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Tender

Public Buildings Construction and Infrastructure

LHC Procurement Group

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

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Scope

Reference

PB4

Description

This framework covers a broad range of construction-related services for public buildings across multiple value bands.

It includes new build projects delivered using traditional methods or modern framed/panelised systems, refurbishment and restoration of existing and listed public buildings, and associated infrastructure works such as highways, sewers, and drainage.

It also encompasses demolition and recovery services to prepare sites for development, facilities management covering building fabric and technical systems, and professional services including project management and cost control. The framework is structured across multiple lots based on project type and value, ranging from under 750,000 GBP to over 25 million GBP.

Commercial tool

Establishes a framework

Total value (estimated)

- £750,000,000 excluding VAT
- £750,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 30 April 2026 to 29 April 2030
- Possible extension to 30 April 2031
- 5 years, 1 day

Description of possible extension:

LHC Procurement Group may extend the term beyond the initial period provided such extension constitutes a non-substantial modification or falls under a permitted modification under Section 74 of the Procurement Act 2023.

Main procurement category

Works

Additional procurement category

Services

CPV classifications

- 45000000 - Construction work
- 79993000 - Building and facilities management services

Contract locations

- UKC - North East (England)
 - UKD - North West (England)
 - UKE - Yorkshire and the Humber
 - UKF - East Midlands (England)
 - UKG - West Midlands (England)
 - UKH - East of England
 - UKI - London
 - UKJ - South East (England)
 - UKK - South West (England)
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Lot 1. New Build Only - 0 to 1m GBP

Description

The construction of new Public buildings, built in the traditional manner to architect and engineers designs 0 to 1m GBP. The lot is intended for traditional construction but modern methods of construction such as panelised or framed systems (2D systems, MMC category 2) are permitted.

Lot value (estimated)

- £750,000,000 excluding VAT
- £750,000,000 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 2. New Build Only - 1m to 2.5m GBP

Description

The construction of new Public buildings, built in the traditional manner to architect and engineers designs. The lot is intended for traditional construction but modern methods of construction for porjoves valued £1m to £2.5m, such as panalised or framed systems (2D systems, MMC category 2) are permitted.

Lot value (estimated)

- £750,000,000 excluding VAT
- £750,000,000 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 3. Refurbishment only - 0 to 1m GBP

Description

The repair, renovation and restoration of existing Public Buildings including Listed Buildings with the approval of the conservation officer valued £0 to 1m. This lot is intended for traditionally built offices, schools, hospitals, blue light building, defence organisations and other civic buildings.

Lot value (estimated)

- £750,000,000 excluding VAT
- £750,000,000 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 4. Refurbishment only - 1m to 2.5m GBP

Description

The repair, renovation and restoration of existing Public Buildings including Listed Buildings with the approval of the conservation officer valued £1m to £2.5m. This lot is intended for traditionally built offices, schools, hospitals, blue light building, defence

organisations and other civic buildings.

Lot value (estimated)

- £750,000,000 excluding VAT
- £750,000,000 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 5. Civil Infrastructure - 0 to 2.5m GBP

Description

The demolition and recovery of recyclable material to enable development of a public building 0 to 2.5m GBP. The construction of necessary highway, drainage and utilities to service a development, this includes any highway structures such as bridges, retaining walls and works in the existing public highway.

Lot value (estimated)

- £750,000,000 excluding VAT
- £750,000,000 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 6. Civil Infrastructure - over 2.5m GBP

Description

The demolition and recovery of recyclable material to enable development of a public building valued over £2.5 m. The construction of necessary highway, drainage and utilities to service a development, this includes any highway structures such as bridges, retaining walls and works in the existing public highway.

Lot value (estimated)

- £750,000,000 excluding VAT
- £750,000,000 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 7. New Build, Refurbishment and Associated Services - 2.5 to 10m GBP

Description

The construction of new Public buildings, built in the traditional manner to architect and engineers designs valued £2.5 to £10m. The repair, renovation and restoration of existing Public Buildings including Listed Buildings with the approval of the conservation officer. The construction of Highways, sewers and other infrastructure.

Lot value (estimated)

- £750,000,000 excluding VAT
- £750,000,000 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 8. New Build, Refurbishment and Associated Services - 10m to 25m GBP**Description**

The construction of new Public buildings, built in the traditional manner to architect and engineers designs valued 10M to 25m GBP. The repair, renovation and restoration of existing Public Buildings including Listed Buildings with the approval of the conservation officer. The construction of Highways, sewers and other infrastructure to service a development

Lot value (estimated)

- £750,000,000 excluding VAT

- £750,000,000 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 9. New Build, Refurbishment and Associated Services - over 25m GBP

Description

The construction of new Public buildings, built in the traditional manner to architect and engineers designs valued 25m GBP and above. The repair, renovation and restoration of existing Public Buildings including Listed Buildings with the approval of the conservation officer. The construction of Highways, sewers and other infrastructure to service a development

Lot value (estimated)

- £750,000,000 excluding VAT
- £750,000,000 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 10. Hard Facilities Management - all values

Description

The management of the physical aspects of a building including - the buildings infrastructure, walls, floors, roof and mechanical and electrical systems. The Health and Safety compliance, Fire safety services and other technical services such as CCTV and door entry systems. It should also include external items such as private street lighting, access road repairs and paving.

Lot value (estimated)

- £750,000,000 excluding VAT
- £750,000,000 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

0%

Framework operation description

Selection Criteria and Minimum Standards

Bidders are required to demonstrate appropriate economic and financial standing, technical and professional ability, and suitability to pursue the professional activity relevant to the Framework requirements.

The minimum standards applicable to this procurement are detailed within the Invitation to Tender (ITT) - Part 2 as follows:

Economic and Financial Standing:

Requirements and evaluation approach are detailed in Part 2 - Section 2 of the ITT. Bidders must demonstrate financial stability appropriate to the scope and value of the Framework.

Insurance Requirements:

Minimum levels and evidence of insurance are set out in Part 2 - Section 2 of the ITT. Bidders must confirm that these levels are held or will be obtained prior to award.

Mandatory Requirements (Health & Safety, Environmental and Quality Standards):

Mandatory compliance requirements are defined within Part 2 - Section 2 of the ITT. Bidders must provide evidence of suitable management systems and certifications demonstrating compliance with statutory and industry standards.

Technical and Professional Ability:

Assessment criteria and response requirements are detailed in Part 2 - Section 3 of the ITT. Bidders must provide comprehensive responses demonstrating experience, capability, and capacity to deliver the required works and services.

Failure to meet any of the minimum standards set out above or in the ITT documentation may result in exclusion from further evaluation. LHC reserves the right to verify all information provided and to seek clarification or supporting evidence where necessary.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

This framework may be used by all UK public sector organisations procuring works or services within the scope of public buildings and infrastructure. Registered Social Landlords (RSLs), Tenant Management Organisations (TMOs), Arm's-Length Management Organisations (ALMOs), Local Authorities and their subsidiaries or joint ventures, Health Authorities, NHS Trusts, Police and Fire Services, Defence Organisations, Publicly Funded Schools, Colleges, Universities, and Registered Charities.

Eligible organisations are those recognised as contracting authorities under the Procurement Act 2023 across England, Scotland, Wales, and Northern Ireland. The framework is managed by the LHC Procurement Group and may be accessed by regional business units including LHC, SPA, SWPA, WPA, NPA, and NIPA. A full list of eligible participants is available on the LHC Procurement Group website.

Participation

Legal and financial capacity conditions of participation

Lot 1. New Build Only - 0 to 1m GBP

Lot 2. New Build Only - 1m to 2.5m GBP

Lot 3. Refurbishment only - 0 to 1m GBP

Lot 4. Refurbishment only - 1m to 2.5m GBP

Lot 5. Civil Infrastructure - 0 to 2.5m GBP

Lot 6. Civil Infrastructure - over 2.5m GBP

Lot 7. New Build, Refurbishment and Associated Services - 2.5 to 10m GBP

Lot 8. New Build, Refurbishment and Associated Services - 10m to 25m GBP

Lot 9. New Build, Refurbishment and Associated Services - over 25m GBP

Lot 10. Hard Facilities Management - all values

Full details of the legal, financial, and technical capacity requirements are set out in the Invitation to Tender (ITT) document.

Technical ability conditions of participation

Lot 1. New Build Only - 0 to 1m GBP

Lot 2. New Build Only - 1m to 2.5m GBP

Lot 3. Refurbishment only - 0 to 1m GBP

Lot 4. Refurbishment only - 1m to 2.5m GBP

Lot 5. Civil Infrastructure - 0 to 2.5m GBP

Lot 6. Civil Infrastructure - over 2.5m GBP

Lot 7. New Build, Refurbishment and Associated Services - 2.5 to 10m GBP

Lot 8. New Build, Refurbishment and Associated Services - 10m to 25m GBP

Lot 9. New Build, Refurbishment and Associated Services - over 25m GBP

Lot 10. Hard Facilities Management - all values

Full details of the technical and professional ability requirements are provided in the Invitation to Tender (ITT) document. Where specific qualifications, accreditations, or standards are referenced, equivalent qualifications and standards will be accepted in accordance with the principles of fairness, equal treatment, and non-discrimination under the Procurement Act 2023.

Particular suitability

Lot 1. New Build Only - 0 to 1m GBP

Lot 2. New Build Only - 1m to 2.5m GBP

Lot 3. Refurbishment only - 0 to 1m GBP

Lot 4. Refurbishment only - 1m to 2.5m GBP

Lot 5. Civil Infrastructure - 0 to 2.5m GBP

Lot 6. Civil Infrastructure - over 2.5m GBP

Lot 7. New Build, Refurbishment and Associated Services - 2.5 to 10m GBP

Lot 8. New Build, Refurbishment and Associated Services - 10m to 25m GBP

Lot 9. New Build, Refurbishment and Associated Services - over 25m GBP

Lot 10. Hard Facilities Management - all values

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

2 December 2025, 11:59pm

Tender submission deadline

9 December 2025, 12:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/lhc.aspx/ProjectManage/34>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

30 April 2026

Award criteria

Name	Type	Weighting
General Technical Response	Quality	25%
Workstream Specific Response	Quality	25%
Regional Response	Quality	15%
Preliminaries	Price	10%
Hourly rates	Price	10%
Social Value Response	Quality	10%
Overhead and profit	Price	5%

Other information**Applicable trade agreements**

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

LHC Procurement Group

- Public Procurement Organisation Number: PWTR-5763-BVJQ

2 Vine Street

Uxbridge

UB8 1QE

United Kingdom

Email: procurement@lhcprocure.org.uk

Region: UKI74 - Harrow and Hillingdon

Organisation type: Public authority - sub-central government