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Contract

Public Buildings Construction and Infrastructure

LHC for the Welsh Procurement Alliance (WPA)

F20: Modification notice

Notice identifier: 2025/S 000-036510

Procurement identifier (OCID): ocds-h6vhtk-0556f6

Published 1 July 2025, 3:56pm

Section I: Contracting authority/entity

I.1) Name and addresses

LHC for the Welsh Procurement Alliance (WPA)

Tredomen Innovation & Technology Centre, Tredomen Park, Ystrad Mynach

Hengoed

CF82 7FQ

Email

procurement@lhc.gov.uk

Telephone

+44 1895274800

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<http://www.lhc.gov.uk>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA61405

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.2.1) Title

Public Buildings and Infrastructure

Lot No

1

II.2.2) Additional CPV code(s)

- 45211360 - Urban development construction work
- 45214230 - Special school construction work
- 45213100 - Construction work for commercial buildings
- 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

- UKL - Wales

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

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 infrastructure buildings.

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

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

Start date

1 October 2021

End date

30 April 2026

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 194-506839](#)

Section V. Award of contract/concession

Contract No

PB3

Lot No

1

Title

Public Buildings 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

Kier Construction Ltd

Clippers Quay

M50 3XP

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

National registration number

02099533

The contractor/concessionaire is an SME

No

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

Morgan Sindall Construction & Infrastructure Ltd

London

W1W 8AJ

Country

United Kingdom

NUTS code

- UKI - London

National registration number

04273754

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: £100,000,000

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 England, Wales and Scotland as defined by the Public Contracts Regulations 2015 and as listed on <https://www.lhc.gov.uk/who-we-work-with/>, and <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 and 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.

(WA Ref:152888)

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, the strand

London

WC2A 2LL

Country

United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

Public Procurement Review Service, Cabinet Office

Roseberry Court, Central Avenue, St Andrews Business Park,

Norwich

NR7 0HS

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

- UKL - Wales

VII.1.4) Description of the procurement:

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 infrastructure buildings.

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

22 September 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:

£100,000,000

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

Galliford Try Construction Limited

Blake House 3 Frayswater Place, , Cowley, Uxbridge,

Middlesex,

UB82AD

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

Modulek Ltd

19 Bessemer Close , Ebblake Industrial Centre

Verwood

BH316AZ

Country

United Kingdom

NUTS code

- UKK24 - Bournemouth, Christchurch and Poole

The contractor/concessionaire is an SME

Yes

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

M & J GROUP (CONSTRUCTION & ROOFING) LTD

M&J Group Hammond Road, Elms Farm Industrial Estate

Bedford

MK410UD

Country

United Kingdom

NUTS code

- UKH24 - Bedford

The contractor/concessionaire is an SME

Yes

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

VINCI CONSTRUCTION LTD

Astral House, Imperial Way

Watford

WD244WW

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

TILBURY DOUGLAS CONSTRUCTION LIMITED

30-40 Eastcheap

London

EC3M1HD

Country

United Kingdom

NUTS code

- UKI - London

The contractor/concessionaire is an SME

No

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

Kier

Conway House, St Mellons Business Park

Cardiff

CF30EY

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

Morgan Sindall Construction & Infrastructure Ltd

7th Floor, Anchorage 2, Salford Quays

Manchester

M503YW

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

Yes

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:

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: £100,000,000

Total contract value after the modifications

Value excluding VAT: £100,000,000