

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/070841-2025>

Contract

Framework Agreement for Modular & Prefabricated Building Solutions and Associated Services

NHS Commercial Solutions

F03: Contract award notice

Notice identifier: 2025/S 000-070841

Procurement identifier (OCID): ocds-h6vhtk-04ca23

Published 4 November 2025, 1:29pm

Section I: Contracting authority

I.1) Name and addresses

NHS Commercial Solutions

The Atrium. Curtis Road.

Dorking

RH4 1XA

Email

nhscs.estates@nhs.net

Telephone

+44 1306646822

Country

United Kingdom

Region code

UK - United Kingdom

National registration number

OC415501

Internet address(es)

Main address

<https://www.commercialsolutions-sec.nhs.uk/>

Buyer's address

<https://www.commercialsolutions-sec.nhs.uk/>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Health

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Framework Agreement for Modular & Prefabricated Building Solutions and Associated Services

Reference number

5514-5512

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

This contract is for the establishment of a Modular Building Framework to supply, design, construct, and maintain modular buildings for all public sector facilities including; educational establishments, or healthcare environments. The framework will cover the provision of high-quality, sustainable, and flexible modular building solutions, which may include:

LOT DETAILS

A key objective for this Framework Agreement is to cover the most comprehensive range possible of Modular & Prefabricated Building Solutions. To achieve this, the Framework Agreement Service Requirements have been broken down into the following lots.

- a. Lot 1: Consultancy Services;
- b. Lot 2: Modular & Prefabricated Building Services; and
- c. Lot 3: Managed Services

LOT 1: CONSULTANCY SERVICES

The range of consultancy services will include the following, but not restricted to:

- i. Surveys,
- ii. Quantity Surveyor,
- iii. Planning and Valuation,
- iv. Drawing, Design and Architectural Services,
- v. Health & Safety,
- vi. Multi-disciplinary Engineering,
- vii. Programme and Project Management,

- viii. Cost Scheduler,
- ix. Contract Management,
- x. Quality Controller.

Lot 2: Modular & Prefabricated Building Services

The Services shall include but shall not be limited to the design, supply, delivery, construction/installation and maintenance of both temporary and permanent Modular & Prefabricated Buildings, whether capital purchased, Leased or Hired. The Supplier will also offer any enablement works required for preparing sites, consultancy services including but not limited to obtaining permissions, provisioning utilities and Digital infrastructure, supplying furniture and consumables.

LOT 3: Managed Services

Suppliers will offer a combination of the services offered under Lot 1 and/or Lot 2 and other services that may be associated with them. The other associated services may include the following:

Services shall include preliminary Modular and Prefabricated Building Solutions (as in on Lot 2) and additionally

- i. Managed Equipment Service: This may include but not be limited to, Theatres, Diagnostic Equipment, Multi-Functional Devices, Radiology Scanners, Security Scanners, Kiosk/Digital Displays, Computers and IT peripheral, furniture and utility Equipment. And/or
- ii. Staffing Solution: Recruitment, deploy and management of medical/non-medical professional services. And/or
- iii. Sterile Services: This may include but not be limited to, providing medical equipment sterilisation services, Computers and IT peripheral, furniture and utility Equipment.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £1,000,000,000

II.2) Description

II.2.1) Title

Consultancy Services

Lot No

1

II.2.2) Additional CPV code(s)

- 44211000 - Prefabricated buildings
- 71312000 - Structural engineering consultancy services
- 71313000 - Environmental engineering consultancy services
- 71314300 - Energy-efficiency consultancy services
- 71315210 - Building services consultancy services
- 71530000 - Construction consultancy services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Suppliers will offer a range of Professional and Consultancy Services, including but limited to, to scope, conduct surveys, recommend solutions, aid in developing business cases, plan, enable, manage projects and contracts, monitor compliance. The range of consultancy

services will include the following, but not restricted to:

- Consultancy Services associated with Modular Building services,
- Construction (Design and Management)
- Architect,
- Civil Engineer,
- Structural Engineer,

- Mechanical Engineer,
- Electrical Engineer,
- Building Services,
- Acoustic Engineer,
- Principal Designer,
- Town Planning Consultant,
- BREEAM Assessment,
- Surveys,
- Topographical Survey,
- Ground Penetrating Radar,
- Utilities Desktop,
- Detailed UXO risk assessment report,
- Phase 1 Geo-environmental desk study,
- Phase 2 Intrusive investigations,
- CCTV Drainage,
- Percolation Test,
- WAC Testing,
- Plate Testing,
- Flood Risk Assessment,
- Arboriculture,
- Suds Assessment,
- Ecology,

- Air Permeability,
- Indoor Air Quality,
- Security Needs Assessment,
- Desk-Based Site Audit, PTAI & Development of BREEAM Travel Plan,
- Student Survey Development & Analysis,
- Mat01 - LCA Works,
- Wst05 - Climate Change Risk Assessment,
- Le02-Le05 – Ecology,
- Polo3 - Floor Risk Assessment & Drainage Strategy,
- Quantity Surveyor,
- Planning and Valuation,
- Drawing, Design and Architectural Services,
- Health & Safety,
- Multi-disciplinary Engineering,
- Programme and Project Management,
- Cost Scheduler,
- Contract Management,
- Quality Controller,
- Energy and Sustainability Training,
- Energy Audits,
- Cost comparisons,
- Savings assessments,

- Strategic documents,
- MEP Services,
- Hydrology,
- Fire Safety,
- Transport,
- Noise, Air Quality, Lighting & Odour,
- Geotechnical,
- Fire Engineering,
- Landscaping Design,
- Building Services Management,
- Environmental Management,
- Estimating,
- Pre-Construction Management,
- Master Planning,
- Estates Strategy,
- Health Planning,
- Business Case Authoring,
- BREEAM Consultancy,
- NZC Consultancy,
- Town Planning,
- LIDAR Scanning,
- BIM Consultancy,

- CDM Principal Designer,
- CDM Principal Contractor.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2) Description

II.2.1) Title

Modular and Prefabricated Building Solutions

Lot No

2

II.2.2) Additional CPV code(s)

- 44100000 - Construction materials and associated items
- 44200000 - Structural products
- 44211000 - Prefabricated buildings
- 44211100 - Modular and portable buildings
- 44300000 - Cable, wire and related products
- 44400000 - Miscellaneous fabricated products and related items

- 44500000 - Tools, locks, keys, hinges, fasteners, chain and springs
- 44600000 - Tanks, reservoirs and containers; central-heating radiators and boilers
- 44800000 - Paints, varnishes and mastics

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The Services shall include but shall not be limited to the design, supply, delivery, construction/installation and maintenance of both temporary and permanent Modular & Prefabricated Buildings, whether capital purchased, Leased or Hired. The Supplier will also offer any enablement works required for preparing sites, consultancy services including but not limited to obtaining permissions, provisioning utilities and Digital infrastructure, supplying furniture and consumables.

The Suppliers appointed under this Framework Agreement comply with a wide range of standards and regulations, for example –

- Modern Method of Construction (MMC);
- Passivhaus;
- Ligature-proof/Anti-ligature Furniture and Fixture;
- Building Information Modelling (BIM);
- Health Building Note (HBN);
- Health Technical Memoranda (HTM);
- Building Regulations and the Education (School Premises) Regulations 1999;
- ‘School-specific Brief’ in the Output Specification 2017: ESFA Employer’s Requirements part C.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2) Description

II.2.1) Title

Managed Services

Lot No

3

II.2.2) Additional CPV code(s)

- 44211000 - Prefabricated buildings

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Suppliers will offer a combination of the services offered under Lot 1 and/or Lot 2 and other

services that may be associated with them. The other associated services may include the

following:

Services shall include, but shall not be limited to –

i. Managed Equipment Service: This may include but not be limited to, Theatres, Diagnostic Equipment, Multi-Functional Devices, Radiology Scanners, Security Scanners, Kiosk/Digital Displays, Computers and IT peripheral, furniture and utility Equipment.

ii. Staffing Solution: Recruitment, deploy and management of medical/non-medical professional services.

iii. Sterile Services: This may include but not be limited to, providing medical equipment sterilisation services, Computers and IT peripheral, furniture and utility Equipment.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Price is not the only award criterion and all criteria are stated only in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-041195](#)

Section V. Award of contract

Contract No

5514-5512

Lot No

1

Title

Consultancy Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

3 November 2025

V.2.2) Information about tenders

Number of tenders received: 11

Number of tenders received from SMEs: 7

Number of tenders received from tenderers from other EU Member States: 1

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 11

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Low Carbon Europe Limited

Brighton

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

08451494

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

MA Cost Consulting Limited

Knowlhill, Milton Keynes

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

06901841

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

MTX Contracts Ltd

Handforth

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

4522396

The contractor is an SME

No

V.2.3) Name and address of the contractor

P+HS Architects

Stokesley

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

5020036

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Premier Modular Ltd

Brandesburton

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

2487565

The contractor is an SME

No

V.2.3) Name and address of the contractor

Tetra Tech Ltd

Leeds

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

01959704

The contractor is an SME

No

V.2.3) Name and address of the contractor

Akerlof Ltd

Northampton

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

12298681

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Avison Young (UK) Limited

Birmingham

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

06382509

The contractor is an SME

No

V.2.3) Name and address of the contractor

exi

Coventry

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

10767800

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Health Spaces Ltd

Peterborough

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

13305967

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Imaging Matters Limited

Leamington Spa

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

10178561

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £150,000,000

Section V. Award of contract

Contract No

5514-5512

Lot No

2

Title

Modular & Prefabricated Building Solutions

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

3 November 2025

V.2.2) Information about tenders

Number of tenders received: 32

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 14

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 32

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Mac Zero Modular Buildings Ltd

Dungannon

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

NI671775

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Mental Health Acute Pods

Crawley

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

15885987

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Merit Holdings Limited

Cramlington

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

04499715

The contractor is an SME

No

V.2.3) Name and address of the contractor

ModuleCo

Cheltenham

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

08580445

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

ModuleCo Healthcare Limited

Ellesmere Port

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

06627288

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Modulek

Verwood

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

07466165

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

MTX Contracts LTD

Handforth

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

4522396

The contractor is an SME

No

V.2.3) Name and address of the contractor

P MCVEY BUILDING SYSTEMS

Toomebridge

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

NI634141

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Premier Modular Ltd

Brandesburton

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

2487565

The contractor is an SME

No

V.2.3) Name and address of the contractor

Reds10 (UK) Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

05934862

The contractor is an SME

No

V.2.3) Name and address of the contractor

R G Stones (Buildings) Ltd

Oswestry

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

2896719

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

McAvoy Modular Offsite Limited

Lisburn

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

NI08762

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

THE PORTABLE LIVING GROUP LIMITED

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

11091659

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

VAMED Engineering GmbH

Vienna, Austria

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

FN162841y

The contractor is an SME

No

V.2.3) Name and address of the contractor

Vanguard Healthcare Solutions Ltd

Brockworth

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

4382564

The contractor is an SME

No

V.2.3) Name and address of the contractor

Vision Built Structures Ltd

Dublin

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

539588

The contractor is an SME

No

V.2.3) Name and address of the contractor

Wernick Buildings Ltd

Wickford

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

414489

The contractor is an SME

No

V.2.3) Name and address of the contractor

Western Building Systems Ltd

Coalisland

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

NI 025833

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Actiform Ltd

Mirfield

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

02941208

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Darwin Group

Telford

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

5395228

The contractor is an SME

No

V.2.3) Name and address of the contractor

Flexibilistay

Harderwijk

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

85949299

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Health Spaces Ltd

Peterborough

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

13305967

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Imaging Matters Limited

Leamington Spa

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

10178561

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £600,000,000

Section V. Award of contract

Contract No

5514-5512

Lot No

3

Title

Managed Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

3 November 2025

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 1

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 8

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

ModuleCo Healthcare Limited

Ellesmere Port

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

06627288

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

MTX Contracts Ltd

Handforth

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

4522396

The contractor is an SME

No

V.2.3) Name and address of the contractor

Premier Modular Limited

Brandesburton

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

2487565

The contractor is an SME

No

V.2.3) Name and address of the contractor

Vanguard Healthcare Solutions

Brockworth

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

4382564

The contractor is an SME

No

V.2.3) Name and address of the contractor

Darwin Group

Telford

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

5395228

The contractor is an SME

No

V.2.3) Name and address of the contractor

Ergea UK and Ireland Limited

Theale, Reading

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

04328629

The contractor is an SME

No

V.2.3) Name and address of the contractor

GENMED ME LTD

Cwmbran

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

06045647

The contractor is an SME

No

V.2.3) Name and address of the contractor

Imaging Matters Limited

Leamington Spa

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

10178561

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £300,000,000

Section VI. Complementary information

VI.3) Additional information

Subject to approval from the contracting authority, the public sector bodies eligible to use the Framework Agreement include, in particular, the following in the United Kingdom and their respective statutory successors and organisations created as a result of re-organisations or organisational changes, and any private sector entities having similar procurement needs:

The NHS in England (National Health Service for the United Kingdom) including but not limited to Foundation Trusts, Acute (Hospital) Trusts, Ambulance Trusts, Mental Health Trusts, Care Trusts listed at: <https://www.england.nhs.uk/publication/nhs-provider-directory/>

Integrated Care Systems (ICSs): <https://www.england.nhs.uk/commissioning/who-commissions-nhs-services/ccg-ics/>

Special Health Authorities:

Department of Health: <https://www.gov.uk/government/organisations/>

Department-of-health Arm's Length
Bodies:

https://assets.publishing.service.gov.uk/media/60eddaaad3bf7f5688e5d966/Public_Bodies_2020.pdf

NHS England: <https://www.england.nhs.uk/>

Other organisations involved in commissioning and/or overseeing General Practitioner services, GP consortia, GP Practices and any other provider of primary medical services:

(a) who are a party to any of the following contracts:

- General Medical Services (GMS),
- Personal Medical Services (PMS),
- Alternative Provider Medical Services (APMS); and/or

(b) Commissioned by NHS England or other organisations involved in commissioning or overseeing General Practitioner services, as described above.

The NHS in Wales, Scotland and Northern Ireland including but not limited to Primary care services.

GPs, pharmacies, dentists and optometrists, Hospital services, and community services, including those provided through community health centres and mental health services at:

NHS Wales (National Health Service for Wales): including but not limited to Welsh Health Boards, NHS Trusts and Public Health Wales:

<http://www.wales.nhs.uk/nhswalesaboutus/structure>

NHS Scotland (National Health Service for Scotland) including but not limited to Regional NHS Boards, Special NHS Boards and public health body at:

<http://www.scot.nhs.uk/organisations/>

Health and Social Care Services in Northern Ireland: (National Health Service for Northern Ireland) including but not limited to Health Trusts, Social Care Board and other HSC Agencies: <http://online.hscni.net/>

Social Enterprise UK: <https://www.socialenterprise.org.uk>

Organisations covered by Department of Education:

<https://www.gov.uk/government/organisations/department-for-education>

Local Authority Councils in England, Scotland and Wales: county, unitary, district, borough, and metropolitan councils (parish/community councils), Local Councils in England, Scotland and Wales: <https://www.gov.uk/find-local-council>

Non-profit organisations that receive UK Government funding but are not government agencies which are regulated by the UK Government and duty bound to comply with Procurement Act 2023, for example, Housing Associations.

Local Authority Councils in Northern Ireland: <https://www.nidirect.gov.uk/contacts/local-councils-in-northern-ireland>

Isle of Man (IoM) Government and associated IoM based public bodies, including all IoM Government Departments and Cabinet Office, including but not limited to: Department of Health and Social Care

The States of Jersey Government and administration including all Government Departments including but not limited to: Health and Social Services

The States of Guernsey (Parliament and government) including but not limited to the Committee for Health and Social Care

UK Police Forces in England, Northern Ireland, Scotland and Wales including National Special Police Forces. <https://www.police.uk/forces/>

UK Maritime and Coastguard Agency

Registered charities in England and Wales, Scotland and Northern Ireland

England, Northern Ireland, Scottish and Welsh Fire and Rescue Authorities

VI.4) Procedures for review

VI.4.1) Review body

Surrey and Borders Partnership NHS Trust, on behalf of NHS Commercial Solutions

Leatherhead

Leatherhead

Country

United Kingdom