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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

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA16123

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

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/](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

McGregor Projects Ltd

115 Summerlee Street

Glasgow

G33 4DB

Country

United Kingdom

NUTS code

- UKM8 - West Central Scotland

The contractor/concessionaire is an SME

Yes

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

NUTS code

- UK - United Kingdom

The contractor/concessionaire is an SME

No

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

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

G69 9DW

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

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

Ogilvie Construction Limited

Ogilvie House, Pirnhall Business Park

Stirling

FK7 8ES

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 adaptations and average inflation)

Value excluding VAT: £100,000,000

Total contract value after the modifications

Value excluding VAT: £150,000,000