



LONDON AND  
SOUTH EAST  
PROCUREMENT

# MODULAR BUILDINGS

10TH MAY 2021 - 9TH MAY 2025

MB2 FRAMEWORK GUIDE



Trusted procurement for  
better buildings and homes

[LSE.LHCPROCURE.ORG.UK](https://www.lhcprocure.org.uk)



# ABOUT THIS FRAMEWORK

This LHC framework has been developed to provide an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies. The framework covers the design, supply and installation of permanent modular buildings, refurbished modular buildings, and the hire of temporary modular buildings for the following areas:

Education Buildings	Emergency Services
<ul style="list-style-type: none"> <li>&gt; Nurseries</li> <li>&gt; Primary schools</li> <li>&gt; Secondary schools</li> <li>&gt; Further education buildings</li> <li>&gt; Universities</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Fire and rescue</li> <li>&gt; Police</li> <li>&gt; Ambulance</li> </ul>
Healthcare Buildings	Community Related Buildings
<ul style="list-style-type: none"> <li>&gt; Doctor's surgeries</li> <li>&gt; Hospital wards</li> <li>&gt; Operating theatres</li> </ul>	<ul style="list-style-type: none"> <li>&gt; Sport facilities</li> <li>&gt; Theatres</li> <li>&gt; Other types of community buildings</li> </ul>
Offices	Residential Projects
	<ul style="list-style-type: none"> <li>&gt; Mixed-use development or for student accommodation for schools and universities</li> </ul>

The tender was carried out in strict accordance with the EU Procurement Directive and UK public sector procurement rules.

Places on the framework were awarded to 16 different suppliers in four workstreams and across three regional lots.

The term of the framework is from **10th May 2021 to 9th May 2025**. However, individual call-off projects can be completed beyond the four-year duration of the framework as long as a contract is in place prior to the framework expiry date.

## Product Benefits

Modular buildings offer the following benefits to clients (Workstream 1 and 2 Permanent Buildings):

- > Compliance with the latest British and European Standards
- > Compliance with the latest regulations - volumetric have been designed to meet the latest editions of the technical standards for England Building Regulations
- > Educational buildings in compliance with Educational Building Bulletins
- > Healthcare buildings in compliance with Health Technical Bulletins for England
- > Low energy buildings moving to net zero carbon
- > Available with construction services to provide a turnkey solution



LHC procures frameworks, in accordance with The Public Contracts Regulations 2015, which can be used by local authorities, social landlords and other public sector bodies to procure works, products and services for the construction, refurbishment and maintenance of social housing, schools and public buildings.

Established in 1966, LHC are acknowledged as one of the most experienced and respected providers of procurement frameworks in the construction sector.

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# WORKSTREAM OPTIONS

## Workstream 1 - Permanent Modular Buildings

Covers the supply and installation of all types of permanent modular buildings except healthcare related buildings across three project value bands.

These shall include (but not be limited to):

- > Educational buildings
- > Non-educational buildings
- > Buildings for use by emergency services
- > Office buildings
- > Community related buildings (including sport facilities, theatres, and other types of community related buildings)

### Project Value Bands

£0 - £750k  
£500k - £3 million  
over £3 million plus

## Workstream 3 - Hire of Temporary Buildings

Covers the hire of temporary modular buildings; primary focused on educational, offices and temporary healthcare facilities, however successfully appointed companies will be able to offer other types of temporary buildings.

### All Projects Values

## Workstream 2 - Healthcare Buildings

Covers the supply and installation of permanent modular buildings specifically related to the needs and requirement of healthcare providers across two project value bands.

This shall include (but not be limited to):

- > Primary healthcare facilities
- > Hospital wards and accommodation
- > Specialist operating theatres

### Project Value Bands

£0 - £3 million  
over £3 million plus



## Workstream 4 - Refurbished Units

Covers the supply and installation of refurbished modular buildings either manufactured by the supplier themselves or from 3rd party manufacturers. This may include the removal and refurbishment of buildings already owned by the client.

### All Projects Values

## Workstream - Super Lots

Under each workstream a Super Lot is operated where a client may carry out a mini competition to all other companies within the workstream if they do not receive sufficient expressions of interest from those companies within their region (subject to restrictions).

# EVALUATION CRITERIA

A single stage open tender process was used. The following qualification criteria were used to assess the suitability of applicants.

## Financial due diligence

Applicants were first assessed on their annual turnover for the past three years by comparison to the minimum turnover requirements for the lots they have applied for. Applicants that met the turnover requirement were then assessed on profitability and liquidity.

## Accreditations and certifications

Applicants were requested to provide evidence they have in place the relevant health and safety, environmental, equality and quality systems listed below to be considered eligible for the Framework.

## Environmental Management

UKAS (or equivalent) accredited independent third-party certificate of compliance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate.

## Quality Management

UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent).

## Health and Safety

The applicant must hold a UKAS (or equivalent), accredited independent third-party certificate of compliance in accordance with BS OHSAS 18001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

## Compliance with Equality Act 2010

Applicants will be required to evidence through a number of confirmatory statements they are compliant with the Equality Act 2010 and have measures in place to promote equality and diversity within their organisation.

## LHC Lifetime Values

In addition to providing our clients with competitively tendered Framework Agreements for building works, goods, and services LHC is committed to delivering tangible social value and community benefits that meet local and regional needs. LHC work with our clients and appointed companies to ensure that wherever possible projects delivered using our Frameworks leave a social legacy.

LHC has aligned its activities to create the LHC Lifetime Values, which uses the four key value categories as identified in the value toolkit by the Construction Innovation Hub (CIH). CIH has been established by Government to progress innovation in the construction sector.

During the life of the Framework LHC will work with clients and appointed companies to promote, identify, implement, and monitor the impact of these value categories, which could be supported by social value and community benefit initiatives alongside the delivery of the works or service contracts in meeting local/regional needs.



# EVALUATION CRITERIA

## Minimum Insurance Cover

Appointed companies are required to have the minimum levels of insurance and average turnover within the past three years to be considered eligible:

### Workstream 1 - Permanent Modular Buildings

	Project Value Bands		
	£0 to £750k	£500k to £3m	Over £3m plus
Minimum average turnover (over past 3 years)	£500,000	£2,000,000	£5,000,000
Employer's Liability Insurance	£5,000,000	£5,000,000	£5,000,000
Public Liability Insurance	£5,000,000	£5,000,000	£5,000,000
Professional Indemnity Insurance	£1,000,000	£1,000,000	£2,000,000
Product Liability Insurance	£1,000,000	£2,000,000	£5,000,000

### Workstream 2 - Healthcare Buildings

	Project Value Bands	
	£0 to £3m	Over £3m plus
Minimum average turnover (over past 3 years)	£500,000	£2,000,000
Employer's Liability Insurance	£5,000,000	£5,000,000
Public Liability Insurance	£5,000,000	£5,000,000
Professional Indemnity Insurance	£1,000,000	£1,000,000
Product Liability Insurance	£1,000,000	£2,000,000

### Workstream 3 - Hire of Temporary Buildings

Minimum turnover	£500,000
Employer's Liability Insurance	£5,000,000
Public Liability Insurance	£5,000,000
Product Liability Insurance	£1,000,000

### Workstream 4 - Refurbished Units

Minimum turnover	£500,000
Employer's Liability Insurance	£5,000,000
Public Liability Insurance	£5,000,000
Product Liability Insurance	£1,000,000

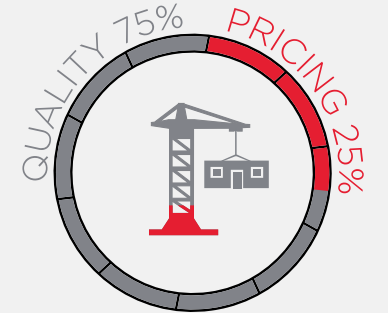


# EVALUATION CRITERIA

## Quality 75%

The quality element having a total weighting of 75% was assessed both on the basis of the applicants written responses to a range of technical questions, and a site/factory visit assessment.

The technical questions account for 60% of the quality score, with the remaining 15% being allocated to a scored factory/depot visit by a member of the LHC team.



### Technical Questions (60%)

The quality questions consist of three parts:

#### 1) General Quality Questions:

Case Study	15%
Contract Management	10%
Scenarios	5%

#### 2) Regional Capability Questions:

Regional capability and social value 15%

#### 3) Workstream Specific Technical Questions:

Workstream specific technical questions:

Workstream 1 - Permanent Modular Buildings 15%	Workstream 2 - Healthcare Buildings 15%
> Project value band £0 - £750k	> Project value band £0 - £3 million
> Project value band £500k - £3 million	> Project value band £3 million plus
> Project value band £3 million plus	

Workstream 3 - Hire of Temporary Buildings 15%    Workstream 4 - Refurbished Buildings 15%

### Site/Factory Visit (15%)

## Price 25%

The breakdown of the pricing evaluation for each workstream is as follows:

#### Workstream 1 and 2

Building	7.5%
Construction Items	5%
Scenario	7.5%
Life Cycle Costs	5%

#### Workstream 3 and 4

Building	10%
Construction Items	5%
Scenario	10%

# APPOINTED COMPANIES LONDON AND SOUTH EAST

Workstream 1 - Permanent Modular Buildings		
Project Value Band £0 - £750k	Project Value Band £500k - £3million	Project Value Band £3million plus
Algeco	Algeco	Algeco
Modulek Ltd	Modulek Ltd	Portakabin
Portakabin	Rollalong	Premier Modular
Premier Modular	McAvoy	Rollalong
Rollalong	Wernick Buildings	McAvoy
Wernick Buildings	--	Wernick Buildings

Workstream 2 - Permanent Healthcare Buildings	
Project Value Band £0 - £3million	Project Value Band £3million plus
AVDanzer	Algeco
Algeco	Modular 360 *
Modular 360 *	MTX Contracts
MTX Contracts	Portakabin
Portakabin	Premier Modular
McAvoy	McAvoy
Vanguard Healthcare Solutions	Vanguard Healthcare Solutions

Workstream 3 - Hire of Temporary Buildings	Workstream 4 - Refurbished Buildings
All Project Values	All Project Values
Algeco	CMS Accommodating People
Portakabin	Portakabin
Premier Modular	Sibcas
Sibcas	Wernick Buildings
McAvoy	--
Wernick Buildings	--

Super Lot - All Permanent Buildings	Super Lot - All Healthcare Buildings
All Project Values	All Project Values
Algeco	Algeco
Daiwa House Modular Europe Jan Snel B.V.	AVDanzer
Modulek	Modular 360 *
Portakabin	Merit Holdings
Premier Modular	MTX Contracts
Rollalong	Portakabin
Sibcas	Premier Modular
McAvoy	McAvoy
Wernick Buildings	Vanguard Healthcare Solutions

Super Lot - All Temporary Hire Buildings	Super Lot - All Refurbished Buildings
All Project Values	All Project Values
Algeco	CMS Accommodating People
Daiwa House Modular Europe Jan Snel B.V.	Daiwa House Modular Europe Jan Snel B.V.
Portakabin	Portakabin
Premier Modular	Sibcas
Sibcas	Wernick Buildings
McAvoy	--
Wernick Buildings	--

\*Joint venture between Kajima Partnerships and Construction +





# AWARD OPTIONS

The Framework allows clients the option of:

**Direct award** without further competition, where all terms and conditions of the call-off project are within the terms and conditions of the framework

OR

**Mini-competition**, where terms and conditions of the call-off may vary or be modified from the framework or at the choice of the Client.

When calling off projects, clients can use any one of a range of standard forms of building contract including JCT/SBCC, NEC/NEC4, ACE, PPC, TPC, FAC1, or their own in-house agreement.

## Eligibility

LHC is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Over 200 publicly funded organisations throughout England use LHC frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings:

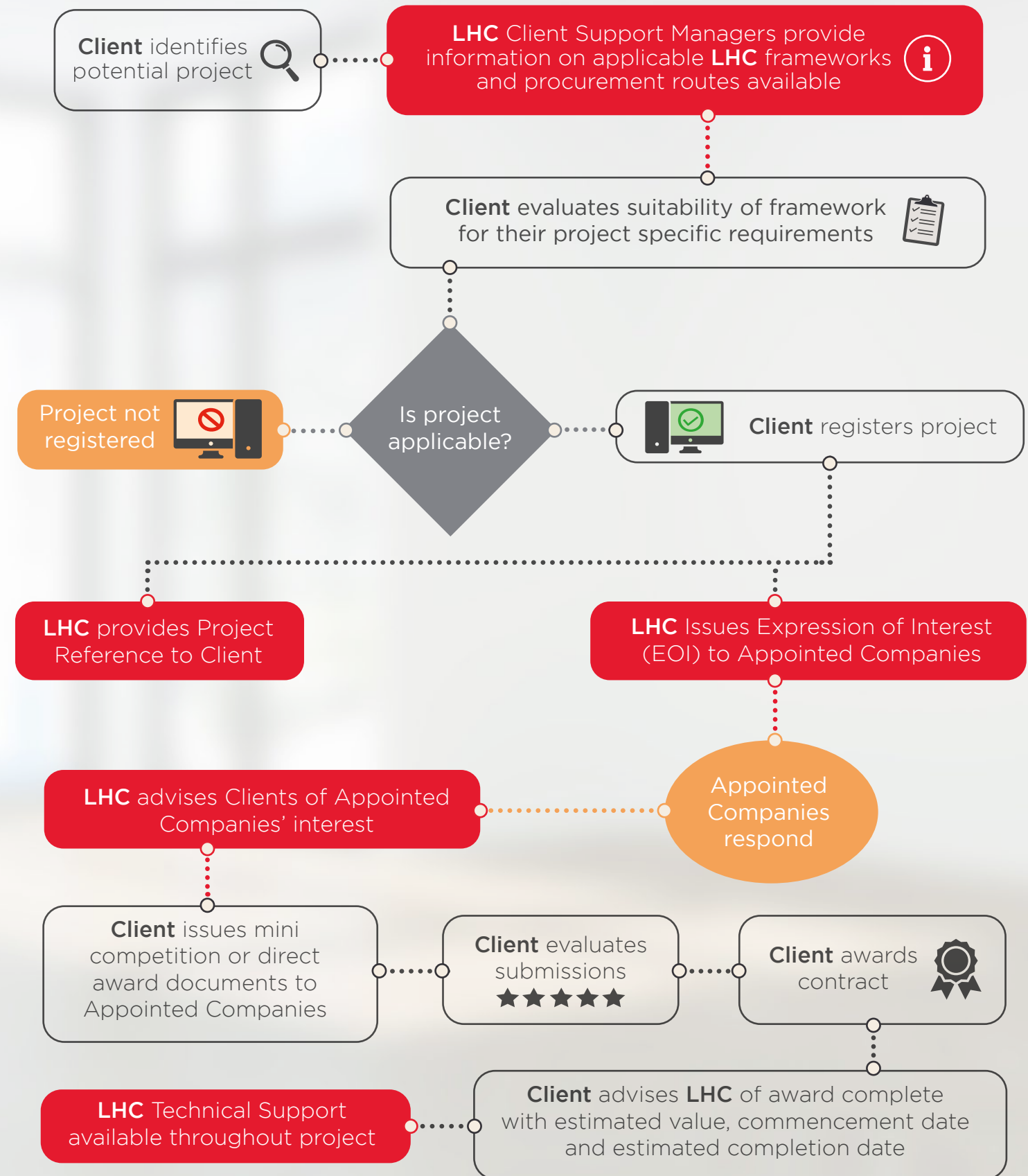
- > Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities.
- > Registered Social Landlords (RSL), Tenant Management Organisations (TMOs) & Arm's Length Management Organisations (ALMOs)
- > Health Authorities, Councils, Boards and Trusts
- > Publicly Funded Schools
- > Universities and Further Education Establishments
- > Colleges
- > Police Forces
- > Fire and Rescue services
- > Registered Charities

Details of those contracting authorities identified are listed at: [lse.lhcprocure.org.uk/who-we-work-with/](http://lse.lhcprocure.org.uk/who-we-work-with/)

## General Terms and Conditions


LHC uses the FAC-1 standard form of contract to manage our frameworks. The LHC pro forma, which should be read in conjunction with the FAC-1 in published form, details the terms and conditions that govern the operation of the framework, including the procedures to call off projects under the framework. A free copy of the LHC proforma is available upon request. The FAC-1 in standard published form can be purchased at a negotiated rate from ACA, by emailing [office@acarchitects.co.uk](mailto:office@acarchitects.co.uk) and quoting discount code reference: LHCFAC2516102017.

# THE PROCESS OF USING OUR FRAMEWORK



# LHC

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