electronic means: 13

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

#### V.2.3) Name and address of the contractor

Integra Buildings Limited

East Yorkshire

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

3386037

The contractor is an SME
Yes
V.2.3) Name and address of the contractor
McAvoy Modular Offsite Limited
Lisburn
Country
United Kingdom
NUTS code
UKN - Northern Ireland
Companies House
NI8762
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
V.2.3) Name and address of the contractor  Modulek Ltd
•
Modulek Ltd
Modulek Ltd  Dorset
Modulek Ltd  Dorset  Country
Modulek Ltd  Dorset  Country  United Kingdom
Modulek Ltd  Dorset  Country  United Kingdom  NUTS code
Modulek Ltd  Dorset  Country  United Kingdom  NUTS code  • UK - United Kingdom

#### Yes

# V.2.3) Name and address of the contractor

P McVey Building Systems

**TOOMEBRIDGE** 

Country

**United Kingdom** 

**NUTS** code

• UKN - Northern Ireland

Companies House

NI634141

The contractor is an SME

Yes

# V.2.3) Name and address of the contractor

Portakabin Limited

York

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

685303

The contractor is an SME

No

# V.2.3) Name and address of the contractor

Premier Modular Limited
East Yorkshire
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
2487565
The contractor is an SME
No
V.2.3) Name and address of the contractor
Rollalong Limited
Rollalong Limited  Dorset
Dorset
Dorset Country
Dorset Country United Kingdom
Dorset Country United Kingdom NUTS code
Dorset Country United Kingdom NUTS code • UK - United Kingdom
Dorset Country United Kingdom NUTS code • UK - United Kingdom Companies House
Dorset Country United Kingdom NUTS code • UK - United Kingdom Companies House 3683003

Thurston Group Limited	
Wakefield	
Country	
United Kingdom	
NUTS code	
UK - United Kingdom	
Companies House	
998540	
The contractor is an SME	
No	
V.2.3) Name and address of the contractor	
Vanguard Healthcare Solutions Ltd	
Gloucester	
Country	
United Kingdom	
NUTS code	
UK - United Kingdom	
Companies House	
4382564	
The contractor is an SME	
No	
V.2.3) Name and address of the contractor	
Vision Built Structures Ltd	

Co. Sligo
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
539588
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
Wernick Buildings Ltd
Port Talb
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
414489
The contractor is an SME
No
V.2.3) Name and address of the contractor
Western Building Systems Ltd
County Tyrone

Country

**United Kingdom** 

**NUTS** code

• UKN - Northern Ireland

Companies House

NI025833

The contractor is an SME

Yes

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

Lowest offer: £1,000,000 / Highest offer: £155,000,000 taken into consideration

#### Section V. Award of contract

#### Lot No

Workstream 3

#### **Title**

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: 13

Number of tenders received from SMEs: 11

The contract has been awarded to a group of economic operators: Yes V.2.3) Name and address of the contractor **Davro Site Services Limited** Essex Country **United Kingdom** NUTS code • UK - United Kingdom Companies House 1689131 The contractor is an SME Yes V.2.3) Name and address of the contractor **Explore Modular Limited Brentwood** Country **United Kingdom** NUTS code • UK - United Kingdom Companies House 13051492

The contractor is an SME

Number of tenders received by electronic means: 13

#### Yes

# V.2.3) Name and address of the contractor

Integra Buildings Limited

East Yorkshire

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

3386037

The contractor is an SME

Yes

# V.2.3) Name and address of the contractor

McAvoy Modular Offsite Limited

Lisburn

Country

**United Kingdom** 

**NUTS** code

• UKN - Northern Ireland

Companies House

NI8762

The contractor is an SME

Yes

# V.2.3) Name and address of the contractor

P McVey Building Systems
TOOMEBRIDGE
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
NI634141
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
Portakabin Limited
York
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House

685303

The contractor is an SME

No

# V.2.3) Name and address of the contractor

Premier Modular Limited
East Yorkshire
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
2487565
The contractor is an SME
No
V.2.3) Name and address of the contractor
Rollalong Limited
Dorset
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
3683003
The contractor is an SME
No
V.2.3) Name and address of the contractor
Sibcas Ltd

West Lothian
Country
United Kingdom
NUTS code
UKM - Scotland
Companies House
SC52604
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
Silwood Facilities Ltd
Harringey
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
9163396
The contractor is an SME
The contractor is an SME Yes
Yes
Yes V.2.3) Name and address of the contractor

Country
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**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

539588

The contractor is an SME

Yes

# V.2.3) Name and address of the contractor

Wernick Buildings Ltd

Port Talbot

Country

**United Kingdom** 

**NUTS** code

• UKL - Wales

Companies House

414489

The contractor is an SME

No

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

Lowest offer: £1,000,000 / Highest offer: £155,000,000 taken into consideration

# Section V. Award of contract

#### Lot No

Workstream 4

#### **Title**

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: 11

Number of tenders received from SMEs: 8

Number of tenders received by electronic means: 11

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

#### V.2.3) Name and address of the contractor

**Explore Modular Limited** 

**Brentwood** 

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

13051492

The contractor is an SME
Yes
V.2.3) Name and address of the contractor
Integra Buildings Limited
East Yorkshire
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
3386037
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
McAvoy Modular Offsite Limited
Lisburn
Country
United Kingdom
NUTS code
UKN - Northern Ireland
Companies House

NI8762

The contractor is an SME

#### Yes

# V.2.3) Name and address of the contractor

P McVey Building Systems

**TOOMEBRIDGE** 

Country

**United Kingdom** 

**NUTS** code

• UKN - Northern Ireland

Companies House

NI634141

The contractor is an SME

Yes

# V.2.3) Name and address of the contractor

Portakabin Limited

York

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

685303

The contractor is an SME

No

# V.2.3) Name and address of the contractor

Premier Modular Limited
East Yorkshire
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
2487565
The contractor is an SME
No
V.2.3) Name and address of the contractor
Rollalong Limited
Rollalong Limited  Dorset
· ·
Dorset
Dorset Country
Dorset Country United Kingdom
Dorset Country United Kingdom NUTS code
Dorset  Country  United Kingdom  NUTS code  • UK - United Kingdom
Dorset  Country  United Kingdom  NUTS code  • UK - United Kingdom  Companies House
Dorset  Country  United Kingdom  NUTS code  • UK - United Kingdom  Companies House  3683003

Sibcas Ltd
West Lothian
Country
United Kingdom
NUTS code
UKM - Scotland
Companies House
SC52604
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
Silwood Facilities Ltd
Harringey
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
9163396
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
Wernick Buildings Ltd

Port Talbot

Country

United Kingdom

NUTS code

• UKL - Wales

Companies House

414489

The contractor is an SME

No

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

Lowest offer: £1,000,000 / Highest offer: £155,000,000 taken into consideration

# **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.

# VI.4) Procedures for review

# VI.4.1) Review body

Royal Courts of Justice

Royal Courts of Justice, The Strand

London

WC2A 2L

Telephone

+44 2079477501

Country

**United Kingdom**