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Tender

953_26 Modular Buildings

Leicestershire County Council, trading as ESPO

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-075410

Procurement identifier (OCID): ocds-h6vhtk-051be9 ([view related notices](#))

Published 19 November 2025, 4:51pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

The Tender submission deadline has been extended to 28 November 2025, 12:00pm

Scope

Reference

953_26

Description

A framework that offers the design, manufacture, supply, delivery, installation, commissioning and maintenance of modular buildings and associated products and services.

The Framework is divided into 10 lots:

Lot 1A. Modular Education Buildings: Hire

Lot 1B. Modular Education Buildings: Purchase

Lot 2A. Modular Healthcare Buildings: Hire

Lot 2B. Modular Healthcare Buildings: Purchase

Lot 3A. Modular Catering Buildings: Hire

Lot 3B. Modular Catering Buildings: Purchase

Lot 4A. Modular Accommodation Buildings: Hire

Lot 4B. Modular Accommodation Buildings: Purchase

Lot 5A. Modular Miscellaneous Buildings: Hire

Lot 5B. Modular Miscellaneous Buildings: Purchase

Please refer to the tender documents for further details - the closing date for submission of Tenders has been extended to 12:00 (12 noon) on 28 November 2025.

To tender (please proceed to step (e) if an expression of interest has already been completed):

(a) Go to <https://www.eastmidtenders.org/>; (b) Register (if not already registered on ProContract); (c) Search for tender opportunity '953_26' (via "View Opportunities" from the EastMidsTenders Portal); (d) Express an interest; (e) Download the tender documents (from the ProContract Activity summary screen).

Any questions or clarifications relating to this tender opportunity should be submitted to ESPO as a message on the eProcurement Portal, once an Expression of interest has been completed.

Note: ESPO has not conducted preliminary market engagement in respect of this

procurement. Following an internal assessment, it was concluded that such engagement is not required for this procurement. This is a retender of an existing framework, with requirements deemed to be known and clearly defined. The market conditions are sufficiently understood to enable a competitive tender process without prior engagement.

Commercial tool

Establishes a framework

Total value (estimated)

- £50,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 February 2026 to 31 January 2028
- Possible extension to 31 January 2030
- 4 years

Description of possible extension:

The framework agreement has the option to extend for up to a further 24 months (under normal circumstances this will either be completed in full or in 12-month periods and is subject to the performance of the framework).

Total estimated values captured in this notice include the option to extend the framework as noted above.

Main procurement category

Goods

Additional procurement category

Services

CPV classifications

- 24955000 - Chemical toilets
- 44211000 - Prefabricated buildings
- 45223000 - Structures construction work
- 45262800 - Building extension work
- 70310000 - Building rental or sale services

Contract locations

- UK - United Kingdom
-

Lot 1A (was 1). Modular Education Buildings: Hire

Description

Hire of modular buildings for Education - from standard through to bespoke designs, delivered & installed. Including associated products & services for supply and commissioning of the buildings.

For further details, please refer to the tender documents.

Lot value (estimated)

- £50,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 1B. Modular Education Buildings: Purchase

Description

Purchase of modular buildings for Education - from standard through to bespoke designs, delivered & installed. Including associated products & services for supply and commissioning of the buildings.

For further details, please refer to the tender documents.

Lot value (estimated)

- £50,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2A. Modular Healthcare Buildings: Hire

Description

Hire of modular buildings for Healthcare - from standard through to bespoke designs, delivered & installed. Including associated products & services for supply commissioning and maintenance of the buildings.

For further details, please refer to the tender documents.

Lot value (estimated)

- £50,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2B. Modular Healthcare Buildings: Purchase

Description

Purchase of modular buildings for Healthcare - from standard through to bespoke designs, delivered & installed. Including associated products & services for supply, commissioning and maintenance of the buildings.

For further details, please refer to the tender documents.

Lot value (estimated)

- £50,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3A. Modular Catering Buildings: Hire

Description

Hire of modular buildings for Catering - from standard through to bespoke designs, delivered & installed. Including associated products & services for supply, commissioning and maintenance of the buildings.

For further details, please refer to the tender documents.

Lot value (estimated)

- £50,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3B. Modular Catering Buildings: Purchase

Description

Purchase of modular buildings for Catering - from standard through to bespoke designs, delivered & installed. Including associated products & services for supply, commissioning and maintenance of the buildings.

For further details, please refer to the tender documents.

Lot value (estimated)

- £50,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4A. Modular Accommodation Buildings: Hire

Description

Hire of modular buildings for Accommodation - from standard through to bespoke designs, delivered & installed. Including associated products & services for supply, commissioning and maintenance of the buildings.

For further details, please refer to the tender documents.

Lot value (estimated)

- £50,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4B. Modular Accommodation Buildings: Purchase

Description

Purchase of modular buildings for Accommodation - from standard through to bespoke designs, delivered & installed. Including associated products & services for supply, commissioning and maintenance of the buildings.

For further details, please refer to the tender documents.

Lot value (estimated)

- £50,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5A. Modular Miscellaneous Buildings: Hire

Description

Hire of Miscellaneous modular buildings - from standard through to bespoke designs, delivered & installed. Including associated products & services for supply, commissioning and maintenance of the buildings.

For further details, please refer to the tender documents.

Lot value (estimated)

- £50,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5B. Modular Miscellaneous Buildings: Purchase

Description

Purchase of Miscellaneous modular buildings - from standard through to bespoke designs, delivered & installed. Including associated products & services for supply, commissioning and maintenance of the buildings.

For further details, please refer to the tender documents.

Lot value (estimated)

- £50,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

1%

Further information about fees

As a public body, ESPO have a statutory obligation to recover the costs incurred in the management of this Framework. This obligation is met by means of a Framework Fee which will be payable by the Suppliers to ESPO based on the total turnover of business conducted by them under the Framework.

For further details, please refer to the tender documents.

Framework operation description

It should be noted that the Framework could be used in a number of ways where modular buildings are required. Customers wishing to buy Goods and/or Services via the Framework will do so in the following way(s) in accordance with section 45 of the Procurement Act 2023 (and any subsequent amendment or re-enactment thereof):

Call-off without competition

'Calling-off' Goods and/or Services from a Supplier identified who is: a) included in the Framework; b) suitable for meeting the Customer's specific needs; c) within the geographical region/sub-region of the Customer, and; d) identified as offering the most advantageous solution to the Customer's requirements, based on the Framework Pricing and the additional benefits offered by each supplier for Customers' supplier selection decisions.

This includes pricing schedules, supplementary supplier information (which will be included in the user guides), and optional items you may wish to provide for Lots 5A and 5B: Miscellaneous Modular Buildings, provided by suppliers who can offer items 1 and 2 as detailed in the tender documents.

Call-off with competition (Further Competitive Selection Process)

'Calling-off' by conducting a further competitive selection process amongst those Suppliers identified in the Framework as being able to provide the required Goods and/or supply the required Services. This means that not all competitive selection processes will necessarily include all the Suppliers - a customer will only invite those Suppliers that are included in the Framework for the particular type and location of contract required. Customers will assess the suppliers as set out in the terms and conditions of the Framework.

Further competitive selection processes may be conducted directly by the Customer, or by ESPO, or by any other appropriate third party on the Customer's behalf. Please note that once this Framework is established, the right is reserved by the Customer when running a further competitive selection process, to invite the Suppliers to participate in an eAuction. Meetings with Suppliers, interviews, presentations and/or site visits may be required as part of the process at further competition stage as determined by the Customer.

IMPORTANT: Suppliers will not be compelled to tender for all business offered via further competitive selection processes, and so declining to tender in such instances will not affect a Supplier's position on the Framework; however, it should be noted that persistent and repeated failure to tender may lead to a review of a Supplier's continued inclusion.

When assessing proposals submitted under a further competitive selection process, Customers may include conditions of participation to assess Suppliers' technical ability to perform the contract as part of the competitive selection process as determined according to the Customer's own particular circumstances.

Any assessment of Suppliers' proposals under a further competitive selection process must be based only on some or all of the award criteria that were used to assess tenders when the framework was awarded. Customers may refine these criteria, for example, by including additional sub-criteria or by explaining the criteria further.

All Goods and/or Services provided under the Framework will be provided and delivered directly to the Customers, in accordance with instructions given to the Supplier at the time of placing the order. Liability for payment of the Supplier's invoices will rest solely with the Customer, as appropriate in each case.

Please refer to the tender documents for any further details.

ESPO Trading Limited Second Framework:

ESPO has established a commercial trading company, ESPO Trading Limited, whose target clients are third sector organisations such as national and local charities, public sector mutual organisations and other organisations involved in the delivery of services to or for the public sector. The successful Supplier may be asked to enter into an additional separate framework agreement (the Second Framework) with ESPO Trading Limited on materially similar terms to that found in the tender pack to be entered into by ESPO itself.

Any Second Framework agreement will be a purely commercial agreement and will, for the avoidance of doubt, not be governed by the Procurement Act 2023 or other public procurement legislation. ESPO Trading Limited may enter into the second framework agreement with the successful supplier and make it available to third sector clients who themselves are not required to follow the Procurement Act 2023 or other public procurement legislation. Accordingly, this is provided for tenderers information only.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

As a Centralised procurement authority as defined in the Procurement Act 2023, the Framework is open for use by Public Bodies (defined at <https://www.espo.org/amfile/file/download/file/9608/>) that also fall into one of the following classifications of user throughout all administrative regions of the UK: Local Authorities; Educational Establishments (including Academies); Central Government Departments and Agencies; Police, Fire & Rescue and Coastguard Emergency Services; NHS and HSC Bodies, including Ambulance Services; Registered Charities; Registered Social Landlords; The Corporate Office of the House of Lords, The Corporate Officer of the House of Commons; or any public body established by or under the Scotland Act 1998 or any Act of the Scottish Parliament. Details on general classification of end user establishments and geographical areas are available at: <https://www.espo.org/legal>.

Contracting authority location restrictions

- UK - United Kingdom

Participation

Legal and financial capacity conditions of participation

Lot 1A (was 1). Modular Education Buildings: Hire

Lot 1B. Modular Education Buildings: Purchase

Lot 2A. Modular Healthcare Buildings: Hire

Lot 2B. Modular Healthcare Buildings: Purchase

Lot 3A. Modular Catering Buildings: Hire

Lot 3B. Modular Catering Buildings: Purchase

Lot 4A. Modular Accommodation Buildings: Hire

Lot 4B. Modular Accommodation Buildings: Purchase

Lot 5A. Modular Miscellaneous Buildings: Hire

Lot 5B. Modular Miscellaneous Buildings: Purchase

Refer to the tender documents for conditions of participation (note: the Procurement Specific Questionnaire including Conditions of Participation questions, is captured as a Question set in the eProcurement Portal, ProContract, and is completed online there once a response has been started).

Technical ability conditions of participation

Lot 1A (was 1). Modular Education Buildings: Hire

Lot 1B. Modular Education Buildings: Purchase

Lot 2A. Modular Healthcare Buildings: Hire

Lot 2B. Modular Healthcare Buildings: Purchase

Lot 3A. Modular Catering Buildings: Hire

Lot 3B. Modular Catering Buildings: Purchase

Lot 4A. Modular Accommodation Buildings: Hire

Lot 4B. Modular Accommodation Buildings: Purchase

Lot 5A. Modular Miscellaneous Buildings: Hire

Lot 5B. Modular Miscellaneous Buildings: Purchase

Refer to the tender documents for conditions of participation (note: the Procurement Specific Questionnaire including Conditions of Participation questions, is captured as a Question set in the eProcurement Portal, ProContract, and is completed online there once a response has been started).

Particular suitability

Lot 1A (was 1). Modular Education Buildings: Hire

Lot 1B. Modular Education Buildings: Purchase

Lot 2A. Modular Healthcare Buildings: Hire

Lot 2B. Modular Healthcare Buildings: Purchase

Lot 3A. Modular Catering Buildings: Hire

Lot 3B. Modular Catering Buildings: Purchase

Lot 4A. Modular Accommodation Buildings: Hire

Lot 4B. Modular Accommodation Buildings: Purchase

Lot 5A. Modular Miscellaneous Buildings: Hire

Lot 5B. Modular Miscellaneous Buildings: Purchase

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

17 November 2025, 5:00pm

Tender submission deadline

28 November 2025, 12:00pm

Submission address and any special instructions

Refer to all instructions captured via <https://www.eastmidstenders.org/>.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

9 January 2026

Award criteria

Name	Type	Weighting
Non-Price	Quality	70%
Price	Price	30%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://www.eastmidtenders.org/>

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Technical specifications to be met

<https://www.eastmidtenders.org/>

Please refer to the tender documents (see above for further details including summary instructions on how to access these).

Contracting authority

Leicestershire County Council, trading as ESPO

- Public Procurement Organisation Number: PYDD-1122-TCVN

Barnsdale Way, Grove Park, Enderby

Leicester

LE19 1ES

United Kingdom

Contact name: Corporate Solutions Procurement Team

Email: tenders@espo.org

Website: <https://www.espo.org/>

Region: UKF22 - Leicestershire CC and Rutland

Organisation type: Public authority - sub-central government