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Tender

Modular Buildings and Modern Methods of Construction

Yorkshire Purchasing Organisation

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

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Scope

Reference

001230

Description

YPO are looking for Suppliers to be appointed onto a Framework Agreement following a Competitive Tendering Procedure for the purchase or hire of modular buildings and modern methods of construction. This Framework is designed to meet the needs of YPO customers throughout the United Kingdom.

Commercial tool

Establishes a framework

Total value (estimated)

- £400,000,000 excluding VAT
- £500,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 18 December 2025 to 17 December 2029
- 4 years

Options

The right to additional purchases while the contract is valid.

The right to additional purchases while the contract is valid.

Any resulting Contract shall be deemed to cover any item that can be supplied by the successful Tenderer(s) over the life of the Contract within the scope of the lot awarded.

Main procurement category

Goods

CPV classifications

- 44211000 - Prefabricated buildings
- 45000000 - Construction work
- 70310000 - Building rental or sale services
- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UK - United Kingdom
 - GG - Guernsey
 - IM - Isle of Man
 - JE - Jersey
-

Lot 1. Purchase of Education Buildings

Description

Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions for the education sector, to include but not limited to classrooms, data storage areas, gymnasiums, nurseries, offices, special needs classrooms, staffrooms and technology rooms.

Lot value (estimated)

- £400,000,000 excluding VAT
- £500,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 2. Hire of Education Buildings

Description

Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, off-hire, relocation, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions for the education sector, to include but not limited to classrooms, data storage areas, gymnasiums, nurseries, offices, special needs classrooms, staffrooms and technology rooms.

Lot value (estimated)

- £400,000,000 excluding VAT
- £500,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 3. Purchase of Healthcare Buildings

Description

Provision of design, manufacture, supply, project management, installation,

commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions for the healthcare sector, to include but not limited to assessment units, data storage areas, dental surgeries, GP surgeries, offices, operating theatres, pharmacies, staffrooms, waiting areas and wards.

Lot value (estimated)

- £400,000,000 excluding VAT
- £500,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 4. Hire of Healthcare Buildings**Description**

Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, off-hire, relocation, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value(PMV) of 55% including full turnkey solutions for the healthcare sector, to include but not limited to assessment units, data storage areas, dental surgeries, GP surgeries, offices, operating theatres, pharmacies, staffrooms, waiting areas and wards.

Lot value (estimated)

- £400,000,000 excluding VAT

- £500,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 5. Purchase of Kitchen Buildings

Description

Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include but not limited to dishwashing areas, food preparation and storage areas and production kitchens.

Lot value (estimated)

- £400,000,000 excluding VAT
- £500,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 6. Hire of Kitchen Buildings

Description

Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, off-hire, relocation, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include but not limited to dish-washing areas, food preparation and storage areas and production kitchens.

Lot value (estimated)

- £400,000,000 excluding VAT
- £500,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 7. Purchase of Food Cubes, Kiosks and Modular Catering Systems

Description

Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include but not limited to food cubes, servery kiosks, and modular catering systems.

Lot value (estimated)

- £400,000,000 excluding VAT
- £500,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 8. Purchase of Restaurant and Cafe Buildings

Description

Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include but not limited to café, restaurant and welfare facilities.

Lot value (estimated)

- £400,000,000 excluding VAT
- £500,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 9. Purchase of Custody Suite Buildings

Description

Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include but not limited to cells, charging offices, general custodial space, holding areas, interview rooms, medical and intox rooms, offices, secure storage, server rooms, WC and all other associated requirements.

Lot value (estimated)

- £400,000,000 excluding VAT
- £500,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 10. Hire of Custody Suite Buildings

Description

Provision of design, manufacture, supply, project management, installation,

commissioning/de-commissioning, restoration, off-hire, relocation, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include but not limited to cells, charging offices, general custodial space, holding areas, interview rooms, medical and intox rooms, offices, secure storage, server rooms, WC and all other associated requirements.

Lot value (estimated)

- £400,000,000 excluding VAT
- £500,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 11. Purchase of Housing

Description

Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, suitable for various occupancy levels. Includes purchase of emergency/temporary shelters and modular pods.

Lot value (estimated)

- £400,000,000 excluding VAT

- £500,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 12. Hire of Housing

Description

Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, off-hire, relocation, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions for temporary housing, to include but not limited to single person and family accommodation and emergency/temporary shelters and modular pods.

Lot value (estimated)

- £400,000,000 excluding VAT
- £500,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 13. Purchase of Changing Places Buildings

Description

Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems including full turnkey solutions, for accessible and inclusive Changing Places facilities.

The Changing Places facilities must include:

- A height adjustable changing bench
- A tracking hoist system
- Adequate space (at least 12 square metres wherever possible)
- A centrally placed toilet with room either side for the carers and drop-down handrails
- A screen or curtain
- Wide tear off paper roll to cover the bench
- A large waste bin for disposable pads
- A non-slip floor

All buildings must be compliant with Changing Places Consortium minimum requirements to enable registration with them.

Lot value (estimated)

- £400,000,000 excluding VAT
- £500,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 14. Purchase of Bespoke Buildings

Description

Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include any requirements not covered by the other Lots and mixed construction methods. This includes but is not limited to data centres, retail or storage units, multi-use community spaces, workshops, crisis response units, cultural and leisure spaces, laboratories, crematoria and mortuary units.

Lot value (estimated)

- £400,000,000 excluding VAT
- £500,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 15. Hire of Bespoke Buildings

Description

Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, off-hire, relocation, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include any requirements not covered by the other lots and mixed construction methods. This includes but is not limited to data centres, retail or storage units, multi-use community spaces, workshops, crisis response units, cultural and leisure spaces, staging, laboratories, crematoria and mortuary units.

Lot value (estimated)

- £400,000,000 excluding VAT
- £500,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

1%

Framework operation description

For the purposes of this Framework Agreement YPO has classified the Call-off route as an Award Without Competition or Competitive Selection Process.

The mechanism for Supplier selection for an Award Without Competition will be as follows:

- Mechanism for Lots with only one supplier will be based on awarding without competition to the sole provider within that Lot.
- Mechanism for Lots with multiple suppliers will be based on the objective mechanism for award

The Supplier will be ranked based on the evaluation of this Tender exercise. An Award Without Competition can be made to a highest ranked Supplier who can meet the Contracting Authority's specific requirements, which reflect the most advantageous offer. The Contracting Authority's specific requirements will include the following:

- Ability to meet customer requirements
- Ability to deliver to Contracting Authority's required location
- Ability to deliver to Contracting Authority's required lead time
- For hire Lots, the ability to hire for the Contracting Authority's required hire period.

The Supplier or the Customer may request a site visit prior to the order being placed, strictly for the purposes of confirming suitability of the site for the intended project e.g. confirmation that standard vehicular access is feasible.

In the event of more than one Supplier achieving the same overall Award Criteria score, ranking will be determined by the highest score in the Cost Criteria. If Cost Criteria scores are equal, Quality Criteria scores will be considered next, followed by Delivery Criteria scores if necessary.

For an Award Without Competition, a mechanism for determining price payable will be as follows:

- Tenders Response to the Pricing Schedule

For Competitive Selection Process, the mechanism for determining price payable will be described in the Contracting Authority's call-off documentation.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Any permissible user:

<https://www.ypo.co.uk/about/governance/transparency/permissible-users>

Participation

Particular suitability

Lot 1. Purchase of Education Buildings

Lot 2. Hire of Education Buildings

Lot 3. Purchase of Healthcare Buildings

Lot 4. Hire of Healthcare Buildings

Lot 5. Purchase of Kitchen Buildings

Lot 6. Hire of Kitchen Buildings

Lot 7. Purchase of Food Cubes, Kiosks and Modular Catering Systems

Lot 8. Purchase of Restaurant and Cafe Buildings

Lot 9. Purchase of Custody Suite Buildings

Lot 10. Hire of Custody Suite Buildings

Lot 11. Purchase of Housing

Lot 12. Hire of Housing

Lot 13. Purchase of Changing Places Buildings

Lot 14. Purchase of Bespoke Buildings

Lot 15. Hire of Bespoke Buildings

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

10 October 2025, 5:00pm

Tender submission deadline

24 October 2025, 5:00pm

Submission address and any special instructions

<https://procontract.due-north.com/register?ReadForm>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

28 November 2025

Award criteria

Name	Type	Weighting
Cost	Cost	40%
Quality	Quality	20%
Delivery and Customer Service	Quality	20%
Social Value	Quality	20%

Other information

Description of risks to contract performance

-Supply Chain Disruption for Key Modular Components - There is a known risk of disruption in the supply of prefabricated modular units, specialist materials (e.g. fire-rated panels, acoustic insulation), and mechanical/electrical components due to global market volatility, geopolitical tensions, and shipping delays. While mitigation strategies such as multi-sourcing are planned, the risk cannot be fully eliminated.

-Shortage of Skilled Labour for Modular Installation -There is a known risk of limited availability of skilled labour for modular construction and installation, particularly in remote or high-demand regions. This may affect delivery timelines or require changes to subcontracting arrangements.

-Changes in Building Regulations or Standards- Updates to building codes, fire safety regulations, or sustainability standards during the framework term may require design or specification changes to modular units. While YPO will monitor regulatory developments, such changes cannot be predicted or accounted for in full at this stage.

-Site Access Constraints - Certain sites within the framework may present access challenges due to third-party land ownership, infrastructure works, or unforeseen environmental conditions. These constraints may delay installation or require alternative delivery methods. YPO is unable to confirm site readiness across all locations at this stage.

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Yorkshire Purchasing Organisation

- Public Procurement Organisation Number: PMRV-4748-MNJV

41 Industrial Park

Wakefield

WF2 0XE

United Kingdom

Email: contracts@ypo.co.uk

Region: UKE45 - Wakefield

Organisation type: Public authority - sub-central government