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Contract

Framework Agreement for Modular & Prefabricated Building Solutions and Associated Services

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

F20: Modification notice

Notice identifier: 2025/S 000-071813

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

Published 6 November 2025, 5:44pm

Section I: Contracting authority/entity

I.1) Name and addresses

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

The Atrium. Curtis Road.

Dorking

Email

monjur.elahi@nhs.net

Telephone

+44 1306646822

Country

United Kingdom

Region code

UK - United Kingdom

Charity Commission (England and Wales)

1126477

Internet address(es)

Main address

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

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.2) Description

II.2.1) Title

Modular & Prefabricated Building Services

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 at the time of conclusion of the contract:

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.2.7) Duration of the contract, framework agreement, dynamic purchasing system or concession

Start date

4 November 2025

End date

3 November 2027

II.2.13) Information about European Union Funds

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

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2025/S 000-070841](#)

Section V. Award of contract/concession

Contract No

Atamis Ref: OC415501; FWA Ref: 5514-5512

Lot No

2

Title

Modular & Prefabricated Building Services

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

3 November 2025

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

Mac Zero Modular Buildings Ltd

Dungannon

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

NI671775

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Mental Health Acute Pods

Crawley

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

15885987

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Merit Holdings Limited

Cramlington

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

04499715

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

ModuleCo Healthcare Limited

Ellesmere Port

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

06627288

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Modulek

Verwood

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

07466165

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

MTX Contracts LTD

Handforth

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

4522396

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

P MCVEY BUILDING SYSTEMS

Toomebridge

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

NI634141

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Premier Modular Ltd

Brandesburton

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

2487565

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Reds10 (UK) Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

05934862

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

R G Stones (Buildings) Ltd

Oswestry

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

05934862

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

McAvoy Modular Offsite Limited

Lisburn

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

NI08762

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

THE PORTABLE LIVING GROUP LIMITED

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

11091659

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

VAMED Engineering GmbH

Vienna, Austria

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

FN162841y

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Vanguard Healthcare Solutions Ltd

Brockworth

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

4382564

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Vision Built Structures Ltd

Dublin

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

539588

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Wernick Buildings Ltd

Wickford

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

414489

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Western Building Systems Ltd

Coalisland

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

NI 025833

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Actiform Ltd

Mirfield

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

02941208

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Darwin Group

Telford

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

5395228

The contractor/concessionaire is an SME

No

V.2.3) Name and address of the contractor/concessionaire

Flexibilistay

Harderwijk

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

85949299

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Health Spaces Ltd

Peterborough

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

13305967

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Imaging Matters Limited

Leamington Spa

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

10178561

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

ModuleCo

Cheltenham

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

08580445

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £600,000,000

Section VI. Complementary information

VI.3) Additional information

Additional CPV that should have been included in the original Award Notice

45000000 Construction Work

45223810- 7 Prefabricated Constructions

45223820-0 Prefabricated Units and Components

45223800-4 Assembly and erection of prefabricated structures

VI.4) Procedures for review

VI.4.1) Review body

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

Leatherhead

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 44211000 - Prefabricated buildings

VII.1.2) 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
- 45000000 - Construction work
- 45223800 - Assembly and erection of prefabricated structures
- 45223810 - Prefabricated constructions
- 45223820 - Prefabricated units and components

VII.1.3) Place of performance

NUTS code

- UK - United Kingdom

VII.1.4) 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.

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- 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.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Start date

4 November 2025

End date

3 November 2027

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£1,000,000,000

VII.1.7) Name and address of the contractor/concessionaire

MTX Contracts Ltd

Handforth

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

4522396

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

Mac Zero Modular Buildings Ltd

Dungannon

Country

United Kingdom

NUTS code

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Companies House

NI671775

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Yes

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Crawley

Country

United Kingdom

NUTS code

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Companies House

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Yes

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Companies House

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Companies House

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NUTS code

- UK - United Kingdom

Companies House

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United Kingdom

NUTS code

- UK - United Kingdom

Companies House

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NUTS code

- UK - United Kingdom

Companies House

2487565

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Country

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NUTS code

- UK - United Kingdom

Companies House

NI 025833

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London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

05934862

The contractor/concessionaire is an SME

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VII.1.7) Name and address of the contractor/concessionaire

Wernick Buildings Ltd

Wickford

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

414489

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

R G Stones (Buildings) Ltd

Oswestry

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

2896719

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

McAvoy Modular Offsite Limited

Lisburn

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

NI08762

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Vision Built Structures Ltd

Dublin

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

539588

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

THE PORTABLE LIVING GROUP LIMITED

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

11091659

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Vanguard Healthcare Solutions Ltd

Brockworth

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

4382564

The contractor/concessionaire is an SME

No

VII.1.7) Name and address of the contractor/concessionaire

VAMED Engineering GmbH

Vienna, Austria

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

FN162841y

The contractor/concessionaire is an SME

No

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

Additional CPV that should have been included in the original Award Notice

45000000 Construction Work

45223810- 7 Prefabricated Constructions

45223820-0 Prefabricated Units and Components

45223800-4 Assembly and erection of prefabricated structures

VII.2.2) Reasons for modification

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

Additional CPV codes for Lot 2 are included

No modification, addition to the scope or value is done through this notice.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £1

Total contract value after the modifications

Value excluding VAT: £1,000,000,000