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Contract

Public Buildings Construction and Infrastructure

LHC for the Scottish Procurement Alliance (SPA)

F20: Modification notice

Notice identifier: 2025/S 000-032875

Procurement identifier (OCID): ocds-h6vhtk-054e12

Published 17 June 2025, 11:43am

Section I: Contracting authority/entity

I.1) Name and addresses

LHC for the Scottish Procurement Alliance (SPA)

6 Deer Park Avenue

Livingston

EH54 8AF

Email

procurement@lhcpocure.org.uk

Telephone

+44 1895274800

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

<http://www.scottishprocurement.scot>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA16123

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Public Buildings Construction and Infrastructure

Reference number

PB3

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.2) Description

II.2.2) Additional CPV code(s)

- 45211360 - Urban development construction work
- 45214230 - Special school construction work
- 45300000 - Building installation work
- 45210000 - Building construction work
- 45212322 - Theatre construction work

- 45400000 - Building completion work
- 45215141 - Operating theatre construction work
- 45212200 - Construction work for sports facilities
- 45211350 - Multi-functional buildings construction work
- 45216120 - Construction work for buildings relating to emergency services
- 45214400 - Construction work for university buildings
- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings
- 45215140 - Hospital facilities construction work
- 45212225 - Sports hall construction work
- 45214300 - Construction work for college buildings
- 45214200 - Construction work for school buildings
- 45216122 - Ambulance station construction work
- 45212170 - Entertainment building construction work
- 45216111 - Police station construction work
- 45216121 - Fire station construction work
- 45212100 - Construction work of leisure facilities
- 45221100 - Construction work for bridges
- 45214220 - Secondary school construction work
- 45214210 - Primary school construction work
- 45220000 - Engineering works and construction works
- 45200000 - Works for complete or part construction and civil engineering work
- 45212210 - Single-purpose sports facilities construction work
- 45215120 - Special medical building construction work

II.2.3) Place of performance

NUTS codes

- UKM5 - North Eastern Scotland
- UKM6 - Highlands and Islands
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland

Main site or place of performance

This framework covers the whole of Scotland, and this lot is further broken down into regional areas UKM5, UKM6, UKM7, UKM8 and UKM9

II.2.4) Description of the procurement at the time of conclusion of the contract:

Lot 1 covers the provision of extensions and new build works construction projects with a value of between 0 and 2 million GBP.

Whilst this lot is primarily for the construction of new buildings or extensions it may also include refurbishment of existing buildings where required as part of the new build project to interface with an existing building.

Typical building types are as follows (but not limited to)

- Educational buildings
- Healthcare buildings
- Emergency service buildings such as fire stations, ambulance stations and police stations
- Community buildings such as community centres and sports facilities
- Offices and other buildings for social infrastructure.
- Residential properties (when part of a mixed-use development)
- Delivery of student accommodation to education clients

In addition, where required associated infrastructure works can be included in a project for this lot, but standalone infrastructure works cannot be delivered through this lot.

Subject to the Public Contracts (Scotland) Regulations 2016, this framework can be used

by any public sector body or organisation throughout Scotland including but not limited to Local Authorities, Education Authorities, Further Education Authorities, Academies, Police Authorities, Fire Authorities, Public Health Authorities, NHS trusts, Tenant Management Organisations and Registered Providers of social housing.

II.2.7) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

48

II.2.13) Information about European Union Funds

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

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2021/S 194-506840](#)

Section V. Award of contract/concession

Contract No

3

Title

Public Buildings Construction and Infrastructure

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

22 September 2021

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

Bancon Construction Limited

Banchory

AB31 5ZU

Country

United Kingdom

NUTS code

- UKM5 - North Eastern Scotland

National registration number

SC082685

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Clark Contracts Limited

Paisley

PA3 1RY

Country

United Kingdom

NUTS code

- UKM8 - West Central Scotland

National registration number

SC088490

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Compass Building & Construction Services Ltd

Inverness

IV2 3TP

Country

United Kingdom

NUTS code

- UKM6 - Highlands and Islands

National registration number

SC355872

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Galliford Try Construction Limited

Uxbridge

UB8 2AD

Country

United Kingdom

NUTS code

- UKI - London

National registration number

02472080

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Hadden Construction Limited

Aberuthven

PH3 1EL

Country

United Kingdom

NUTS code

- UKM7 - Eastern Scotland

National registration number

SC141875

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Maxi Construction Limited

Livingston

EH54 5DJ

Country

United Kingdom

NUTS code

- UKM7 - Eastern Scotland

National registration number

SC048718

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Robertson Construction Group Limited

Elgin

IV30 6AE

Country

United Kingdom

NUTS code

- UKM5 - North Eastern Scotland

National registration number

SC347921

The contractor/concessionaire is an SME

No

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £750,000,000

Section VI. Complementary information

VI.3) Additional information

LHC is a joint committee of local authorities acting as a central purchasing body on behalf of contracting authorities throughout England, Wales and Scotland (including partners of the Welsh Procurement Alliance, Scottish 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 Scotland as defined by the Public Contracts (Scotland) Regulations 2016 and as listed on <https://www.scottishprocurement.scot/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.

Please note within some lots listed in section V there are a number of regional areas. For these lots the contractors awarded a position on the framework will have been appointed for one or more of the regional areas available within the lot, but may not be appointed in all regional areas within a lot.

Under the terms of this framework the successfully appointed contractors will be required to deliver community benefits in support of the public body's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The community benefits included in this contract are:

- 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.

Clients wishing to use the framework will need to refer to the further information and guidance document available for this framework which will be available on the LHC, SPA, WPA, CPC and SWPA websites, or request further information from a representative of the LHC group to identify the specific list of contractors appointed in each regional area within each lot.

This framework will commence on 01 October 2021 and will last for a period of 48 months, ending on 30 September 2025.

(SC Ref:798891)

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

VI.4.2) Body responsible for mediation procedures

Livingston Sheriff Court and Justice of the Peace Court

West Lothian Civic Centre, Howden South Road

Livingston

EH54 6FF

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45000000 - Construction work

VII.1.3) Place of performance

NUTS code

- UKM - Scotland

VII.1.4) Description of the procurement:

Public Buildings and Infrastructure Framework (PB3). This Framework is the successor to our popular Schools and Community Buildings Framework and will be for the construction of new buildings, extensions, and refurbishment of public and social buildings and infrastructure works. Typical building types are as follows (but not limited to)

- Educational buildings
- Healthcare buildings
- Emergency service buildings such as fire stations, ambulance stations and police stations
- Community buildings such as community centres and sports facilities
- Offices and other buildings for social infrastructure.- Residential properties (when part of a mixed-use development)
- Conversion of commercial buildings for residential use
- Delivery of student accommodation to education clients

Certain lots include the provision of infrastructure works either when associated to the main project scope or as standalone infrastructure works

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Start date

1 October 2021

End date

30 April 2026

In the case of framework agreements, provide justification for any duration exceeding 4 years:

Due to unforeseen operational challenges, including staffing shortages, strategic reprioritisation, LHC Procurement Group has been unable to complete a replacement procurement within the anticipated timeframe. A short-term extension is therefore required to maintain service continuity and legal compliance.

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£750,000,000

VII.1.7) Name and address of the contractor/concessionaire

Bancon Construction

crathes, banchory

banchory

ab31 5qq

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Clark Contracts

23 McFarlane St

Paisley

PA3 1RY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

Compass Building & Construction Services

Corrie Lodge, Millburn Road

Inverness

IV2 3TP

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Galliford Try Construction Limited

Blake House, 3 Frayswater Place

Uxbridge

UB8 2AD

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

Hadden Construction Limited

1 Maidenplain Place

Aberuthven

PH31EL

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Maxi Construction Limited

Firth Road, Houstoun Industrial Estate

Livingston

EH54 5DJ

Country

United Kingdom

NUTS code

- UKM78 - West Lothian

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Robertson Construction Group Limited

Robertson House, Castle Business Park

Stirling

FK9 4TZ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

GHI Contracts Ltd.

Belgrave Court, Rosehall Road

Bellshill

ML4 3NR

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

M & J Group (Construction & Roofing)

1 Triumph Way

Kempston

mk42 7qb

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

CCG (Scotland) Ltd

1 Cambuslang road, Cambuslang Investment Park

Cambuslang

G32 8NB

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Tilbury Douglas Construction Limited

Almondview Business Park

Livingston

EH54 6SF

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

Balfour Beatty

Maxim 7, Maxim Park,, Parklands Avenue

Eurocentral

ML1 4WQ

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

Kier Construction Limited

Campsie House, Buchanan Business Park, Cumbernauld Road, Stepps

Glasgow

G33 6HZ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

Morgan Sindall Construction & Infrastructure Ltd

7th Floor, Anchorage 2, Salford Quays

Manchester

M50 3YW

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

BAM Construction Ltd

Kelvin House, Buchanan Gate, Business Park, Stepps

Glasgow

G33 6FB

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

Due to unforeseen operational challenges, including staffing shortages, strategic reprioritisation, LHC Procurement Group has been unable to complete a replacement procurement within the anticipated timeframe. A short-term extension is therefore required to maintain service continuity and legal compliance.

VII.2.2) Reasons for modification

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

A short-term extension is therefore required to maintain service continuity and legal compliance.

This modification is to extend the framework agreement until 30th April 2026

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £750,000,000

Total contract value after the modifications

Value excluding VAT: £750,000,000