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Planning

Capital Construction Framework for Swansea Bay University Health Board (SBUHB) and Hywel Dda University Health Board (HDUHB).

NHS Wales Shared Services Partnership-Procurement Services (hosted by Velindre University NHS Trust)

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

Notice identifier: 2025/S 000-063269

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Scope

Description

Swansea Bay University Health Board (SBUHB) and Hywel Dda University Health Board (HDUHB) intend to establish a new Capital Construction Framework to support capital projects valued up to £7 million. This framework aims to enhance the Health Boards' ability to manage and deliver their capital programmes, reduce reliance on external public-sector frameworks, develop a regional supply chain and contractor base, reduce procurement timescales, and improve delivery confidence in terms of time, cost, and quality for enhanced patient outcomes in South West Wales.

The framework will support digital construction methods and encourage the adoption of modern methods of construction (MMC) where appropriate. Social value, sustainable procurement, and foundational economy principles will be integrated into the framework, with a focus on ethical employment, decarbonisation, SME participation, and alignment with the Well-being of Future Generations (Wales) Act 2015.

This Planned Procurement Notice is issued to alert the market to this upcoming

opportunity and stimulate early contractor engagement.

A Pre-Qualification Questionnaire (PQQ) will follow, setting out the structure of each Lot and the maximum number of contractors to be appointed. Only the highest-scoring bidders from the PQQ stage will be invited to tender. All tender documentation will be issued via the eTender Wales portal.

All call-off contracts issued under the framework for SBUHB will be governed by the NEC4 Model Form of contract (Options A and C), with NHS Wales Standard Terms and Conditions for works valued up to £25k.

Call-off contracts issued under the framework for HDUHB will be governed by the JCT Contract, NEC4 Model Form of contract (Options A and C), with NHS Wales Standard Terms and Conditions for works valued up to £25k.

The framework is being developed in alignment with current procurement legislation, particularly the Procurement Act 2023 and its focus on transparency, value, and innovation.

The proposed lots are:

LOT A – Swansea Bay University Health Board

LOT B – Hwyl Dda University Health Board

- Lot 1.A / Lot 1.B Multi-Disciplinary & Modernisation Works (SME Focus): Value Threshold £0 - £25,000 (Rotational Procurement Route, up to 3 contractors per region).
- Lot 2.A / Lot 2.B: Value Threshold £25,000 - £500,000 (Rotational Procurement Route, up to 4 contractors per region).
- Lot 3.A / Lot 3.B: Value Threshold £500,000 - £2,000,000 (Rotational with Option to Mini-Comp (Commercial Only) Procurement Route, up to 4 contractors per region).
- Lot 4.A / Lot 4.B: Value Threshold £2,000,000 - £4,000,000 (Mini-Comp (Commercial Only) Procurement Route, up to 4 contractors per region).
- Lot 5 - Regional Lot (5A/5B): Value Threshold £4,000,000 - £7,000,000 (Mini-Competition (cost/quality) up to 6 contractors per region).

Contractors may submit bids for multiple Lots. However, Lot 1 (Multi-Disciplinary and Modernisation Works – SME Focus) is a standalone arrangement. Contractors bidding for Lot 1 will not be eligible to bid for Lots 2, 3, 4, or 5.

Contract Duration:

4 Years + 1+1 (potential for two one-year extensions).

Target Commencement Date: 01st October 2026.

Please note that the timescales are indicative and subject to change – tender documentation is NOT available at this time.

If you have any questions, please contact: Shannon.Mason@wales.nhs.uk.

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £10,000,000 excluding VAT
- £120,000,000 including VAT

Above the relevant threshold

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKL - Wales

Lot constraints

Maximum number of lots a supplier can bid for: 4

Maximum number of lots a supplier can be awarded: 4

Not the same for all lots

Contract dates are shown in Lot sections, because they are not the same for all lots.

Lot 1A. Lot 1A: Swansea Bay University Health Board (SBUHB) Multi-Disciplinary & Modernisation Works (SME Focus)

Description

LOT 1.A – SBUHB region. In order to preserve the intended purpose of this entry-level Lot, it will be exclusively for SMEs. Larger contractors appointed to Lots 2–5 will not be permitted to compete for these works

Lot value (estimated)

- £25,000 excluding VAT
- £30,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 October 2026 to 1 October 2030
- Possible extension to 1 January 2032
- 5 years, 3 months, 1 day

Description of possible extension:

Extension of Multi-Disciplinary & Modernisation Works as maybe required

Same for all lots

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

Lot 1B. Lot 1B: Hywel Dda University Health Board (H DUHB) Multi-Disciplinary & Modernisation Works

Description

LOT 1.B – HDUHB region.

In order to preserve the intended purpose of this entry-level Lot, it will be exclusively for SMEs. Larger contractors appointed to Lots 2–5 will not be permitted to compete for these works. This approach ensures a clear outline of responsibilities and maintains the appropriateness of contractor scale for the nature of the projects within this Lot.

Lot value (estimated)

- £25,000 excluding VAT
- £30,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 October 2026 to 1 October 2030
- Possible extension to 1 January 2032
- 5 years, 3 months, 1 day

Description of possible extension:

Extension of Multi-Disciplinary & Modernisation Works as may be required.

Same for all lots

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

Lot 2A. Lot 2A: Swansea Bay University Health Board (SBUHB)

Description

LOT 2.A – SBUHB region. Value Threshold : £25,000 - £500,000

Number of Contractors: Up to 4

Procurement Route – rotational call off

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 October 2026 to 1 October 2030
- Possible extension to 1 January 2032
- 5 years, 3 months, 1 day

Description of possible extension:

Extension of works as may be required.

Same for all lots

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

Lot 2B. Lot 2B: Hywel Dda University Health Board (HDUHB)

Description

LOT 2.B – HDUHB region. Value Threshold : £25,000 - £500,000

Number of Contractors: Up to 4

Procurement Route – rotational call off

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 October 2026 to 1 October 2030
- Possible extension to 1 January 2032
- 5 years, 3 months, 1 day

Description of possible extension:

Extension of relevant Works as may be required.

Same for all lots

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

Lot 3A. Lot 3A: Swansea Bay University Health Board (SBUHB).

Description

LOT 3.A – SBUHB region. Value Threshold : £500,000 – £2,000,000

Number of Contractors: Up to 4

Procurement Route – rotational call off with an option to issue a mini-competition (cost only).

Lot value (estimated)

- £2,000,000 excluding VAT
- £2,400,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 October 2026 to 1 October 2030
- Possible extension to 1 January 2032
- 5 years, 3 months, 1 day

Description of possible extension:

Extension of works as may be required.

Same for all lots

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

Lot 3B. Lot 3B: Hywel Dda University Health Board (HDUHB)

Description

LOT 3.B – HDUHB region. Value Threshold : £500,000 – £2,000,000

Number of Contractors: Up to 4

Procurement Route – rotational call off with an option to issue a mini-competition (cost only).

Lot value (estimated)

- £2,000,000 excluding VAT
- £2,399,999 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 October 2026 to 1 October 2030
- Possible extension to 1 January 2032
- 5 years, 3 months, 1 day

Description of possible extension:

Extension or works as may be required.

Same for all lots

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

Lot 4A. Lot 4A: Swansea Bay University Health Board (SBUHB).

Description

LOT 4A – SBUHB region. Value Threshold : £2,000,000-£4,000,000

Number of Contractors: Up to 6

Procurement Route: Mini-Competition based on Cost and Quality.

START/END DATE:

01/10/2026 – 01/10/2030 + 1 + 1

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 October 2026 to 1 October 2030
- Possible extension to 1 January 2032
- 5 years, 3 months, 1 day

Description of possible extension:

Extension of Works as may be required.

Same for all lots

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

Lot 4B. Lot 4B: Hywel Dda University Health Board (HDUHB).

Description

LOT 4B – HDUHB region. Value Threshold : £2,000,000-£4,000,000

Number of Contractors: Up to 6

Procurement Route: Mini-Competition based on Cost and Quality.

START/END DATE:

01/10/2026 – 01/10/2030 + 1 + 1

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 October 2026 to 1 October 2030
- Possible extension to 1 January 2032
- 5 years, 3 months, 1 day

Description of possible extension:

Extensions as may be required.

Same for all lots

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

Lot 5A. 5A:Swansea Bay University Health Board (SBUHB).

Description

LOT 5A – SBUHB region. Value Threshold : £4,000,000-£7,000,000

Number of Contractors: Up to 6

Procurement Route: Mini-Competition based on Cost and Quality.

START/END DATE:

01/10/2026 – 01/10/2030 + 1 + 1

Lot value (estimated)

- £7,000,000 excluding VAT
- £8,400,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 October 2026 to 1 October 2030
- Possible extension to 1 January 2032
- 5 years, 3 months, 1 day

Description of possible extension:

Extensions as may be required.

Same for all lots

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

Lot 5B. Lot 5B: Hywel Dda University Health Board (HDUHB).

Description

LOT 5B – HDUHB region. Value Threshold : £4,000,000-£7,000,000

Number of Contractors: Up to 6

Procurement Route: Mini-Competition based on Cost and Quality.

START/END DATE:

01/10/2026 – 01/10/2030 + 1 + 1

Lot value (estimated)

- £7,000,000 excluding VAT
- £8,400,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 October 2026 to 1 October 2030
- Possible extension to 1 January 2032
- 5 years, 3 months, 1 day

Description of possible extension:

Extensions as may be required.

Same for all lots

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

Framework

Open framework scheme end date (estimated)

1 October 2032

Maximum number of suppliers

Unlimited

Framework operation description

LOT A – Swansea Bay University Health Board LOT B – Hwyl Dda University Health Board - Lot 1.A / Lot 1.B Multi-Disciplinary & Modernisation Works (SME Focus): Value Threshold £0 - £25,000 (Rotational Procurement Route, up to 3 contractors per region). - Lot 2.A / Lot 2.B: Value Threshold £25,000 - £500,000 (Rotational Procurement Route, up

to 4 contractors per region). - Lot 3.A / Lot 3.B: Value Threshold £500,000 - £2,000,000 (Rotational with Option to Mini-Comp (Commercial Only) Procurement Route, up to 4 contractors per region). - Lot 4.A / Lot 4.B: Value Threshold £2,000,000 - £4,000,000 (Mini-Comp (Commercial Only) Procurement Route, up to 4 contractors per region). - Lot 5 - Regional Lot (5A/5B): Value Threshold £4,000,000 - £7,000,000 (Mini-Competition (cost/quality) up to 6 contractors per region).

Award method when using the framework

With competition

Contracting authorities that may use the framework

Establishing party only

Participation

Technical ability conditions of participation

Lot 1A. Lot 1A: Swansea Bay University Health Board (SBUHB) Multi-Disciplinary & Modernisation Works (SME Focus)

Lot 1B. Lot 1B: Hywel Dda University Health Board (HDUHB) Multi-Disciplinary & Modernisation Works

Award criteria will be based on experience, programme and project delivery and social values. The evaluation weighting is demonstrated below. PPQ will consist of pass/fail questions, but will also include the following scored criteria:

- PPQ1. Location
- PPQ2. Relevant Experience
- PPQ3. Programme Detail

- PPQ4. Subcontractor Management
- PPQ5. Workforce
- PPQ6. Wellbeing and Future Generations Act

The ITT quality criteria will conclude 55% of the weighting and is detailed as follows:

- ITTQ1. Scheme Management & Delivery Approach
- ITTQ2. Well-Being and Future Generations Act
- ITTQ3. Decarbonisation
- ITTQ4. Social Value/Community Benefits

The ITT commercial criteria will form 45% of the overall score and will be evaluated against profit and overheads and percentage fees.

45% will be awarded to the lowest priced bidder with the remaining bidder's score being evaluated on a relative scale of the lowest price bracket.

Particular suitability

Lot 1A. Lot 1A: Swansea Bay University Health Board (SBUHB) Multi-Disciplinary & Modernisation Works (SME Focus)

Lot 1B. Lot 1B: Hywel Dda University Health Board (HDUHB) Multi-Disciplinary & Modernisation Works

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

Submission

Publication date of tender notice (estimated)

13 March 2026

Enquiry deadline

27 March 2026, 12:00am

Tender submission deadline

24 April 2026, 12:00am

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

21 September 2026

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Procedure

Procedure type

Open procedure

Contracting authority

NHS Wales Shared Services Partnership-Procurement Services (hosted by Velindre University NHS Trust)

- NHS Organisation Data Service: RQF

4-5 Charnwood Court,

Cardiff

CF14 3UZ

United Kingdom

Contact name: Shannon Mason

Email: shannon.mason@wales.nhs.uk

Website: <http://nwssp.nhs.wales/ourservices/procurement-services/>

Region: UKL22 - Cardiff and Vale of Glamorgan

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales

