SWPA
SOUTH WEST
PROCUREMENT
ALLIANCE



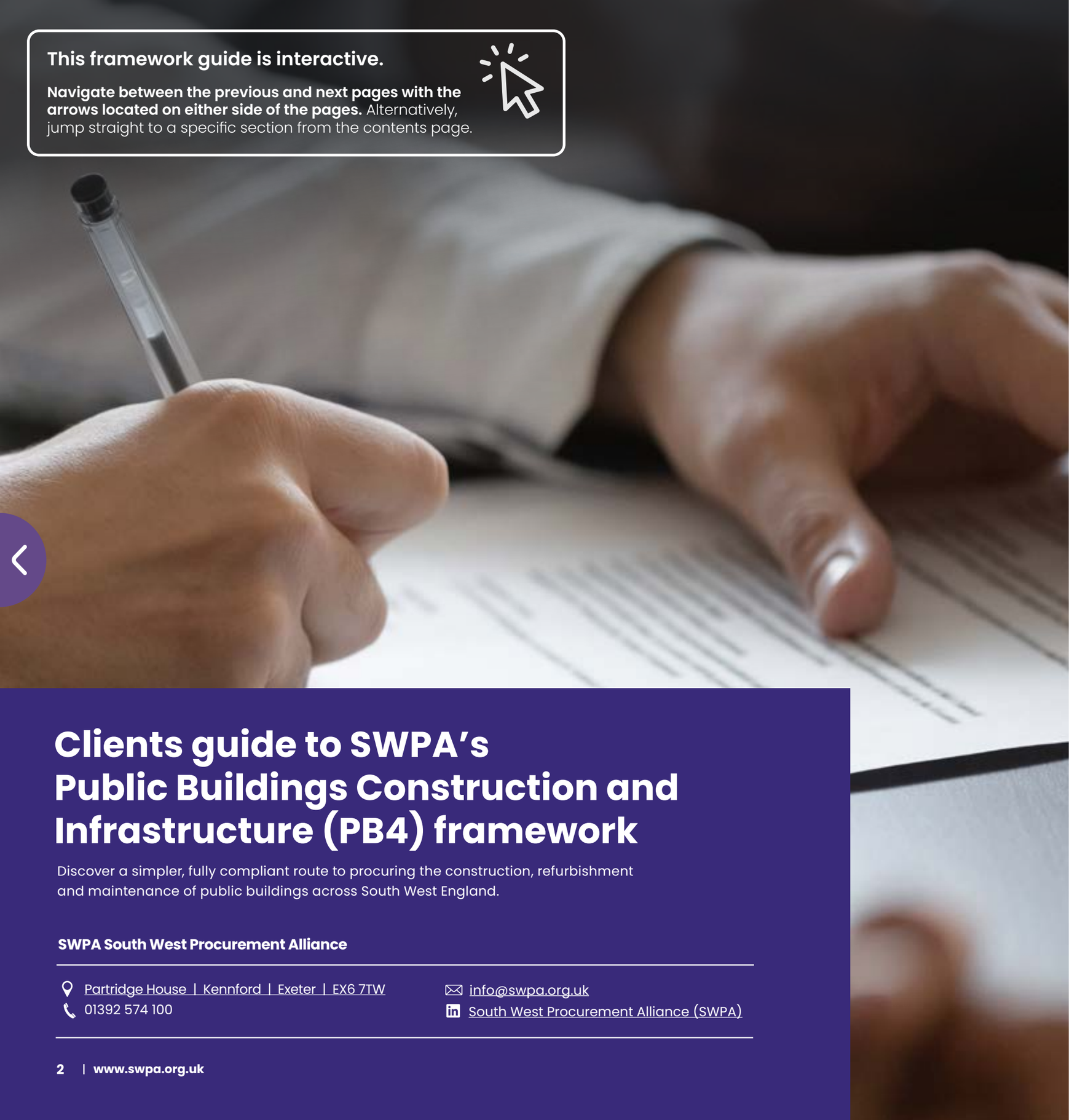
PUBLIC BUILDINGS CONSTRUCTION AND INFRASTRUCTURE (PB4)
FRAMEWORK GUIDE

PART 1

3 November 2026 - 2 November 2030

Improving lives and places
through quality procurement solutions

www.swpa.org.uk



This framework guide is interactive.

Navigate between the previous and next pages with the arrows located on either side of the pages. Alternatively, jump straight to a specific section from the contents page.

Clients guide to SWPA's Public Buildings Construction and Infrastructure (PB4) framework

Discover a simpler, fully compliant route to procuring the construction, refurbishment and maintenance of public buildings across South West England.

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Contents page

Framework at a glance 4
Client challenges and how PB4 helps 6
Why this framework matters 7
Is PB4 right for my project? 8
What PB4 provides - find the right workstream 11
Appointed supplier network 12
Why choose SWPA - Backed by LHC Procurement Group ... 12
PB4 Appointed Companies 13
Delivering social value through PB4 18

Contract Notices

CN 2025/S 000-066854
CAN 2026/S 000-094489

Framework at a glance

Scope

Construction services for new build, extensions and the refurbishment of public buildings, including any necessary civil infrastructure, demolition or other necessary works to facilitate the project.



Framework value

£1.95 billion

Framework duration

3 November 2026 - 2 November 2030

Regions

South West England

Access

Direct award or mini-competition
(Learn more about these options in our client guide)

Workstreams

PB4 is split into five workstreams:

Workstream 1

New Build only

Workstream 2

Refurbishment

Workstream 3

Civil Infrastructure

Workstream 4

New Build, Refurbishment and Associated Services

Workstream 5

Facilities Management

Suitable for

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

Any other partially or publicly funded orgnisations





Typical project types

- Emergency services buildings such as fire stations, ambulance stations and police stations
- Community buildings such as community centres and sports facilities
- Offices and other buildings for social infrastructure
- Residential properties when part of a mixed-use development
- Conversion of commercial buildings for residential use
- Delivery of student accommodation
- Associated works that may be required to deliver the types of buildings above or other public buildings
- Infrastructure works such as bridges, retaining walls, drainage, new roadways, etc.
- Education buildings
- Healthcare buildings

Key social value priorities

Refer to our Social Value Strategy for more information.

Social mobility:
Upskilling and training

Individual wellbeing:
Connected and inclusive communities

Planet and environment:
Enhanced community spaces and increase use of community facilities



Client challenges and how PB4 helps

Client challenge: Need a compliant route to market for public buildings

How PB4 helps: Provides a pre-procured framework route for eligible public sector clients

Client challenge: Need assurance on supplier competence and product quality

How PB4 helps: Appointed companies have been assessed through a robust process, including relevant technical, competence and compliance checks

Client challenge: Need to move quickly on urgent works

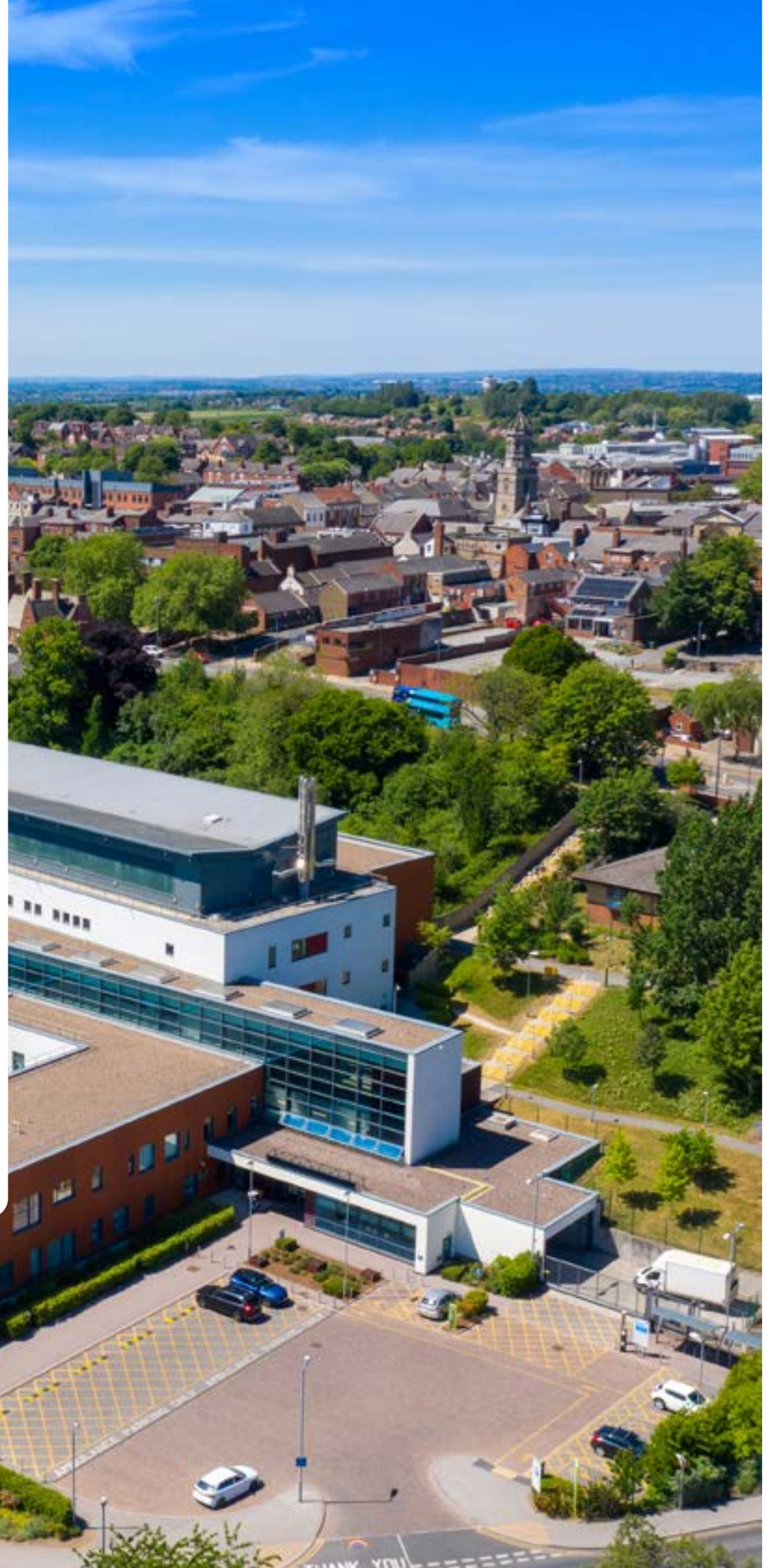
How PB4 helps: Offers direct award and mini-competition routes, where permitted by the framework and suitable for the project

Client challenge: Need support beyond supply and installation

How PB4 helps: Includes a workstream covering ongoing facilities management

Client challenge: Need guidance on the right route for the project

How PB4 helps: The SWPA regional team can help clients understand framework scope, local supplier availability, place-based priorities and the most appropriate access route, supported by LHCPG's technical and procurement expertise



Why this framework matters

Our Public Buildings Construction and Infrastructure (PB4) framework is a fully compliant procurement route for public building projects, bringing together construction, refurbishment, civil infrastructure and hard facilities management.

Designed for public sector clients across South West England, PB4 combines the local knowledge and relationships of the SWPA regional team with the procurement, technical and governance expertise of LHC Procurement Group (LHCPG). It supports faster procurement, greater delivery certainty and whole-life asset planning.

SWPA can also help clients use PB4 to enable place-based outcomes. Our regional team works with clients to connect project requirements with local priorities, market knowledge and community needs, helping to identify proportionate opportunities for employment and skills, community benefit, environmental improvement and wider regeneration.

PB4 was developed to address the following challenges:

- **Maintenance and renewal backlogs:** Years of underinvestment have left schools, hospitals and civic buildings requiring extensive repair and renewal.
- **Net Zero and energy efficiency:** Public sector organisations must decarbonise ageing buildings while improving energy performance and reducing operating costs.
- **Funding and place-based priorities:** Public sector projects often rely on time-limited funding and must demonstrate how investment responds to local needs, regional priorities and wider public service objectives.
- **Safety and operational compliance:** Building safety legislation and regulatory requirements continue to increase the complexity of delivering public building projects.
- **Skilled labour and materials costs:** Skills shortages and volatile material prices continue to place pressure on project delivery across the construction sector.

Our framework provides

A fully-compliant procurement route:

We are fully compliant with the requirements of the Procurement Act 2023, designing our framework procurement process to adhere to the principles whilst retaining the flexibility you need to get projects mobilised. We employ experts from industry to provide both the technical and procurement knowledge you need.

Added value support:

We are national in scale but locally led with regional people who live where you are delivering projects. We offer technical, procurement and social value expertise to assist you with all aspects of your project journey.

Net Zero support:

Delivering refurbishment, retrofit and new build projects that improve energy efficiency, reduce whole-life costs and contribute towards Net Zero objectives.

Speed to market and procurement efficiency:

Fast access to experienced appointed companies for refurbishment, renewal and ongoing asset management through a compliant procurement route.

Companies appointed to the framework have undergone assessment on a variety of technical, pricing and social value considerations on a **70% Quality and 30% Price** basis reflecting our commitment to sustainable construction.

We tested technical capability, regional capacity and pricing elements including prelims, overhead and profit and costs for the key individuals to deliver the projects.

Social value outcomes were also tested with 10% of the final score in quality attributed to this.

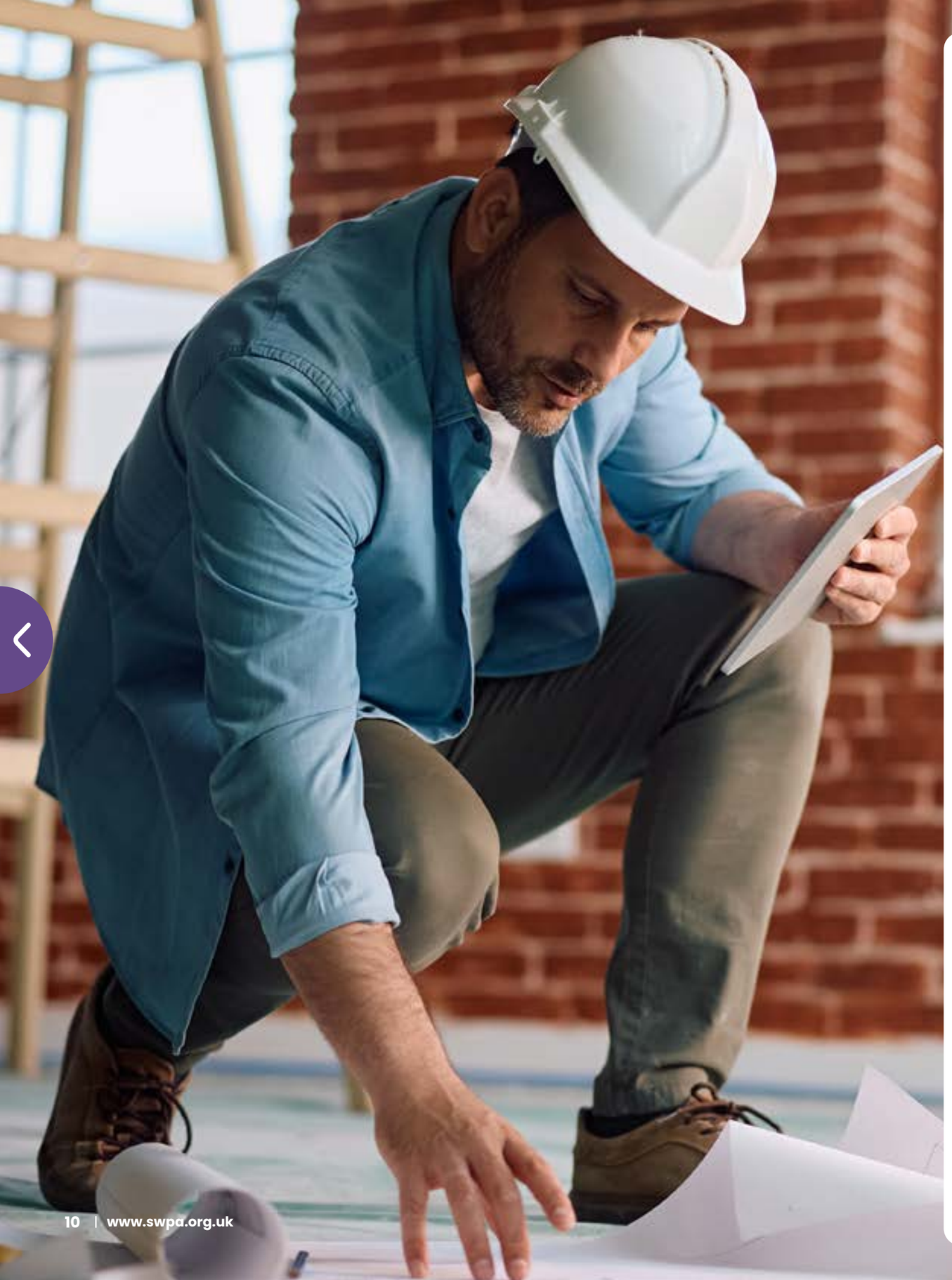
Is PB4 right for my project?

Use the following checklist to determine whether PB4 may be suitable for your project before reviewing the detailed workstream guide in the next section.

SWPA's PB4 framework may be right for your project if several of the following points apply:

- Your organisation is a public body, registered provider, charity or other fully or partially publicly funded organisation.
- Your project is located in South West England.
- Your project involves public buildings, associated infrastructure or hard facilities management.
- You need a compliant, efficient route to market without running a full procurement from scratch.
- You want access to appointed suppliers assessed compliantly and approved through a public procurement process.
- You want regional support to confirm supplier availability, framework scope and the right route to market.
- You want to include meaningful social value outcomes that reflect local priorities.

The SWPA team can help confirm eligibility, scope, supplier availability and whether direct award or mini-competition is the most appropriate option.



What PB4 provides
Find the right workstream

Use the table below as a quick guide to identify which PB4 workstream may be relevant to your requirement. The SWPA team can help confirm the right route and draw on LHCPG's technical and procurement expertise where needed.

I need:	Relevant workstream(s):
Support with a new-build project Deliver new public buildings with confidence. From concept to completion, through a fully compliant route.	**Workstream 1 – New Build only** Delivers new public buildings through a fully compliant procurement route, from design through to construction and handover. A single procurement route that provides certainty, flexibility and high-quality delivery from concept to completion.
Support with refurbishment of a public building Transform existing assets safely and compliantly, maximising value from the buildings you already have.	**Workstream 2 – Refurbishment** Extends the life of existing public buildings through refurbishment, retrofit and modernisation. Maximises the value of existing assets while improving building performance, reducing carbon emissions and avoiding the cost of full replacement.
Civil infrastructure works Infrastructure delivery with a fully managed, adoptable solution, from approvals to final handover.	**Workstream 3 – Civil Infrastructure** Delivers the infrastructure needed to support public building projects through a single compliant procurement route. Provides confidence that infrastructure will meet statutory requirements, reducing project risk and simplifying approvals.
New build, refurbishment and associated services One procurement route for complex projects, seamlessly combining build, refurbishment, infrastructure and demolition.	**Workstream 4 – New Build, Refurbishment and Associated Services** Combines new build, refurbishment, infrastructure and associated works within a single procurement solution. Reduces procurement complexity while improving coordination, programme certainty and cost control across the entire project.
Facilities management Keep buildings safe, compliant and operational through a trusted, fully managed maintenance solution.	**Workstream 5 – Facilities Management** Covers planned and reactive maintenance across mechanical, electrical and fire safety systems, including HVAC, boilers, pumps, lighting, power distribution, emergency lighting, alarms, extinguishers and sprinklers. Also includes building fabric (doors, windows, roofs, walls, ceilings), lifts and escalators, water systems, security (CCTV and access control) and external works, supported by statutory compliance inspections, helpdesk support, and asset management with lifecycle reporting.



Appointed supplier network

There are 31 companies appointed to the SWPA PB4 framework.

Supplier coverage
PB4 gives you access to appointed companies for South West England by relevant workstream. This helps you identify providers with the geographical coverage, local knowledge and specialist capability needed for your project.

Supplier assurance
Appointed suppliers have been assessed through the framework procurement process and have demonstrated relevant capability, experience and competence.

Checking availability
Supplier availability should be checked against the project location and relevant PB4 workstream. The SWPA team can explain which suppliers are available across South West England and how the supplier base aligns with your requirement.

To access the full list of suppliers, visit: www.swpa.org.uk/suppliers/supplier-index

Why choose SWPA backed by LHC Procurement Group

SWPA combines regional knowledge across South West England with the scale, standards and specialist support of LHCPG. Clients receive a locally delivered service, backed by a group-wide centre of excellence for procurement, technical assurance, social value and framework governance. We provide:

- ✓ **Funding awareness,** including signposting to relevant funding opportunities where these may support project delivery.
- ✓ **Access to appointed companies** that have been assessed for relevant capability, experience and public sector delivery requirements.
- ✓ **Opportunities to share learning and good practice** across SWPA projects, clients and the wider LHCPG network.
- ✓ **Support with delivering tangible social value outcomes** that leave a meaningful and lasting legacy within the community.
- ✓ **Long-standing experience**, as LHCPG was established in 1966 and serves the public sector exclusively.
- ✓ **Technical and procurement expertise from LHCPG's centre of excellence**, supporting framework development, due diligence, call-off guidance and consistent standards across the group.
- ✓ **Regional support from the SWPA team** to help you navigate through local priorities, supplier markets, funding pressures and delivery conditions across the South West England.
- ✓ **Community Benefit Fund,** through which a portion of our surpluses are reinvested into local communities and supports wider social value outcomes.

Workstream 1 - New Build only

New Build only (£0 to £1m)

Appointed Companies	Gloucestershire, Wiltshire and Bristol/Bath	Dorset & Somerset	Cornwall & Isles of Scilly	Devon
Beard	●	●		
C G Fry & Son		●		●
Cormac			●	
Devon Contractors		●		●
Etec Contract Services	●	●		●
Galliford Try Construction	●	●	●	●
M&J Group	●	●	●	●
MW Benney			●	
Neilcott Construction	●	●	●	●
Nevada Construction			●	
Oakland Construction	●	●		●
Obedair			●	●

New Build only (£1m to £2.5m)

Appointed Companies	Gloucestershire, Wiltshire and Bristol/Bath	Dorset & Somerset	Cornwall & Isles of Scilly	Devon
Alcema	●	●		
Beard	●	●		
C G Fry & Son				●
Cormac			●	
Devon Contractors		●	●	●
Etec Contract Services	●	●		●
Galliford Try Construction	●	●	●	●
Korbuild	●	●		
M&J Group	●	●	●	●
MW Benney			●	
Neilcott Construction	●	●	●	●
Nevada Construction			●	
Oakland Construction	●	●		●
Obedair			●	●

Workstream 2 - Refurbishment

Refurbishment (£0 to £1m)				
Appointed Companies	**Gloucestershire, Wiltshire and Bristol/Bath**	**Dorset & Somerset**	**Cornwall & Isles of Scilly**	**Devon**
Alcema	●	●		
Beard	●	●		
City Gate Construction	●	●	●	●
D R Jones Yeovil			●	
Devon Contractors		●		●
Etec Contract Services				●
Galliford Try Construction	●	●	●	●
M&J Group	●	●	●	●
Neilcott Construction			●	●
Oakland Construction	●	●		●
Obedair			●	
Resolution Interiors			●	●
TW Group (South Wales)	●			
VINCI Construction UK	●	●	●	●
Westcountry Maintenance Services			●	

Refurbishment (£1m to £2.5m)				
Appointed Companies	**Gloucestershire, Wiltshire and Bristol/Bath**	**Dorset & Somerset**	**Cornwall & Isles of Scilly**	**Devon**
Alcema	●	●		
Beard	●	●		
City Gate Construction	●	●	●	●
D R Jones Yeovil			●	
Devon Contractors				●
Etec Contract Services				●
Galliford Try Construction	●	●	●	●
Korbuild	●	●		
M&J Group	●	●	●	●
Neilcott Construction			●	●
Oakland Construction	●	●		●
Obedair			●	
VINCI Construction UK	●	●	●	●
Westcountry Maintenance Services			●	

Workstream 3 - Civil Infrastructure

Civil Infrastructure (£0 to £2.5m)				
Appointed Companies	**Gloucestershire, Wiltshire and Bristol/Bath**	**Dorset & Somerset**	**Cornwall & Isles of Scilly**	**Devon**
Amalgamated Construction	●	●	●	●
Ateb Groundworks	●			
Bartlett Contractors	●	●	●	●
BRM Utility Services	●	●	●	●
Cormac		●	●	●
Galliford Try Construction	●	●	●	●
M&J Group	●	●	●	●
Montel Civil Engineering	●	●		●
Tom Prichard Contracting	●	●	●	●

Civil Infrastructure (over £2.5m)				
Appointed Companies	**Gloucestershire, Wiltshire and Bristol/Bath**	**Dorset & Somerset**	**Cornwall & Isles of Scilly**	**Devon**
Amalgamated Construction	●	●	●	●
Bartlett Contractors	●	●	●	●
BRM Utility Services	●	●	●	●
Cormac	●	●	●	●
Galliford Try Construction	●	●	●	●
Montel Civil Engineering	●	●	●	●
Tom Prichard Contracting	●	●	●	●



Workstream 4 - New Build, Refurbishment and Associated Services

New Build, Refurbishment and Associated Services (£2.5m to £10m)				
Appointed Companies	**Gloucestershire, Wiltshire and Bristol/Bath**	**Dorset & Somerset**	**Cornwall & Isles of Scilly**	**Devon**
Alcema	●	●	●	●
Beard	●	●	●	●
Devon Contractors	●	●	●	●
Galliford Try Construction	●	●	●	●
Kier Construction	●	●	●	●
Korbuild	●	●	●	●
M&J Group	●	●	●	●
Neilcott Construction	●	●	●	●
Tilbury Douglas	●	●	●	●
VINCI Construction UK	●	●	●	●

New Build, Refurbishment and Associated Services (£10m to £25m)				
Appointed Companies	**Gloucestershire, Wiltshire and Bristol/Bath**	**Dorset & Somerset**	**Cornwall & Isles of Scilly**	**Devon**
Beard	●	●	●	●
Devon Contractors	●	●	●	●
Farrans	●	●	●	●
Galliford Try Construction	●	●	●	●
Kier Construction	●	●	●	●
Neilcott Construction	●	●	●	●
Tilbury Douglas	●	●	●	●
Willmott Dixon Construction	●	●	●	●

New Build, Refurbishment and Associated Services (over £25m)				
Appointed Companies	**Gloucestershire, Wiltshire and Bristol/Bath**	**Dorset & Somerset**	**Cornwall & Isles of Scilly**	**Devon**
Beard	●	●	●	●
C G Fry & Son	●	●	●	●
Classic Builders	●	●	●	●
Farrans	●	●	●	●
Galliford Try Construction	●	●	●	●
Kier Construction	●	●	●	●
Neilcott Construction	●	●	●	●
Tilbury Douglas	●	●	●	●
Willmott Dixon Construction	●	●	●	●

Workstream 5 - Facilities Management

Hard Facilities Management (all values)				
Appointed Companies	**Gloucestershire, Wiltshire and Bristol/Bath**	**Dorset & Somerset**	**Cornwall & Isles of Scilly**	**Devon**
Cormac			●	
Galliford Try Construction	●	●	●	●
Kier Construction	●	●	●	●
TW Group (South Wales)	●			

About SWPA and LHC Procurement Group (LHCPG)

SWPA is one of five regional business units of LHC Procurement Group (LHCPG), supporting public sector clients across South West England.

It brings together buyers and suppliers to build, refurbish and maintain social housing and public property more efficiently and cost effectively, and to benefit the local community. By using SWPA frameworks, which are shaped by regional market knowledge and insights from suppliers working in the area, public sector clients can access locally led procurement support while benefitting from the expertise of LHCPG's central technical team. Established in 1966 by London Boroughs, LHCPG was the first public sector procurement organisation in the UK. Today, it acts as a centre of excellence for framework development, procurement, technical assurance, social value and governance. Its structure gives clients a regional service with access to wider expertise, consistent standards and shared learning across the group.

By providing efficient procurement solutions and expert guidance, LHCPG empowers public bodies to maximise value for money while achieving positive, lasting impacts on local communities and the environment.

As a contracting authority, LHCPG develops and operates frameworks across England, Scotland and Wales through its five business units:

- **LHC:** across Midlands, London, South East and East Anglia
- **Northern Procurement Alliance (NPA):** across North of England
- **South West Procurement Alliance (SWPA):** across South West of England
- **Scottish Procurement Alliance (SPA):** across Scotland
- **Welsh Procurement Alliance (WPA):** across Wales

You can find out more about us in our Clients Guide to LHCPG.

LHCPG invests a portion of its surpluses into its Community Benefit Fund. Through our partner charities, Lifting Lives and Lintel Trust, the Fund facilitates projects that revitalise local areas and create more sustainable communities, by providing better homes and buildings.It is used to actively support initiatives that enhance social value – improving the lives of individuals and strengthening communities – by ensuring that every pound invested delivers meaningful social impact.

Delivering social value through PB4

As part of our commitment to social value, PB4 gives clients an opportunity to secure wider social, economic and environmental benefits alongside the design and construction of public buildings.

The framework's social value priorities focus on connected and inclusive communities, enhanced community spaces, increased use of community facilities, in addition to upskilling and training.

In practice, this is how it works – with support from the SWPA team and LHCPG throughout:

- Clients work with the appointed company and the SWPA team to agree appropriate social value commitments for each project from the outset. LHCPG can provide a social value project plan template and specialist support where required.
- Commitments should be relevant and proportionate to the contract. Measures, responsibilities and evidence requirements should be recorded in the call-off documentation.
- Appointed companies report their agreed outcomes during delivery. SWPA and LHCPG will work flexibly with clients where existing project measures provide suitable evidence, helping to avoid unnecessary duplication.



Feedback from building users may also help assess access to services, participation in community activities, and improvements to green space.

We work with clients and appointed companies to agree social value measures that reflect the project and the place. LHCPG provides the group-wide strategy, tools and assurance that support consistent reporting. Read more about the **social value objectives and expectations** for PB4.

Depending on the project, measures could include:

- new services made available through the building.
- How many individuals have benefited from being upskilled or training in the community?
- waste diverted from landfill.
- community benefits agreed with the client.

Next steps

If you think PB4 may be suitable for your project, the SWPA team can help confirm the framework scope, identify the right workstream, understand supplier availability across the South West England, and choose the most appropriate route to market.

Define your requirement:
Alongside the commercial and technical requirements, identify any social value priorities.

Confirm suitability:
Check scope, eligibility and workstream. We have expertise to help you.

Speak to regional team:
Confirm supplier availability and route to market.

Register your project:
Obtain a project reference and support through our added value services.

Choose your route to market:
We will assist you with the relevant workstream and regional options for your project. All of our frameworks have direct award or mini-competition options, dependent on your individual needs.

Prepare the call-off:
Prepare your tender documentation including specification, pricing and social value considerations. Define your preferred form of contract and decide your call-off route. For direct awards, you can liaise directly with your chosen supplier.

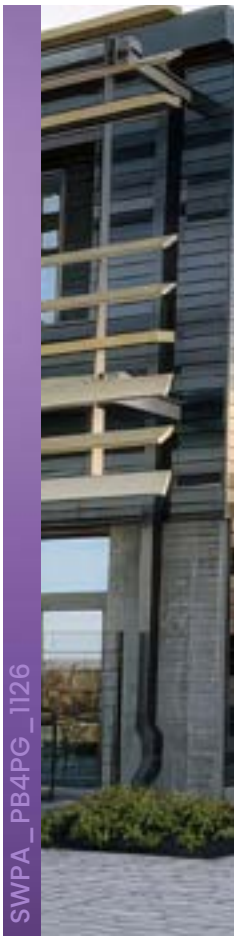
For mini-competition, you would publish your documents on the tender portal of your choice.

Evaluate and appoint a supplier:
After the tender period, you would evaluate the each bid received, appoint the winning supplier based on your criteria and your own preferred contract time.

Award and deliver:
Prepare your final contract documents, consider a pre-contract award meeting to finalise details and exchange contracts for signatures. Your project is now live!

Monitor delivery:
Arrange the pre-start meeting, include our Added Value teams to ensure we can assist you through each step of delivery and agree the dates to commence the project on-site.

We'll be in touch throughout to monitor progress and speak to you about the social value outcomes that has been delivered.



SWPA SOUTH WEST PROCUREMENT ALLIANCE

Get in touch with us

For more information about the latest news and frameworks, please visit our website: **www.swpa.org.uk**

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