

# Modular Buildings

27TH MAY 2025 TO 26TH MAY 2029

MB3 Framework Guide



**Constructing Excellence**  
Gold Standard Verified





SPA provides compliant procurement solutions and DPS', which can be used by any organisation that is fully publicly, or partially, publicly funded to procure any works, products or services for consultancy, compliance, refurbishment and modernisation, energy efficiency and development projects.

SPA have over 130 partners in Scotland comprising of Local Authorities, social landlords and other public sector bodies including NHS and education sector.

All SPA frameworks have been established in strict compliance with The Public Contracts (Scotland) Regulations 2015.

#### Scottish Procurement Alliance (SPA)

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## WHY HAS THIS FRAMEWORK BEEN DEVELOPED?

CN 2024/S 000-030090, CAN 2025/S 000-032789

The Modular Buildings (MB3) Framework provides a full turnkey solution designed to manage all services that are required for a modular building project, from initial design through to final handover.

Replacing its predecessor MB2, the new framework covers the design, supply, installation and hire of permanent, temporary

and refurbished modular buildings. The framework can be used to support the development of education facilities, healthcare settings, offices, community buildings and mixed-use developments for public sector partners including:

- Education
- Government Departments
- Local Authorities
- MOD
- NHS

### About this framework

The framework provides solutions across four workstreams including; permanent modular buildings, healthcare buildings, hire of temporary buildings and refurbished buildings.

As part of the evaluation process, factory visits were also conducted by LHCPG technical experts to ensure the quality and compliance of set requirements and specifications.

The framework helps with more efficient project delivery, reduced site disruption and improved quality control through factory-based precision manufacturing.

MB3 responds to the growing demand from public sector partners for sustainable, flexible and future-proofed building solutions.

#### Key benefits at a glance:

- ✓ Promotes **environmental sustainability** by increasing energy efficiency, reducing waste and creating smaller carbon footprints, as well as the reduction in site disturbance, and emissions.
- ✓ Provides the option of streamlining project timelines and offering **cost-effective alternatives** to other methods of construction.
- ✓ Ensures the provision of high-quality products and services from **experienced and specialist suppliers**.

The tender was carried out in strict accordance with the Public Contracts (Scotland) Regulations 2015. Places on the framework were awarded to 14 companies across four workstreams. The companies appointed to the framework are experts in their field, with a proven track record in delivering projects to public sector partners.

The term of the framework is from **27th May 2025 to 26th May 2029**. Individual call-off projects can be completed beyond the four year duration of the framework, if the project has been formally awarded prior to the framework expiry date.



ABOUT THIS FRAMEWORK

SOCIAL VALUE COMMITMENTS



“MB3 responds to growing demand from public sector partners for sustainable, flexible and future-proofed building solutions. By creating opportunities for a wider range of suppliers – including SMEs and specialists in modern methods of construction – the framework is designed to build both capacity and resilience across the supply chain.”

Meghan Wharton, Procurement Manager  
at LHC Procurement Group

The MB3 framework and social value commitments

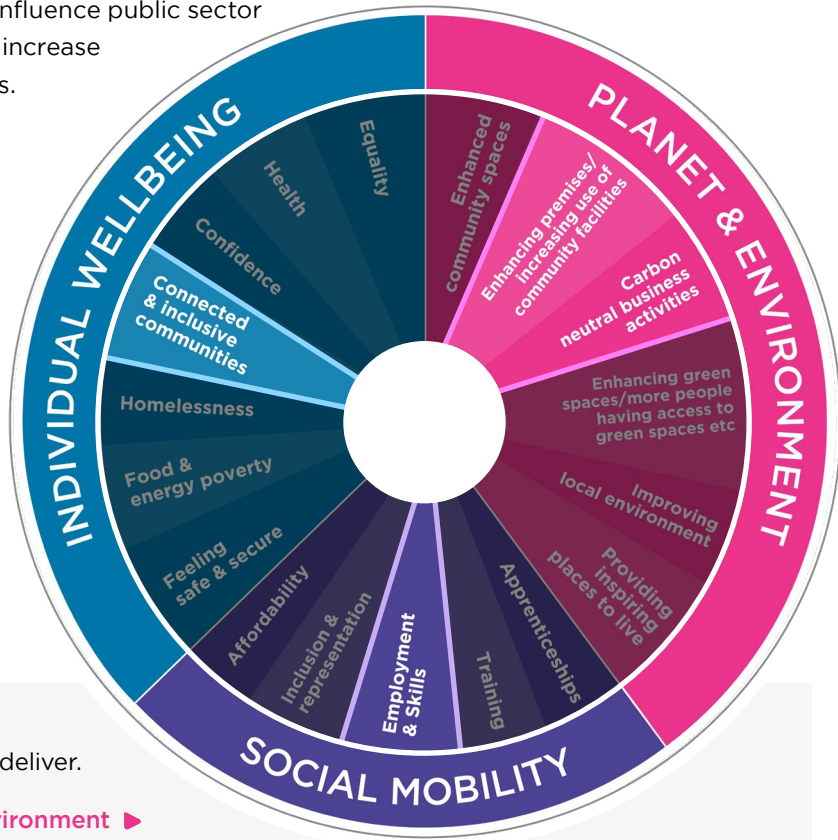
As outlined in our Social Value Strategy, we work with our appointed companies and partners to commit to and deliver on clearly defined social value outputs for all our frameworks.

The impact is measured and monitored to ensure long-lasting and positive social value outcomes are achieved for the local communities in which we operate.

Social Value objectives and expectations set out in the MB3 framework highlights priorities and quantitative measures that align with the nature of the framework and our partners priorities. Appointed companies are expected to support, facilitate and positively influence public sector authorities in maximising the opportunities to increase social value delivered through all MB3 projects.

Measurements might include:

- ✓ How many people in the community are going to benefit from this (healthcare, educational and community related projects)?
- ✓ How much waste has been diverted from landfill (tonnes)?
- ✓ For healthcare, educational or community related projects - Has the new building helped improved your ability to obtain advice and support locally?



The highlighted segments show the key social value impact areas that MB3 aims to deliver.

Social mobility ▶

- Employment & skills

Individual wellbeing ▶

- Connected & inclusive communities

Planet and environment ▶

- Carbon neutral business activities
- Enhancing premises/increasing use of community facilities

ABOUT THIS FRAMEWORK

VISION FOR THE FRAMEWORK

Our Vision for the  
Modular Buildings  
Framework

All our frameworks are developed to meet and exceed the needs of the Constructing Excellence Gold Standard Verification for public sector frameworks, via the Constructing Excellence ‘Constructing the Gold Standard Verification Scheme’.

We are very proud to now be verified as one of only six framework providers out of more than 2000 in the UK, and the only one to implement this nationwide across five regions.

We pride ourselves on our longstanding commitment to early engagement and collaboration, bringing specialist suppliers and public sector bodies together to guide framework development ensuring best possible outcomes for the public sector, local authorities and housing associations.



“As is now standard for all our frameworks, we actively measure the delivery of genuine social value and help both appointed companies and our partners to evidence and report on the impact of projects delivered. This is all part of our plans to ensure that all projects carried out via our frameworks leave a lasting positive social value impact amongst our local communities.”

George Stevens, Director of Communities  
at LHC Procurement Group

# WORKSTREAM 1 AND 2

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

## Workstream 1 – Permanent Modular Buildings

### Introduction and Scope

The delivery of new modular buildings designed for education, offices and community buildings.

Covers the supply and installation of all types of permanent modular buildings except healthcare related buildings. This 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)



## Workstream 2 – Healthcare Buildings

### Introduction and Scope

The delivery of specialist designed healthcare buildings.

Covers the supply and installation of permanent modular buildings specifically related to the needs and requirement of healthcare providers. This shall include (but not be limited to):

- Primary healthcare facilities
- Hospital wards and accommodations
- Specialist operating theatres



# WORKSTREAM 3 AND 4

APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

## Workstream 3 – Hire of Temporary Buildings

### Introduction and Scope

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



## Workstream 4 – Refurbished Buildings

### Introduction and Scope

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





EVALUATION

WEIGHTING, ACCREDITATION AND CERTIFICATIONS

A single stage open tender process was used as set out within the Public Contract (Scotland) Regulations 2015.

Quality Weighting 70%

**General Technical Capability Questions** 15%  
Bidder's technical capability questions, split between technical ability, management, support and accreditations/quality management

**Regional Capability Questions** 20%  
Split between capability to deliver projects/services in this regional area and contributions to delivering local social value and community benefits

**Lot Specific technical quality questions** 20%  
To demonstrate experience in carrying out the type of works via competency of workforce, scenarios, and evidence of relevant past projects.

**Factory Assessment** 15%  
Assessment of bidders manufacturing facility and on-site processes

Price Weighting 30%

A full breakdown of the price weighting is lot dependent, but is typically split between prelims, Schedule of Rates and Overheads and Profit.

Contact your regional team for full breakdown of price weighting

70%  
Quality

30%  
Price

Accreditations and Certifications

In order to be considered eligible for this Framework, Appointed Companies were required to evidence that they had the relevant health and safety, environmental, equality and quality systems as listed below:

Compliance with Equality Act 2010

Confirmatory statements demonstrating compliance with the Equality Act 2010 and adherence to promoting equality and diversity within their company.

Lot Specific Accreditations / Certification

Where applicable evidence of the relevant accreditations, certifications, and membership of trade bodies applicable to the lot they are awarded to was required.

Environmental Management\*

Compliance with BS EN ISO 14001

Health and Safety\*

Compliance with BS EN ISO 45001

Quality Management\*

Compliance with BS EN ISO 9001

\*Where certification was not held, Appointed Companies were required to complete the appropriate CAS 91 questions to evidence compliance.

EVALUATION

WEIGHTING, ACCREDITATION AND CERTIFICATIONS

Minimum Insurance Cover

Throughout the duration of the framework appointed companies are required to have the minimum levels of insurance as follows:

Workstreams (WS)	Lot Description	Minimum average turnover (over the past 3 years )	Employer's Liability Insurance	Public Liability Insurance	Professional Indemnity Insurance	Product Liability Insurance
WS1	- Permanent Buildings	£1m	£5m	£5m	£1m	£1m
WS2	- Healthcare Buildings	£2m	£5m	£5m	£1m	£2m
WS3	- Hire of Temporary Buildings	£500k	£5m	£5m	--	£1m
WS4	- Refurbished Units	£500k	£5m	£5m	--	£1m



**Financial Stability Assessment**

Appointed Companies were assessed on their financial stability based on a range of financial information including post-tax profit, current liabilities and verified credit scoring via Creditsafe. The results of these checks were assessed on a pass/fail.

# CALL-OFF AWARD OPTIONS

## THE FRAMEWORK ALLOWS PARTNERS 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 partner.

When calling off projects, partners 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.

## THIS FRAMEWORK IS INCLUDED WITHIN OUR CALL-OFF SERVICE.

The SPA Call-off Service is available free of charge to partners. Our team conduct the call-off mini competition while delivering best practice guidance and continuous support throughout the process.

## ELIGIBILITY

SPA is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Over 130 publicly funded organisations throughout Scotland use SPA frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings:

- Scottish Registered Social Landlords (RSL's)
  - Registered Tenants Organisations (RTOs)
  - Local Authorities
  - Subsidiaries, Joint-Venture Companies and Arm's Length Management Organisations (ALMOs)
  - NHS Scotland Boards
- Universities and Further Education Establishments
  - Police Scotland
  - Scottish Fire and Rescue Service
  - Registered Charities
  - Other Public Bodies

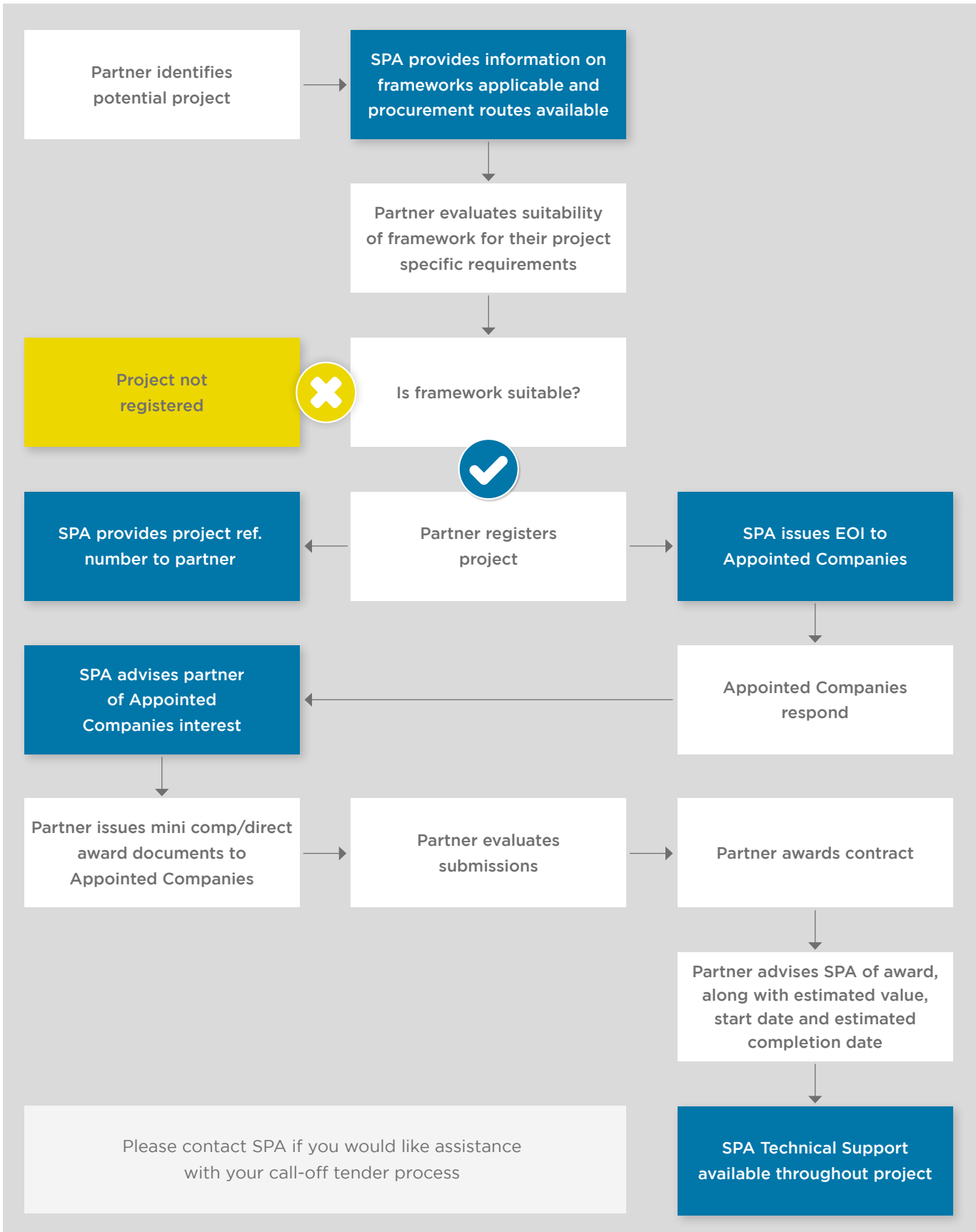
Details of those contracting authorities identified are listed at:  
[www.scottishprocurement.scot/who-we-work-with/](http://www.scottishprocurement.scot/who-we-work-with/)

## GENERAL TERMS AND CONDITIONS

LHCPG uses the FAC-1 standard form of contract to manage our frameworks. The LHCPG 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 LHCPG 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: LHCFA2516102017.

# THE PROCESS OF USING OUR FRAMEWORK







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