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User Guide | Ref No: 1230

Modular Buildings and Modern Methods of Construction (MMC)



Contents

- About YPO and overview 02
- Specification, overview and lot structure 03
- Benefits of using the framework 06
- Suppliers permitted routes to market 07
- How to use the framework 08
- Terms and conditions 10
- Contact information 10



This is an interactive PDF You can click on the items listed above, and they will take you to the relevant page. You can also click on **Back to Contents** via the yellow tab in the footer of every page and it will bring you back to this contents page.

About YPO

YPO provides procurement solutions for public sector organisations to set up or renew contracts for a widerange of services.

Established in 1974 by a group of 13 local authorities, we're one of the UK's largest public sector buying organisation and we're still 100% publicly owned today. We work closely with our suppliers and collaborate with other public sector buying organisations to achieve efficiencies and value for money, returning all our profits back into the heart of the public sector.

Our team of qualified procurement professionals can offer advice, guidance and expertise on procurement, as well as regular engagement and communication to make sure your objectives are achieved.

Overview

Start date

18 March 2026

Expiry date

17 March 2030

Extension(s) (if applicable)

N/A

Contracting authority (CA) call-off period

CA's can specify a contract period, based on the term that will best suit their requirements. YPO generally recommend a call-off period of no longer than 4 years.

Contract notice reference number

2026/S 000-018175

Pertential maximum value

£500,000,000

Rebate

1% paid by supplier/provider

Geographical location(s)

National

Procurement Regime

Procurement Act 2023

Specification, overview and lot structure

Lot	Title	Description	Method of award
1	Purchase of Education Buildings	Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions for the education sector, to include but not limited to changing places, classrooms, data storage areas, gymnasiums, nurseries, offices, special needs classrooms, staffrooms and technology rooms. DfE Output Specification is not a mandatory requirement for this Lot but may be specified at Call-off Contract stage.	Competitive Selection Process or Award Without Competition
2	Hire of Education Buildings	Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, off-hire, relocation, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions for the education sector, to include but not limited to changing places, classrooms, data storage areas, gymnasiums, nurseries, offices, special needs classrooms, staffrooms and technology rooms. DfE Output Specification is not a mandatory requirement for this Lot but may be specified at Call-off Contract stage.	Competitive Selection Process or Award Without Competition
3	Purchase of Healthcare Buildings	Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions for the healthcare sector, to include but not limited to assessment units, changing places, data storage areas, dental surgeries, GP surgeries, offices, operating theatres, pharmacies, staffrooms, waiting areas and wards.	Competitive Selection Process or Award Without Competition
4	Hire of Healthcare Buildings	Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, off-hire, relocation, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions for the healthcare sector, to include but not limited to assessment units, changing places, data storage areas, dental surgeries, GP surgeries, offices, operating theatres, pharmacies, staffrooms, waiting areas and wards.	Competitive Selection Process or Award Without Competition

Specification, overview and lot structure

Lot	Title	Description	Method of award
5	Purchase of Kitchen Buildings	Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include but not limited to dishwashing areas, food preparation and storage areas and production kitchens.	Competitive Selection Process or Award Without Competition
6	Hire of Kitchen Buildings	Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, off-hire, relocation, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include but not limited to dishwashing areas, food preparation and storage areas and production kitchens.	Competitive Selection Process or Award Without Competition
7	Purchase of Food Cubes, Kiosks and Modular Catering Systems	Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include but not limited to food cubes, servery kiosks, and modular catering systems.	Competitive Selection Process or Award Without Competition
8	Purchase of Restaurant and Cafe Buildings	Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include but not limited to café, restaurant and welfare facilities.	Competitive Selection Process or Award Without Competition
9	Purchase of Custody Suite Buildings	Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include but not limited to cells, charging offices, general custodial space, holding areas, interview rooms, medical and intox rooms, offices, secure storage, server rooms, WC and all other associated requirements.	Competitive Selection Process or Award Without Competition
10	Hire of Custody Suite Buildings	Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, off-hire, relocation, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include but not limited to cells, charging offices, general custodial space, holding areas, interview rooms, medical and intox rooms, offices, secure storage, server rooms, WC and all other associated requirements.	Competitive Selection Process or Award Without Competition

Specification, overview and lot structure

Lot	Title	Description	Method of award
11	Purchase of Housing	Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, suitable for various occupancy levels. Includes purchase of emergency/temporary shelters and modular pods.	Competitive Selection Process or Award Without Competition
12	Hire of Housing	Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, off-hire, relocation, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions for temporary housing, to include but not limited to single person and family accommodation and emergency/temporary shelters and modular pods.	Competitive Selection Process or Award Without Competition
13	Purchase of Changing Places Buildings	Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems including full turnkey solutions, for accessible and inclusive Changing Places facilities.	Competitive Selection Process or Award Without Competition
14	Purchase of Bespoke Buildings	Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include any requirements not covered by the other Lots and mixed construction methods. This includes but is not limited to data centres, retail or storage units, multi-use community spaces, workshops, crisis response units, cultural and leisure spaces, laboratories, crematoria and mortuary units.	Competitive Selection Process
15	Hire of Bespoke Buildings	Provision of design, manufacture, supply, project management, installation, commissioning/de-commissioning, restoration, off-hire, relocation, removal and/or maintenance of 2D and 3D primary structural systems with a minimum pre-manufactured value (PMV) of 55% including full turnkey solutions, to include any requirements not covered by the other lots and mixed construction methods. This includes but is not limited to data centres, retail or storage units, multi-use community spaces, workshops, crisis response units, cultural and leisure spaces, laboratories, crematoria and mortuary units.	Competitive Selection Process

Benefits of using the framework

YPO's frameworks are established to allow you to purchase goods, works or services from suppliers via either award without competition or competitive selection process. Benefits of using the framework:

- Available to use by all UK public sector bodies.
- Compliance Assured – This framework is compliant with the Procurement Act 2023.
- Assured supplier standards – Suppliers have been evaluated and have met minimum capability requirements before being accepted. All suppliers have achieved the Common Assessment Standard (CAS).
- Support from YPO to help you find the right solution based on your specific requirements, including support with all procurement documents. We can help as much or as little as you like, including by providing template procurement documents.
- YPO can fully manage your competitive selection (call-off) process if required and are here to answer questions along the way.
- Reduced timescales – you do not need to run a full above threshold procurement if procuring via the framework.
- Pre-defined terms and conditions – when awarding contracts customers have the option to use YPO's call-off terms and conditions as established and reviewed by eligible suppliers.
- Alternative terms and conditions allowed – You can use your own terms and conditions, or a range of standard form contracts (JCT, NEC etc.)
- Flexible award criteria – You can use our recommended weightings for your competitive selection process or flex according to your individual requirements.
- Flexible competitive selection processes – We have embedded single or multi-stage processes into this framework.

- Embedded Social Value – All Suppliers have pledged social value commitments for this framework in line with YPO's Social Value Priority Themes, which are aligned with the National TOMs.

YPO's frameworks are established to allow you to ***purchase goods, works or services*** from suppliers via either award without competition or competitive selection process.



Route to Market

Solid black = Award without Competition and Competitive Selection Process

Circle outline = Competitive Selection Process Only

Suppliers permitted routes to market

Lot	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Actiform Limited	●	●	●	●					●	●				○	○
Airport Capacity Solutions Limited	○	○	○	○	○	○	○	○	○	○			○	○	
Cleveland Sitesafe Limited	○												○	○	
Elite Systems (GB) Limited	●	●	●	●										○	○
Health Spaces Limited			●	○										○	○
Healthmatic Limited	●						●						●	○	
Ideal Building Systems Limited	○				○			○						○	
Instaspace Ltd	○	○	○	○	○	○	○	○	○				○	○	○
Integra Buildings Limited	●	●	●	●				●	●		●	●	●	○	○
JDC Building Works Ltd	●	●	●												
Mac Zero Modular Buildings Ltd	●	●	●	●	○	○	○	●					●		
McAvoy Modular Offsite Limited	●	●	●	●	●	●		●	○	○			●	○	○
ModuleCo Healthcare Limited				●											
ModuleCo Limited			●												
My Fab Limited	●		○		○		○				●		○	○	
P McVey Building Systems Ltd	●	●	●	●	●	●	●	●	●	●				○	○
PKL Group (UK) Limited					●	●	●	●							
Portable Offices (Hire) Limited	●	●	○	○				○	○					○	○
Portakabin Limited	●	●	○	●	○	○	○	○	○	○		●	○	○	○
Premier Modular Limited	●	●	●	●				●	●		●		●	○	○
Qube Structures Ltd T/A The Qube	○	○	○	○	○		○	○					○	○	○
Silwood Facilities Limited T/A Silwood Space	●	●	○	○	○	○						○	○	○	
SKW Construction Ltd	●		○		○		○	○					○	○	
Stelling Modular Limited T/A Stelling Properties											○	○			
Thurston Group Limited	●		●				○	●	●				●	○	
Wernick Buildings Limited	●	●	●	●			●	●	●	●		●	●	○	○
Western Building Systems Ltd	●		●										●	○	
ZED Pods Ltd											●			○	

How to use the framework

To access the framework, you need to complete and return the Customer Access Agreement to construction@ypo.co.uk Depending on your project and chosen lot, you may award by award without competition or through a competitive selection process.

Award Without Competition

Award without competition is to award a call-off contract without re-opening competition (known as Direct Award under Procurement Contract Regulations 2015). Award without competition can be carried out to appoint the provider that the Contracting Authority has reviewed to be the most suitable for the services they require, also known as the most advantageous tender (MAT).

Award without competition can be made to a Provider if the participating Contracting Authority can demonstrate the selected Provider offers the most economically advantageous offer for their individual requirements, this will include the ranked evaluation, cost/quality/ delivery and customer service/social value and sustainability scores and/or objective justifications in line with the Procurement Act 2023. The objective mechanism for supplier selection for the framework is the highest ranked supplier.

The pricing and specification provided in the tender submission for this framework will be the pricing that the Supplier and Contracting Authority adhere to under an award without competition. It will be the Contracting Authority's responsibility to carry out their own due diligence within this framework to ensure they have procured in compliance with any relevant regulations.

Competitive Selection Process

For complex requirements, or those which exceed the current threshold values under the Procurement Act 2023, contracting authorities must run a competitive selection process (known as further/mini competition under Procurement Contract Regulations 2015) either via their own internal processes or through YPO's procurement portal.

A competitive selection process means inviting all the suppliers on the framework to compete against your specific requirements. The Contracting Authority will then evaluate submissions and award a call-off contract to the winning supplier.

The Contracting Authority shall conduct their further competition based upon defined award criteria, which must total 100% overall. Customers may use alternative weightings at their own discretion as shown below:

Criterion	YPO % Weightings	Permitted Flexibility
Cost	40%	10-80%
Quality	20%	10-80%
Delivery and Customer Service	20%	10-80%
Social Value/ Sustainability	20%	10-30%

Types of Competitive Selection Process

Single Stage – You advertise your requirements within one period, and evaluate all criteria following the submission of full bids.

Two Stage – You advertise some requirements first (conditions of participation, mandatory requirements and/or 20% of the award criteria), evaluate responses, taking forward only those that pass/a pre-determined number of suppliers to participate in a second stage which would include all remaining award criteria. Evaluation of the second stage would provide the most advantageous tender. This may be useful on lots with many suppliers or complicated projects, or if you have limited evaluation resources.

Overview of the Competitive Selection Process

1. Pre-engage to help define your requirements

Prior to publishing your further competition opportunity, you may find it useful to pre-engage with awarded suppliers, especially for large complex requirements, to seek additional information, help refine your requirements and explore available solutions.

2. Define your requirements

Your specification should give suppliers a clear understanding of the specific goods/services you require them to deliver. You may include additional conditions of participation and mandatory requirements. You must also supply suppliers with the evaluation methodology, based on the award criteria set out above.

3. Create documentation

You need to complete the competitive selection process documents, either using the YPO templates or your own, if you prefer.

How to use the framework

All documentation must reference the framework, lot number and YPO project reference number, and will need to include:

- Invitation to Tender (ITT) – including requirements specification, mandatory requirements, award criteria, timetable, evaluation methodology
- Any additional schedules (pricing, maps, surveys/ reports etc)

4. Advertise Competitive Selection Process

The opportunity must be published to all suppliers awarded to the relevant lot/s, to invite them to bid against your requirement. If your requirement covers multiple lots, only suppliers who are awarded to all the relevant lots will be invited to compete.

YPO recommends your opportunity is advertised for a minimum of 25 days. Allow sufficient time for suppliers to respond to your further competition, taking into consideration any bank holidays and the complexity of your requirements. A deadline which is too tight will result in poor quality submissions and/or reduced interest.

The opportunity can be issued via your own portal, or via YPO's e-tendering portal and we can assist with managing the process. If you advertise your opportunity on your own portal, you must inform YPO via e-mail and notify of the outcome.

You will need to provide clarification responses, which will be shared publicly unless the information contained is commercially sensitive to either party.

Responses received must be kept secure and unopened until the designated closing date and time for final submissions has passed. Responses received after the specified date and time should be rejected.

5. Evaluation

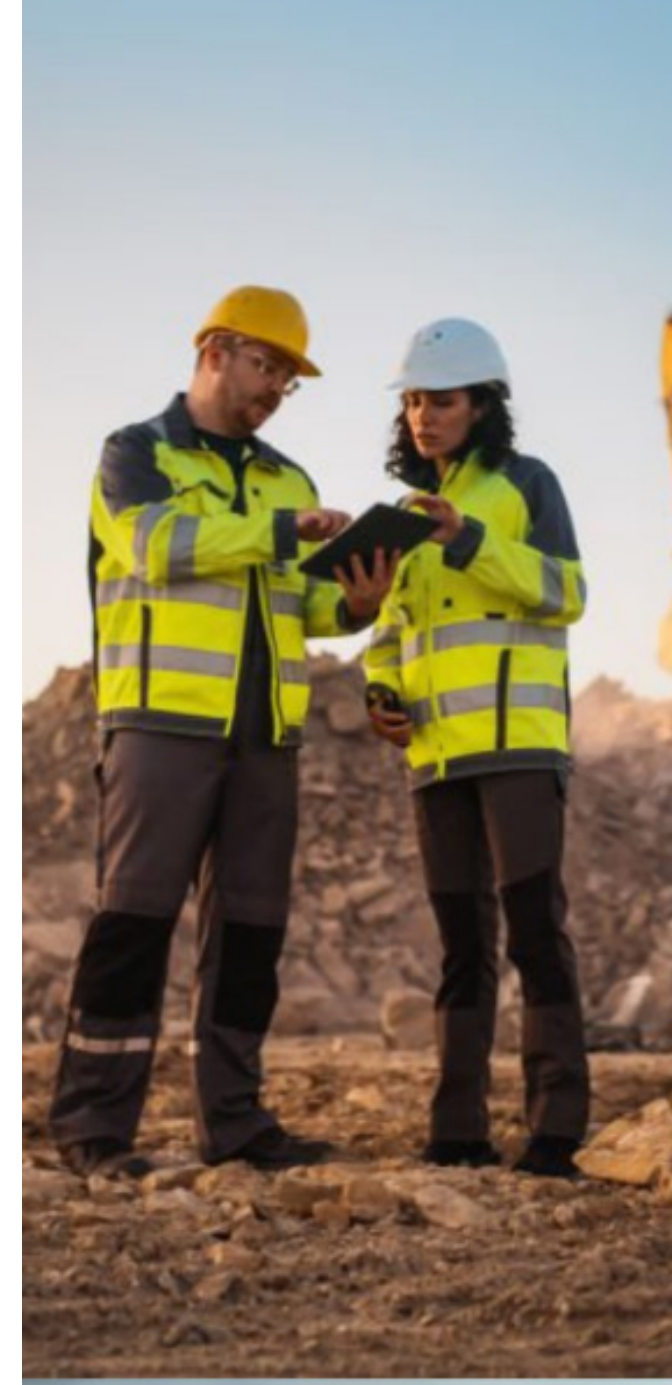
You will evaluate and identify your winning supplier based on the most advantageous tender. The submitted response must be evaluated in accordance with the criteria stipulated in your original documents. If you are running a multistage process you would evaluate the first stage and then open the second stage to the shortlisted bidders for the period specified in your original documents. Once that period ends you would evaluate the bids from the second stage to find your successful supplier.

6. Award

On identifying the successful supplier, YPO would suggest carrying out a standstill period of eight calendar days, before entering into a contract. This period is voluntary for call-off contracts, but would be recommended. You must ensure all suppliers who tendered are advised of the outcome of the further competition in writing, including brief details on where scores were achieved and missed. Assessment summaries are not required to be provided to suppliers following the award of a call-off contract. However, contracting authorities are encouraged to provide them as a matter of best practice. You must also publish a Contract Award Notice (unless exempt).

At the end of the standstill period, you will need to:

- Ensure the contract is signed by both parties
- Provide a Purchase Order where required to the Supplier
- Inform YPO of the successful award and complete the 'Confirmation of Award' template
- Publish your Contract Details Notice within 30 days of award (unless exempt).



Terms and conditions

Suppliers have agreed to and signed YPO's framework terms and Conditions. Suppliers have also agreed and reviewed the call off terms and conditions; however, it is understood that some specific terms may need amending to meet the needs of the Contracting Authority and Provider. These can be amended by the Contracting Authority and the Supplier by mutual agreement to include additional terms to supplement the standard call-off terms and conditions. A variation form is included within the order form and call-off terms and conditions document to allow contracting authorities and suppliers to amend any terms if required.

You are also permitted to use:

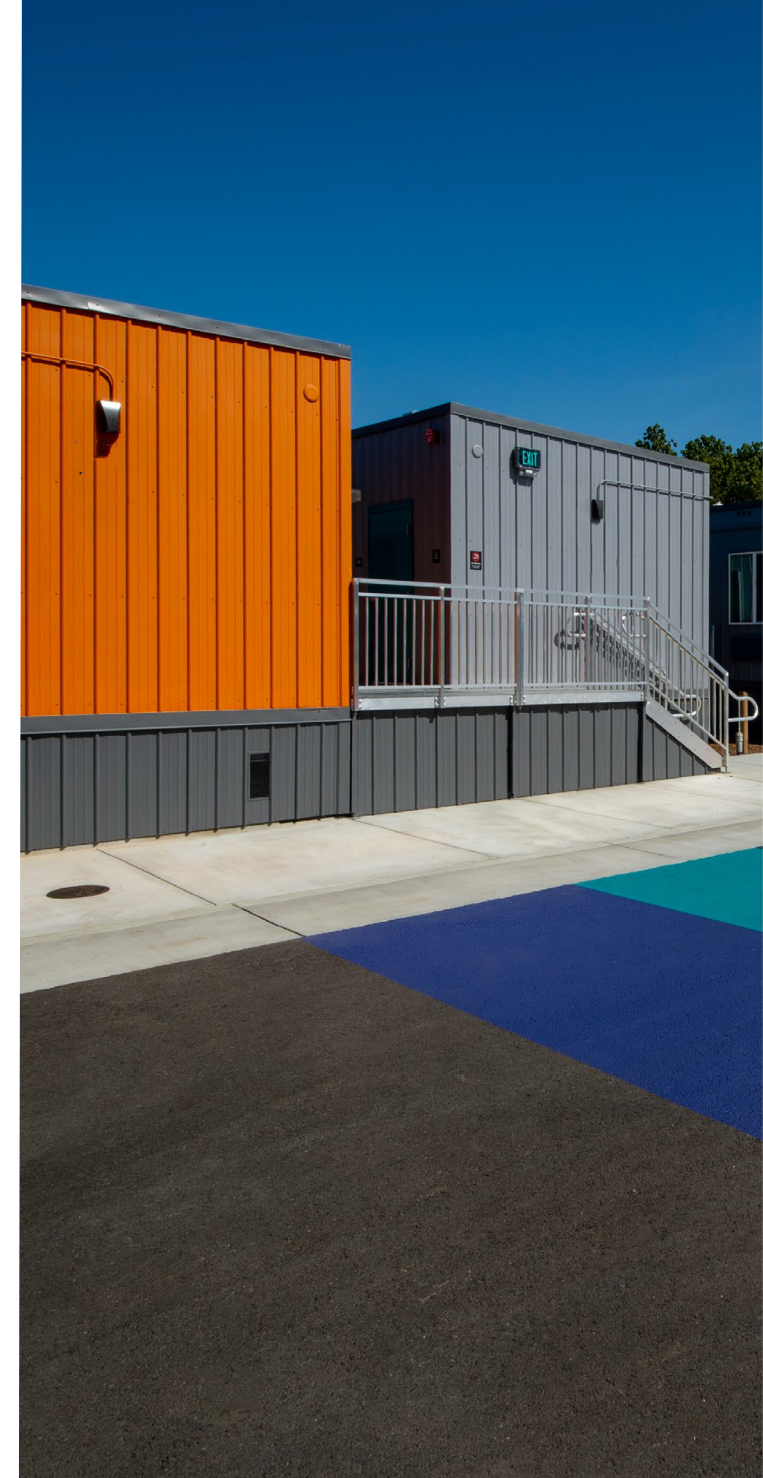
- JCT suite of contracts
- NEC suite of contracts
- ACA suite of contracts
- SBCC suite of contracts (for use in Scotland)
- Contracting Authority's own terms and conditions

Contact information

For further information or to discuss individual requirements, please use the contact details below:

Name	Louise Hardcastle
Job title	Buyer
Category	Buildings, Highways and Construction
Call	07561 601 602
Email	louise.hardcastle@ypo.co.uk

Name	Jo-Anne Dacre
Job title	Assistant Buyer
Category	Buildings, Highways and Construction
Call	07917 979 665
Email	jo-anne.dacre@ypo.co.uk



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