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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): 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@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

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