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Contract

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

LHC Procurement Group for the Scottish Procurement Alliance (SPA)

F03: Contract award notice

Notice identifier: 2025/S 000-032789

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

Published 17 June 2025, 8:53am

## **Section I: Contracting authority**

## I.1) Name and addresses

LHC Procurement Group for the Scottish Procurement Alliance (SPA)

6 Deer Park Avenue

Livingston

**EH54 8AF** 

#### **Email**

procurement@lhcprocure.org.uk

#### **Telephone**

+44 1506894395

## **Country**

**United Kingdom** 

#### **NUTS** code

UKM - Scotland

## National registration number

14601330

## Internet address(es)

Main address

http://www.scottishprocurement.scot

Buyer's address

 $\underline{https://www.publiccontractsscotland.gov.uk/search/Search\_AuthProfile.aspx?ID=AA1612} \\ \underline{3}$ 

## 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: £80,000,000

## 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

UKM - Scotland

## 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

· UKM - Scotland

#### 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

UKM - Scotland

#### 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

· UKM - Scotland

#### 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 000-030090

## 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 2020

## 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

Healthmatic

Redman Road, Porte Marsh Ind Estate

Calne

**SN11 9PL** 

Country

## **United Kingdom**

**NUTS** code

• UKK15 - Wiltshire CC

The contractor is an SME

Yes

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

Integra Buildings Ltd

Integra House, Humber Business Park, Hedon Road

Paull

**HU12 8AA** 

Country

**United Kingdom** 

**NUTS** code

• UKE1 - East Yorkshire and Northern Lincolnshire

The contractor is an SME

Yes

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

McAvoy Modular Offsite Limited

2 Ferguson Road, Knockmore Hill Industrial Estate

Lisburn

**BT28 2FW** 

Telephone

+44 2887444707

United Kingdom
NUTS code
UK - United Kingdom
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
Modularwise Ltd.
The Old Cinema
Leominster
HR6 9NR
Telephone
+44 7721599026
Country
United Kingdom
NUTS code
UK - United Kingdom
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
Modulek Ltd
19 Bessemar Close, Ebblake Ind estate

Country

Verwood

## **BH31 6AZ** Telephone +44 1202813121 Country **United Kingdom NUTS** code • UK - United Kingdom The contractor is an SME Yes V.2.3) Name and address of the contractor P McVey Mobile Buildings Ltd 105 Ballyneil Road, Loup Magherafelt BT45 7TE Telephone +44 2879418670 Country **United Kingdom NUTS** code • UKN0B - Mid Ulster The contractor is an SME Yes V.2.3) Name and address of the contractor

Portakabin Ltd
Whistleberry Road
Hamilton
ML3 0EJ
Country
United Kingdom
NUTS code
UKE2 - North Yorkshire
The contractor is an SME
No
V.2.3) Name and address of the contractor
Premier Modular Limited
Catfoss Lane
Catfoss Lane Brandesburton
Brandesburton
Brandesburton YO25 8EJ
Brandesburton YO25 8EJ Telephone
Brandesburton YO25 8EJ Telephone +44 1964545000
Brandesburton YO25 8EJ Telephone +44 1964545000 Country
Brandesburton YO25 8EJ Telephone +44 1964545000 Country United Kingdom
Brandesburton YO25 8EJ Telephone +44 1964545000 Country United Kingdom NUTS code

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

Sibcas Limited

Easton Road

Bathgate

EH48 2SF

Telephone

+44 1506633122

Country

**United Kingdom** 

**NUTS** code

• UKM78 - West Lothian

The contractor is an SME

Yes

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

Total value of the contract/lot: £65,000,000

## 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: 12

Number of tenders received from SMEs: 8

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

Integra Buildings Ltd

Integra House, Humber Business Park, Hedon Road

Paull

**HU12 8AA** 

Country

**United Kingdom** 

**NUTS** code

• UKE1 - East Yorkshire and Northern Lincolnshire

The contractor is an SME

Yes

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

McAvoy Modular Offsite Limited

2 Ferguson Road, Knockmore Hill Industrial Estate

Lisburn
BT28 2FW
Telephone
+44 2887444707
Country
United Kingdom
NUTS code
UK - United Kingdom
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
Modulek Ltd
19 Bessemar Close, Ebblake Ind estate
Verwood
BH31 6AZ
BH31 6AZ
BH31 6AZ Telephone
BH31 6AZ Telephone +44 1202813121
BH31 6AZ Telephone +44 1202813121 Country
BH31 6AZ Telephone +44 1202813121 Country United Kingdom
BH31 6AZ Telephone +44 1202813121 Country United Kingdom NUTS code

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

P McVey Mobile Buildings Ltd

105 Ballyneil Road, Loup

Magherafelt

**BT45 7TE** 

Telephone

+44 2879418670

Country

**United Kingdom** 

NUTS code

• UKN0B - Mid Ulster

The contractor is an SME

Yes

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

Portakabin Ltd

Whistleberry Road

Hamilton

ML3 0EJ

Country

**United Kingdom** 

NUTS code

• UKE2 - North Yorkshire

The contractor is an SME

No

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

Premier Modular Limited

Catfoss Lane

Brandesburton

**YO25 8EJ** 

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

Wernick Buildings Ltd

Kenfig Industrial Estate, Margam

Port Talbot

**SA13 2PE** 

Telephone

+44 1656747340

Country

**United Kingdom** 

#### **NUTS** code

• UKL17 - Bridgend and Neath Port Talbot

The contractor is an SME

No

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

Vanguard Healthcare Solutions Limited

Unit 1411 Charlton Court, Gloucester Business Park

Gloucester

GL3 4AE

Country

**United Kingdom** 

**NUTS** code

• UKK1 - Gloucestershire, Wiltshire and Bristol/Bath area

The contractor is an SME

No

## 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

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: 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

Integra Buildings Ltd

Integra House, Humber Business Park, Hedon Road

Paull

**HU128AA** 

Country

## **United Kingdom**

**NUTS** code

• UKE1 - East Yorkshire and Northern Lincolnshire

The contractor is an SME

Yes

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

McAvoy Modular Offsite Limited

2 Ferguson Road, Knockmore Hill Industrial Estate

Lisburn

**BT28 2FW** 

Telephone

+44 2887444707

Country

**United Kingdom** 

NUTS code

• UK - United Kingdom

The contractor is an SME

Yes

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

P McVey Mobile Buildings Ltd

105 Ballyneil Road, Loup

Magherafelt

BT45 7TE

Telephone
+44 2879418670
Country
United Kingdom
NUTS code
UKN0B - Mid Ulster
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
Portakabin Ltd
Whistleberry Road
Hamilton
ML3 0EJ
Country
United Kingdom
NUTS code
UKE2 - North Yorkshire
The contractor is an SME
No
V.2.3) Name and address of the contractor
Premier Modular Limited
Catfoss Lane
Brandesburton

## **YO25 8EJ** 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 Sibcas Limited Easton Road Bathgate **EH48 2SF** Telephone +44 1506633122 Country **United Kingdom NUTS** code • UKM78 - West Lothian The contractor is an SME Yes V.2.3) Name and address of the contractor

Wernick Buildings Ltd Kenfig Industrial Estate, Margam Port Talbot **SA13 2PE** Telephone +44 1656747340 Country **United Kingdom NUTS** code • UKL17 - Bridgend and Neath Port Talbot The contractor is an SME No V.2.3) Name and address of the contractor Algeco UK Ltd Ravenstock House 28 Falcon Court,, Preston Farm Business Park, Stockton-on-Tees **TS18 3TX** Telephone +44 7710095106 Country **United Kingdom NUTS** code

• UK - United Kingdom

The contractor is an SME Yes V.2.3) Name and address of the contractor Vision Built Structures Ltd Unit 4B, Oranmore Business Park, Oranmore Co. Galway H91 Y4A6 Telephone +44 876910345 Country Ireland **NUTS** code • IE - Ireland The contractor is an SME Yes V.2.3) Name and address of the contractor Rollalong Limited Woolsbridge Industrial Park Wimborne **BH21 6SF** Telephone +44 7940263826

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

Integra Buildings Ltd

Integra House, Humber Business Park, Hedon Road

Paull

**HU12 8AA** 

Country

**United Kingdom** 

**NUTS** code

• UKE1 - East Yorkshire and Northern Lincolnshire

The contractor is an SME

Yes

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

McAvoy Modular Offsite Limited

2 Ferguson Road, Knockmore Hill Industrial Estate

Lisburn

BT28 2FW

Telephone

+44 2887444707

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

The contractor is an SME Yes V.2.3) Name and address of the contractor P McVey Mobile Buildings Ltd 105 Ballyneil Road, Loup Magherafelt BT45 7TE Telephone +44 2879418670 Country **United Kingdom NUTS** code • UKN0B - Mid Ulster The contractor is an SME Yes V.2.3) Name and address of the contractor Portakabin Ltd Whistleberry Road Hamilton ML3 0EJ Country **United Kingdom NUTS** code

• UKE2 - North Yorkshire The contractor is an SME No V.2.3) Name and address of the contractor Premier Modular Limited Catfoss Lane Brandesburton **YO25 8EJ** 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 Sibcas Limited Easton Road Bathgate EH48 2SF Telephone +44 1506633122

## Country

**United Kingdom** 

**NUTS** code

• UKM78 - West Lothian

The contractor is an SME

Yes

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

Wernick Buildings Ltd

Kenfig Industrial Estate, Margam

Port Talbot

**SA13 2PE** 

Telephone

+44 1656747340

Country

**United Kingdom** 

NUTS code

• UKL17 - Bridgend and Neath Port Talbot

The contractor is an SME

No

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

Rollalong Limited

Woolsbridge Industrial Park

Wimborne

## **BH21 6SF**

Telephone

+44 7940263826

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 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 <a href="https://www.publiccontractsscotland.gov.uk/Search

(SC Ref:801256)

## VI.4) Procedures for review

### VI.4.1) Review body

Livingston Sheriff Court and Justice of the Peace Court

West Lothian Civic Centre, Howden South Road

Livingston

EH54 6FF

Country

**United Kingdom**