

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/030403-2025>

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): ocids-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@lhcpocure.org.uk](mailto:procurement@lhcpocure.org.uk)

#### **Country**

United Kingdom

#### **Region code**

UKI74 - Harrow and Hillingdon

**Companies House**

14601330

**Internet address(es)**

Main address

<http://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

**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**

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

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 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**

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

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

Dorset

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

3683003

The contractor is an SME

Yes

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

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

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**

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

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

Haringey

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**

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 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

Dorset

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

3683003

The contractor is an SME

Yes

**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

Haringey

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