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Tender

Public Buildings Construction and Infrastructure

LHC Procurement Group for the Welsh Procurement Alliance (WPA)

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

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Scope

Reference

PB4

Description

This framework covers a broad range of construction-related services for public buildings across multiple value bands.

It includes new build projects delivered using traditional methods or modern framed/panelised systems, refurbishment and restoration of existing and listed public buildings, and associated infrastructure works such as highways, sewers, and drainage.

It also encompasses demolition and recovery services to prepare sites for development, facilities management covering building fabric and technical systems, and professional services including project management and cost control. The framework is structured across multiple lots based on project type and value, ranging from under 750,000 GBP to over 25 million GBP.

Commercial tool

Establishes a framework

Total value (estimated)

- £100,000,000 excluding VAT
- £100,000,000 including VAT

Above the relevant threshold

Main procurement category

Works

Contract locations

- UKL - Wales

Not the same for all lots

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

Lot 1. New Build Only - 0 to 1M GBP

Description

The construction of new Public buildings, built in the traditional manner to architect and engineers designs. The lot is intended for traditional construction but modern methods of construction such as panelised or framed systems (2D systems, MMC category 2) are permitted.

Lot value (estimated)

- £100,000,000 excluding VAT
- £100,000,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 30 April 2026 to 29 April 2030
- Possible extension to 30 April 2031
- 5 years, 1 day

Description of possible extension:

The Client may extend the term beyond the initial period provided such extension constitutes a non-substantial modification or falls under a permitted modification under Section 74 of the Procurement Act 2023.

CPV classifications

- 45000000 - Construction work

Same for all lots

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

Lot 2. New Build Only - 0 to 1m GBP

Description

The construction of new Public buildings, built in the traditional manner to architect and engineers designs. The lot is intended for traditional construction but modern methods of construction such as panelised or framed systems (2D systems, MMC category 2) are permitted.

Lot value (estimated)

- £100,000,000 excluding VAT
- £100,000,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 30 April 2026 to 29 April 2030
- Possible extension to 30 April 2031
- 5 years, 1 day

Description of possible extension:

The Client may extend the term beyond the initial period provided such extension constitutes a non-substantial modification or falls under a permitted modification under Section 74 of the Procurement Act 2023.

CPV classifications

- 45000000 - Construction work
- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings

Same for all lots

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

Lot 3. Refurbishment only - 0 to 1m GBP

Description

The repair, renovation and restoration of existing Public Buildings including Listed Buildings with the approval of the conservation officer. This lot is intended for traditionally built offices, schools, hospitals, blue light building and other civic buildings.

Lot value (estimated)

- £100,000,000 excluding VAT
- £100,000,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 30 April 2026 to 29 April 2030
- Possible extension to 30 April 2031
- 5 years, 1 day

Description of possible extension:

The repair, renovation and restoration of existing Public Buildings including Listed Buildings with the approval of the conservation officer. This lot is intended for traditionally built offices, schools, hospitals, blue light building and other civic buildings. This lot does not include factory built modular buildings.

CPV classifications

- 45000000 - Construction work
- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings

Same for all lots

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

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

Description

The repair, renovation and restoration of existing Public Buildings including Listed Buildings with the approval of the conservation officer. This lot is intended for traditionally built offices, schools, hospitals, blue light building and other civic buildings.

Lot value (estimated)

- £100,000,000 excluding VAT
- £100,000,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 30 April 2026 to 29 April 2030
- Possible extension to 30 April 2031
- 5 years, 1 day

Description of possible extension:

The Client may extend the term beyond the initial period provided such extension constitutes a non-substantial modification or falls under a permitted modification under Section 74 of the Procurement Act 2023.

CPV classifications

- 45000000 - Construction work
- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings

Same for all lots

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

Lot 5. Civil Infrastructure - 0 to 2.5m GBP

Description

The demolition and recovery of recyclable material to enable development of a public building up to 2.5M GBP. The construction of necessary highway, drainage and utilities to service a development, this includes any highway structures such as bridges, retaining walls and works in the existing public highway.

Lot value (estimated)

- £100,000,000 excluding VAT
- £100,000,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 30 April 2026 to 29 April 2030
- Possible extension to 30 April 2031
- 5 years, 1 day

Description of possible extension:

The demolition and recovery of recyclable material to enable development of a public building. The construction of necessary highway, drainage and utilities to service a development, this includes any highway structures such as bridges, retaining walls and works in the existing public highway.

CPV classifications

- 45000000 - Construction work

Same for all lots

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

Lot 6. Civil Infrastructure - over 2.5m GBP

Description

The demolition and recovery of recyclable material to enable development of a public building. The construction of necessary highway, drainage and utilities to service a development, this includes any highway structures such as bridges, retaining walls and works in the existing public highway.

Lot value (estimated)

- £100,000,000 excluding VAT
- £100,000,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 30 April 2026 to 29 April 2031
- Possible extension to 30 April 2031
- 5 years, 1 day

Description of possible extension:

The Client may extend the term beyond the initial period provided such extension constitutes a non-substantial modification or falls under a permitted modification under Section 74 of the Procurement Act 2023.

CPV classifications

- 45000000 - Construction work

Same for all lots

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

Lot 7. New Build, Refurbishment and Associated Services - 2.5 to 10m GBP

Description

The construction of new Public buildings, built in the traditional manner to architect and engineers designs. The repair, renovation and restoration of existing Public Buildings including Listed Buildings with the approval of the conservation officer. The construction of Highways, sewers and other infrastructure.

Lot value (estimated)

- £100,000,000 excluding VAT
- £100,000,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 30 April 2026 to 29 April 2030
- Possible extension to 30 April 2031
- 5 years, 1 day

Description of possible extension:

The Client may extend the term beyond the initial period provided such extension constitutes a non-substantial modification or falls under a permitted modification under Section 74 of the Procurement Act 2023.

CPV classifications

- 45000000 - Construction work
- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings

Same for all lots

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

Lot 8. New Build, Refurbishment and Associated Services - 10 to 25m GBP

Description

The construction of new Public buildings, built in the traditional manner to architect and engineers designs. The repair, renovation and restoration of existing Public Buildings including Listed Buildings with the approval of the conservation officer. The construction of Highways, sewers and other infrastructure to service a development

Lot value (estimated)

- £100,000,000 excluding VAT
- £100,000,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 30 April 2026 to 29 April 2030

- Possible extension to 30 April 2031
- 5 years, 1 day

Description of possible extension:

The Client may extend the term beyond the initial period provided such extension constitutes a non-substantial modification or falls under a permitted modification under Section 74 of the Procurement Act 2023.

CPV classifications

- 45000000 - Construction work
- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings

Same for all lots

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

Lot 9. New Build, Refurbishment and Associated Services - over 25m GBP

Description

The construction of new Public buildings, built in the traditional manner to architect and engineers designs. The repair, renovation and restoration of existing Public Buildings including Listed Buildings with the approval of the conservation officer. The construction of Highways, sewers and other infrastructure to service a development.

Lot value (estimated)

- £100,000,000 excluding VAT
- £100,000,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 30 April 2026 to 29 April 2030
- Possible extension to 30 April 2031
- 5 years, 1 day

Description of possible extension:

The Client may extend the term beyond the initial period provided such extension constitutes a non-substantial modification or falls under a permitted modification under Section 74 of the Procurement Act 2023.

CPV classifications

- 45000000 - Construction work
- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings

Same for all lots

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

Lot 10. Hard Facilities Management - all values

Description

The management of the physical aspects of a building including – the buildings infrastructure, walls, floors, roof and mechanical and electrical systems. The Health and Safety compliance, Fire safety services and other technical services such as CCTV and door entry systems. It should also include external items such as private street lighting, access road repairs and paving.

Lot value (estimated)

- £100,000,000 excluding VAT
- £100,000,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 30 April 2026 to 29 April 2030
- Possible extension to 29 April 2031
- 5 years

Description of possible extension:

The Client may extend the term beyond the initial period provided such extension constitutes a non-substantial modification or falls under a permitted modification under Section 74 of the Procurement Act 2023.

CPV classifications

- 79000000 - Business services: law, marketing, consulting, recruitment, printing and security
- 50000000 - Repair and maintenance services

- 45000000 - Construction work

Same for all lots

Contract locations 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

0%

Framework operation description

The framework will operate as a multi-supplier agreement, enabling public sector clients to procure from pre-approved contractors. Prices are established at framework tender stage and represent the maximum framework rates. Contracting authorities may seek improved rates through mini-competitions or apply direct award where best value can be demonstrated in line with the framework rules.

All call-off contracts will be entered into under the FAC-1 Framework Alliance Contract, which governs collaboration, performance management, and value delivery.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

All contracting authorities, this includes, but is not limited to:

Registered Social Landlords (RSLs), Tenant Management Organisations (TMOs), Arm's-Length Management Organisations (ALMOs), Local Authorities and their subsidiaries or joint ventures, Health Authorities, NHS Trusts, Police and Fire Services, Defence Organisations, Publicly Funded Schools, Colleges, Universities, and Registered Charities.

Participation

Particular suitability

Lot 1. New Build Only - 0 to 1M GBP

Lot 2. New Build Only - 0 to 1m GBP

Lot 3. Refurbishment only - 0 to 1m GBP

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

Lot 5. Civil Infrastructure - 0 to 2.5m GBP

Lot 6. Civil Infrastructure - over 2.5m GBP

Lot 7. New Build, Refurbishment and Associated Services - 2.5 to 10m GBP

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

2 December 2025, 12:00am

Tender submission deadline

9 December 2025, 12:00am

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

15 April 2026

Award criteria

Lot 1. New Build Only - 0 to 1M GBP

Lot 3. Refurbishment only - 0 to 1m GBP

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

Lot 6. Civil Infrastructure - over 2.5m GBP

Lot 7. New Build, Refurbishment and Associated Services - 2.5 to 10m GBP**Lot 8. New Build, Refurbishment and Associated Services - 10 to 25m GBP****Lot 9. New Build, Refurbishment and Associated Services - over 25m GBP****Lot 10. Hard Facilities Management - all values**

Name	Type	Weighting
General Quality Response	Quality	25.00%
Workstream Specific Quality Response	Quality	25.00%
Price	Price	25.00%
Regional Quality Response	Quality	15.00%
Social Value Response	Quality	10.00%

Lot 2. New Build Only - 0 to 1m GBP

Name	Type	Weighting
General Quality Response	Quality	25.00%
Workstream Specific Quality Response	Quality	25.00%
Price	Price	25.00%
Regional Quality Response	Quality	15.00%
Social Value Response	Quality	10.00%

Lot 5. Civil Infrastructure - 0 to 2.5m GBP

Name	Type	Weighting
General Quality Response	Quality	25.00%
Workstream Specific Quality Response	Quality	25.00%
Price	Price	25.00%
Regional Quality Response	Quality	15.00%
Social Value Response	Quality	10.00%

Other information**Applicable trade agreements**

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

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: <https://www.welshprocurement.cymru/>

Region: UKL16 - Gwent Valleys

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

Devolved regulations that apply: Wales