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Contract

Framework Agreement for Modular & Prefabricated Building Solutions and Associated Services

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

F20: Modification notice

Notice identifier: 2025/S 000-071813

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

Published 6 November 2025, 5:44pm

Section I: Contracting authority/entity

I.1) Name and addresses

Surrey and Boarders 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: <u>2025/S 000-070841</u>

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
Merit Holdings Limited Cramlington
Cramlington
Cramlington Country
Cramlington Country United Kingdom
Cramlington Country United Kingdom NUTS code
Cramlington Country United Kingdom NUTS code • UK - United Kingdom
Cramlington Country United Kingdom NUTS code • UK - United Kingdom Companies House
Cramlington Country United Kingdom NUTS code • UK - United Kingdom Companies House 04499715

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

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
London
Country

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

NUTS code

United Kingdom

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

The contractor/concessionaire is an SME

10178561

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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 Boarders 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.

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.

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
UK - United Kingdom
Companies House
NI671775
The contractor/concessionaire is an SME
The contractor/concessionaire is an Sivie
Yes
Yes

Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
15885987
The contractor/concessionaire is an SME
Yes
VII.1.7) 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
VII.1.7) 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
VII.1.7) 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
VII.1.7) 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
VII.1.7) 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
VII.1.7) 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
VII.1.7) 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
VII.1.7) 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
VII.1.7) 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
VII.1.7) Name and address of the contractor/concessionaire
Actiform Ltd
Actiform Ltd Mirfield
Mirfield
Mirfield Country
Mirfield Country United Kingdom

02941208 The contractor/concessionaire is an SME Yes VII.1.7) 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 VII.1.7) Name and address of the contractor/concessionaire Western Building Systems Ltd Coalisland Country **United Kingdom NUTS** code

NI 025833

• UK - United Kingdom

Companies House

The contractor/concessionaire is an SME
Yes
VII.1.7) 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
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 adaptions and average inflation)

Value excluding VAT: £1

Total contract value after the modifications

Value excluding VAT: £1,000,000,000