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Contract

# **Refurbishment and Modernisation Framework Agreement**

LHC for the Scottish Procurement Alliance (SPA)

F20: Modification notice

Notice identifier: 2025/S 000-073778

Procurement identifier (OCID): ocds-h6vhtk-03a449

Published 14 November 2025, 8:36am

# Section I: Contracting authority/entity

# I.1) Name and addresses

LHC for the Scottish Procurement Alliance (SPA)

6 Deer Park Avenue

Livingston

**EH54 8AF** 

#### Contact

**Procurement Team** 

#### **Email**

procurement@lhcprocure.org.uk

## **Telephone**

+44 1506894395

## Country

**United Kingdom** 

**NUTS** code

UKM - Scotland

Internet address(es)

Main address

http://www.scottishprocurement.scot

Buyer's address

 $\underline{https://www.publiccontractsscotland.gov.uk/search/Search\_AuthProfile.aspx?ID=AA1612} \\ \underline{3}$ 

# **Section II: Object**

# II.1) Scope of the procurement

II.1.1) Title

Refurbishment and Modernisation Framework Agreement

Reference number

RM3

## II.1.2) Main CPV code

• 45000000 - Construction work

## II.1.3) Type of contract

Works

# II.2) Description

## II.2.2) Additional CPV code(s)

- 45421151 Installation of fitted kitchens
- 45211310 Bathrooms construction work

• 45300000 - Building installation work

## II.2.3) Place of performance

**NUTS** codes

• UKM - Scotland

## II.2.4) Description of the procurement at the time of conclusion of the contract:

Modification to increase contract value by 50% due to unforeseen increased workload.

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

Start date

1 March 2024

End date

29 February 2028

## 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: 2023/S 000-017002

# Section V. Award of contract/concession

## **Contract No**

1

### Title

Refurbishment and Modernisation Framework Agreement

# V.2) Award of contract/concession

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

20 February 2024

## 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

Everwarm Ltd

3 Inchcorse Place, Whitehill Industrial Estate

West Lothian

**EH48 2EE** 

Country

**United Kingdom** 

**NUTS** code

• UKM78 - West Lothian

The contractor/concessionaire is an SME

No

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

Hugh LS McConnell Ltd

6, inkerman place
kilmarnock
KA12RL
Country
United Kingdom
NUTS code
UKM94 - South Ayrshire
The contractor/concessionaire is an SME
Yes
V.2.3) Name and address of the contractor/concessionaire
McGregor Projects Ltd
115 Summerlee Street
Glasgow
G33 4DB
Country
United Kingdom
NUTS code
UKM82 - Glasgow City
The contractor/concessionaire is an SME
Yes
V.2.3) Name and address of the contractor/concessionaire
Northseal Facades Ltd

1 Simonsburn Road

Kilmarnock
KA1 5LA
Country
United Kingdom
NUTS code
UKM93 - East Ayrshire and North Ayrshire mainland
The contractor/concessionaire is an SME
Yes
V.2.3) Name and address of the contractor/concessionaire
Compass Building & Construction Services Ltd
Corrie Lodge, Millburn Road
Inverness
IV2 3TP
Country
United Kingdom
NUTS code
UKM62 - Inverness & Nairn and Moray, Badenoch & Strathspey
The contractor/concessionaire is an SME
Yes

# $\label{lem:v.2.4} V.2.4)\ Information\ on\ value\ of\ the\ contract/lot/concession\ (at\ the\ time\ of\ conclusion\ of\ the\ contract; excluding\ VAT)$

Total value of the procurement: £100,000,000

# **Section VI. Complementary information**

# VI.3) Additional information

LHC Procurement Group Limited is a not for profit central purchasing body acting on behalf of contracting authorities throughout Scotland, England and Wales (including partners of the Scottish Procurement Alliance, Welsh Procurement Alliance and South West Procurement Alliance) for whom we continue to monitor up to 500 live projects at any one time. Thanks to their ongoing and collective feedback and input into the development of this framework and given the reach and scale of their collective portfolios, the framework is both designed and anticipated to support the vast majority of requirements. Consequently, other contracting authorities that were not specifically consulted in the development of this framework may nevertheless also deem the framework to offer a value for money procurement solution for their own requirements and may also use the framework.

As of the date of publication of this notice our frameworks may be used by all contracting authorities in Scotland as defined by the Public Contracts (Scotland) Regulations 2015 and as listed on:

https://www.scottishprocurement.scot/who-we-work-with/

including, but not limited to Registered social landlords (RSL's), tenant management organisations (TMOs) and arm's length management organisations (ALMOs), local authorities and any subsidiaries and joint-venture vehicles of those local authorities, health authorities, councils, boards and trusts, publicly funded schools, universities and further education establishments, colleges, police forces, fire and rescue services or registered charities.

SPA partners may add community benefit requirements in their call-off contracts from this Framework including but not limited to:

- to generate employment and training opportunities for priority groups;
- vocational training;
- to up-skill the existing workforce;
- equality and diversity initiatives;
- to make sub-contracting opportunities available to SMEs, the third sector and supported businesses:

- supply-chain development activity;
- to build capacity in community organisations;
- educational support initiatives

(SC Ref:815868)

# VI.4) Procedures for review

# VI.4.1) Review body

Livingston Sheriff Court and Justice of the Peace Court

West Lothian Civic Centre, Howden South Road

Livingston

EH54 6FF

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

• 45000000 - Construction work

## VII.1.3) Place of performance

NUTS code

UKM - Scotland

### VII.1.4) Description of the procurement:

This framework has been awarded by LHC Procurement Group on behalf of the Scottish Procurement Alliance (SPA).

This new Framework replaces our successful Whole House Framework (WH2). The Refurbishment and Modernisation Framework will provide our clients with access to a range of refurbishment, improvement and modernisation services to maintain their buildings and surrounding external areas.

The framework builds on the scope of LHC's Whole House Framework and extends the scope to allow for works to be carried out in both residential and non-residential buildings. This Framework consists of the following workstreams:- Kitchens & Bathrooms with Associated Works- Electrical Works- Painting & Decorating- Environmental & External Works- Multi-Disciplinary Works

This framework commenced 1st March 2024 and is a closed framework.

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

Start date

1 March 2024

End date

29 February 2028

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

Total value of the contract/lot/concession:

£150,000,000

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

Compass Building & Construction Services Ltd

Corrie Lodge, Millburn Road

Inverness

IV2 3TP

Country

**United Kingdom** 

**NUTS** code

• UKM - Scotland

The contractor/concessionaire is an SME

Yes

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

Everwarm Ltd

3 Inchcorse Place, Whitehill Industrial Estate

West Lothian

**EH48 2EE** 

Country

**United Kingdom** 

NUTS code

• UKM78 - West Lothian

The contractor/concessionaire is an SME

No

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

Hugh LS McConnell Ltd
6, inkerman place
kilmarnock
KA12RL
Country
United Kingdom
NUTS code
UKM - Scotland
The contractor/concessionaire is an SME
Yes
VII.1.7) Name and address of the contractor/concessionaire
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McGregor Projects Ltd  115 Summerlee Street  Glasgow
McGregor Projects Ltd  115 Summerlee Street  Glasgow  G33 4DB
McGregor Projects Ltd  115 Summerlee Street  Glasgow  G33 4DB  Country
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McGregor Projects Ltd  115 Summerlee Street  Glasgow  G33 4DB  Country  United Kingdom  NUTS code

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

Northseal Facades Ltd
1 Simonsburn Road
Kilmarnock
KA1 5LA
Country
United Kingdom
NUTS code
UKM93 - East Ayrshire and North Ayrshire mainland
The contractor/concessionaire is an SME
Yes
VII.1.7) Name and address of the contractor/concessionaire
Bell Group Ltd
Bell Business Park, Rochsolloch Road
Airdrie
ML6 9BG
Country
United Kingdom
United Kingdom  NUTS code
NUTS code
NUTS code  • UK - United Kingdom

CCG (Scotland) Ltd

1 Cambuslang Road, Cambuslang Investment Park
Glasgow
G32 8NB
Country
United Kingdom
NUTS code
UK - United Kingdom
The contractor/concessionaire is an SME
No
VII.1.7) Name and address of the contractor/concessionaire
Chap Group (Aberdeen) Ltd
Enterprise Drive, Westhill Industrial Estate
Westhill
AB32 6TQ
Country
United Kingdom
NUTS code
UKM50 - Aberdeen City and Aberdeenshire
The contractor/concessionaire is an SME
Yes
VII.1.7) Name and address of the contractor/concessionaire
Clark Contracts Limited

23 McFarlane Street

Paisley
PA3 1RY
Country
United Kingdom
NUTS code
UKM - Scotland
The contractor/concessionaire is an SME
No
VII.1.7) Name and address of the contractor/concessionaire
Easy Heat Systems Ltd
McDermott House Inveralmond Place, Inveralmond Industrial Estate
Perth
PH1 3TS
Country
United Kingdom
NUTS code
UK - United Kingdom
The contractor/concessionaire is an SME
Yes
VII.1.7) Name and address of the contractor/concessionaire
GMG Contractors Ltd
142 Swinton Road, Baillieston Glasgow
GLASGOW

Country United Kingdom NUTS code  • UKM - Scotland The contractor/concessionaire is an SME Yes VII.1.7) Name and address of the contractor/concessionaire Lochlie Construction LTD 41 Johnstone Avenue, Hillington Park Glasgow G524NZ Country United Kingdom NUTS code  • UKM8 - West Central Scotland The contractor/concessionaire is an SME Yes
NUTS code  • UKM - Scotland  The contractor/concessionaire is an SME  Yes  VII.1.7) Name and address of the contractor/concessionaire  Lochlie Construction LTD  41 Johnstone Avenue, Hillington Park  Glasgow  G524NZ  Country  United Kingdom  NUTS code  • UKM8 - West Central Scotland  The contractor/concessionaire is an SME
UKM - Scotland The contractor/concessionaire is an SME Yes VII.1.7) Name and address of the contractor/concessionaire Lochlie Construction LTD 41 Johnstone Avenue, Hillington Park Glasgow G524NZ Country United Kingdom NUTS code  UKM8 - West Central Scotland The contractor/concessionaire is an SME
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UKM8 - West Central Scotland  The contractor/concessionaire is an SME
The contractor/concessionaire is an SME
Yes
VII.1.7) Name and address of the contractor/concessionaire
Ogilvie Construction Limited
Ogilvie House, Pirnhall Business Park
Stirling

Country
United Kingdom
NUTS code
UKM - Scotland
The contractor/concessionaire is an SME
No
VII.1.7) Name and address of the contractor/concessionaire
Procast Building Contractors Ltd.
4 Alness Street
Hamilton
ML3 6RU
Country
United Kingdom
NUTS code
UKM95 - South Lanarkshire
The contractor/concessionaire is an SME
Yes
VII.1.7) Name and address of the contractor/concessionaire
Robertson Construction Group
Robertson House, Castle Business Park
Stirling
FK9 4TZ
Country

# **United Kingdom NUTS** code • UK - United Kingdom The contractor/concessionaire is an SME No VII.1.7) Name and address of the contractor/concessionaire G.D. CHALMERS LIMITED 101 Neilston Road Paisley PA26ES Country **United Kingdom NUTS** code • UKM - Scotland The contractor/concessionaire is an SME Yes VII.1.7) Name and address of the contractor/concessionaire Magnus Electrical Services Ltd 6-8 Achamore Road Glasgow G15 8QS Country **United Kingdom**

### **NUTS** code

• UKM - Scotland

The contractor/concessionaire is an SME

Yes

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

dumbreck decorators

42 Loanbank Quadrant

glasgow

g51 3HZ

Country

**United Kingdom** 

**NUTS** code

• UKM - Scotland

The contractor/concessionaire is an SME

Yes

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

Mitie Property Services (UK) Ltd

Level 12, The Shard, 32 London Bridge Street

London

**SE1 9SG** 

Country

**United Kingdom** 

**NUTS** code

UK - United Kingdom

The contractor/concessionaire is an SME

No

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

Trident Maintenance Services Ltd

Suite 52 Grovewood Business Centre, Strathclyde Business Park, Wren Court

Bellshill

ML4 3NQ

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

The contractor/concessionaire is an SME

Yes

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

TCS Response LTD.

Unit 5A Munro Place, Bonnyton Industrial Estate

Kilmarnock

KA1 2NP

Country

**United Kingdom** 

**NUTS** code

• UKM - Scotland

The contractor/concessionaire is an SME

Yes

## 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):

This modification increases the original contract value by 50%. The uplift is required to accommodate additional scope and continued service delivery that was not foreseen at the time of award. The nature of the modification remains consistent with the original contract, and all other terms and conditions are unchanged.

## 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:

The modification is required due to a level of demand that could not reasonably have been foreseen at the time of the original procurement. The contracting authority was unable to accurately forecast the pipeline of potential work, and the volume of requirements has exceeded initial estimates. These additional needs fall within the scope of the original contract but require an uplift in value to ensure continuity of service delivery. As this increased demand was not predictable during the tender process, the modification is necessary to maintain service provision without interruption and without causing disproportionate cost or operational impact.

### 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: £100,000,000

Total contract value after the modifications

Value excluding VAT: £150,000,000