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Planning

Public Buildings Construction and Infrastructure

LHC Procurement Group for the Welsh Procurement Alliance (WPA)

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-051955

Procurement identifier (OCID): ocds-h6vhtk-054ec8 ([view related notices](#))

Published 28 August 2025, 1:21pm

Scope

Reference

PB4

Description

The proposed framework shall encompass the provision of construction services in relation to the development, extension and refurbishment of public buildings. The scope shall extend, where required, to include associated civil infrastructure, demolition and any other enabling or ancillary works necessary for the successful delivery of projects.

In addition, the framework shall make provision for a dedicated workstream covering Hard Facilities Management services.

To register an interest in this upcoming framework tender, and to receive further information on early market engagement opportunities please express an interest in the project through our In-Tend portal and we will keep you up to date via the messaging system on this portal.

<https://in-tendhost.co.uk/lhc/asp/ProjectManage/34>

Commercial tool

Establishes a framework

Total value (estimated)

- £1 excluding VAT
- £1 including VAT

Above the relevant threshold

Contract dates (estimated)

- 12 March 2026 to 11 March 2030
- 4 years

Main procurement category

Works

Contract locations

- UKL - Wales

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. New Build Only - £0 to £1m

Description

This lot will cover the construction of new public buildings, delivered through traditional construction methods and, where appropriate, the incorporation of Modern Methods of Construction (MMC) systems. The scope may include the delivery of mixed-use accommodation where such works form part of a wider public building scheme.

The supplier shall also be capable of undertaking all RIBA design stages, as required by the client, with a minimum scope from RIBA Stage 1 through to Stage 6.

CPV classifications

- 45000000 - Construction work

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. New Build Only - £1m to £2.5m

Description

The following lot will cover the construction of new public buildings, delivered through traditional construction methods and, where appropriate, the incorporation of Modern Methods of Construction (MMC) systems. The scope may include the delivery of mixed-

use accommodation where such works form part of a wider public building scheme.

The supplier shall also be capable of undertaking all RIBA design stages, as required by the client, with a minimum scope from RIBA Stage 1 through to Stage 6.

CPV classifications

- 45000000 - Construction work

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Refurbishment only - £0 to 1m

Description

This lot will cover the refurbishment of existing public buildings, delivered through traditional construction methods and, where appropriate, incorporating Modern Methods of Construction (MMC) systems. The scope may also include mixed-use accommodation where this forms part of a wider public building scheme. The supplier shall be required to undertake all RIBA design stages as directed by the client, with a minimum scope from RIBA Stage 1 through to Stage 6.

CPV classifications

- 45000000 - Construction work

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are

the same for all lots.

Lot 4. Refurbishment only - £1m to £2.5m

Description

This lot will cover the refurbishment of existing public buildings, undertaken through traditional construction methods and, where appropriate, the use of Modern Methods of Construction (MMC) systems. The scope may extend to include mixed-use accommodation where such works form part of a wider public building scheme.

The supplier shall also be required to undertake all RIBA design stages, as directed by the client, with a minimum scope from RIBA Stage 1 through to Stage 6.

CPV classifications

- 45000000 - Construction work

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5. New Build, Refurbishment and Associated Services - £2.5 to £10m

Description

This lot will cover the construction of new build and refurbishment of existing public buildings, using traditional methods and, where appropriate, Modern Methods of Construction (MMC). The scope may include mixed-use accommodation where it forms part of a wider public building scheme. The supplier will be required to undertake all RIBA

design stages at the client's request, with a minimum scope from Stage 1 to Stage 6. The lot will also encompass demolition services and any associated infrastructure works required to deliver projects, including design approvals and adoptions by relevant authorities. For projects valued above £25 million, suppliers will be expected to have the capability to deliver standalone infrastructure schemes.

CPV classifications

- 45000000 - Construction work

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 6. New Build, Refurbishment and Associated Services - £10 to £25m

Description

This lot will involve the delivery of both new build and refurbishment projects for public buildings, through traditional construction methods and, where suitable, Modern Methods of Construction (MMC). It may also include mixed-use accommodation as part of wider public building developments. Suppliers will be required to provide design services across all RIBA stages as requested by the client, covering at least Stages 1 to 6. The scope further extends to demolition works where needed, and to the design and delivery of supporting infrastructure, including securing approvals and adoptions by the relevant authorities. For schemes valued at over £25 million, suppliers must also have the capability to undertake standalone infrastructure projects.

CPV classifications

- 45000000 - Construction work

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 7. New Build, Refurbishment and Associated Services - over £25m

Description

The scope of this lot shall comprise the construction of new build and the refurbishment of existing public buildings, undertaken by traditional methods and supplemented, where appropriate, by Modern Methods of Construction (MMC). Works may extend to mixed-use accommodation where this is part of a wider public building programme. Contractors shall be capable of delivering all RIBA design stages as instructed by the client, with a minimum requirement to cover Stages 1 through 6. The lot shall further include the provision of demolition services, together with any infrastructure works required to facilitate delivery, including obtaining design approvals and securing adoption by the relevant authorities. For projects exceeding £25 million in value, contractors shall also be capable of delivering standalone infrastructure works.

CPV classifications

- 45000000 - Construction work

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 8. Civil Infrastructure - £0 to £2.5m

Description

This lot will cover the delivery of infrastructure works, including but not limited to roads, drainage, and associated retaining structures or bridges, as standalone projects. The supplier will be required to obtain all necessary approvals from the relevant adopting authorities, deliver the works to the approved adoptable standard, and complete the full adoption process, including any remedial works required to secure final approval.

CPV classifications

- 45000000 - Construction work

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 9. Civil Infrastructure - over £2.5m

Description

The scope of this lot shall comprise the undertaking of infrastructure works, which may include roads, drainage systems, retaining structures, bridges and other associated assets, delivered as standalone projects. Contractors shall be responsible for securing all necessary approvals from the relevant adopting authorities, for carrying out the works in accordance with the approved adoptable standards, and for completing the adoption of such works, including the delivery of any remedial works necessary to achieve adoption.

CPV classifications

- 45000000 - Construction work

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 10. Hard Facilities Management**Description**

This lot will cover the provision of repairs and maintenance services across a range of building systems and assets. The scope includes mechanical systems (such as HVAC, boilers and pumps), electrical systems (including lighting, power distribution and emergency lighting), fire safety systems (alarms, extinguishers and sprinklers), and building fabric (doors, windows, roofing, walls and ceilings). It also encompasses the maintenance of lifts and escalators, water systems, and security systems (CCTV and access control). Suppliers will be required to deliver statutory compliance and inspection services, provide helpdesk and reactive maintenance support, undertake asset management and lifecycle reporting, and carry out associated external works as required.

CPV classifications

- 79993000 - Building and facilities management services
- 45000000 - Construction work

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

Unlimited

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

All contracting authorities (central government, local authorities, housing associations, NHS bodies, universities, blue light services, etc.).

Participation

Particular suitability

Lot 1. New Build Only - £0 to £1m

Lot 2. New Build Only - £1m to £2.5m

Lot 3. Refurbishment only - £0 to 1m

Lot 4. Refurbishment only - £1m to £2.5m

Lot 5. New Build, Refurbishment and Associated Services - £2.5 to £10m

Lot 6. New Build, Refurbishment and Associated Services - £10 to £25m

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

22 September 2025

Enquiry deadline

3 November 2025, 12:00am

Tender submission deadline

11 November 2025, 12:00am

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

12 March 2026

Other information**Applicable trade agreements**

- Government Procurement Agreement (GPA)

Procedure

Procedure type

Open procedure

Contracting authority

LHC Procurement Group for the Welsh Procurement Alliance (WPA)

- Companies House: 14601330

Tredomen Park

Ystrad Mynach

CF82 7FQ

United Kingdom

Email: procurement@lhcprocure.org.uk

Website: <http://www.lhcprocure.org.uk>

Region: UKL16 - Gwent Valleys

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)

Devolved regulations that apply: Wales

