

Funded Retrofit Works & Delivery Framework



Funded Retrofit Works & Delivery Framework

Key facts:

Framework term:

31 March 25 - 28 February 29

Duration:

4 years

Total lots:

1

Total contractors:

19

Framework access:

Direct award or mini competition

Estimated total value excluding VAT:

£500m

Procurement procedure:

Open Procedure

Price / Quality split:

30% price / 70% quality

Main CPV Code:

45300000 (Building Installation Works)

FTS Contract Notice:

2025/S 000-001157

Background

The UK government has set an ambitious target to achieve net zero carbon emissions by 2050, supported previously by initiatives such as the Energy Company Obligation 4 (ECO4) scheme, which was projected to deliver £224.3 million in annual bill savings for domestic households. Local authorities, housing associations and other public sector organisations play a key role in meeting these goals through the implementation of decarbonisation and energy efficiency measures.

To assist our members in addressing the challenge this brings, PfH has introduced the Funded Retrofit Works &

Delivery Framework. This framework connects members with a network of contractors with extensive experience in managing multiple funding streams and the capability to deliver large-scale funded retrofit projects within social housing and other sectors.

With nationwide coverage, a commitment to quality and region-specific pricing, this framework is strategically designed to enable members to effectively achieve their net zero objectives.

Inside our framework

The framework is designed for projects where members have secured full or partial funding or are actively seeking grant funding support for decarbonisation and retrofit initiatives.

Offering nationwide coverage, the framework accommodates all types of decarbonisation funding while incorporating regional, measure-based pricing to reflect local cost variations.

Contractors awarded to the framework possess significant expertise in executing large-scale funded retrofit projects, having worked with multiple funding streams such as

ECO, PSDS, Warm Homes, SHDF, and others. Moreover, these contractors are well-qualified to serve as principal contractors, ensuring the effective management and delivery of high-quality retrofit solutions designed to meet member-specific requirements.

Supported by a dedicated team of PfH category specialists, the framework provides professional guidance and solutions designed to address the unique challenges faced by each member.



Who can access this framework

This framework is available for use nationally by any contracting authority within the United Kingdom.

How we manage your contract

Our team supports you throughout the procurement process, acting as an extension of your internal procurement team or as a fully outsourced solution, depending on your needs. We provide hands-on category expertise and support to ensure optimal contract delivery.

We manage the tender process from start to finish, ensuring you receive competitive pricing and excellent service delivery from our suppliers based on your specific requirements.

Our bespoke platform and data-rich environment enable us to analyse contracts, drive value throughout the agreement, tackle non-compliance, conduct trend analysis, and standardise product ranges to improve the bottom line.

Why use this framework



Access to funding:

We have appointed contractors and managing agents who can access additional funding and can offer members grant funding support for energy efficiency and decarbonisation projects.



Value for money:

Our framework has ensured value for money through thorough evaluation and scoring of quality and price criteria. Contractors have been awarded based on the most economically advantageous tender (MEAT). Subsequent call-off contracts have utilised agreed framework rates and bespoke pricing schedules to benchmark prices, demonstrating value for money to our members.



Social value:

We have prioritised social value by including criteria throughout the tender process. Bidders have outlined how they will deliver social and community benefits and their plans for monitoring and measuring performance. Call-off contracts under this framework have included options for social value clauses and related KPIs for our members.



Contractor Expertise:

This framework connects members to a network of nationwide contractors with experience of working with multiple funding types (Warm Homes, ECO, PSDS, etc). With proven experience, they can provide project support tailored to our members and are equipped to operate at scale as a principal contractor.



Effective commercial delivery:

We have overhauled the pricing schedule to reflect the variety of measures installed on retrofit projects. This allows our members to better compare framework rates with proposals from awarded contractors.



Expert procurement consultants:

With over 20 years of procurement expertise, we have a proven track record in delivering retrofit projects that offer value for money. Our category experts have extensive experience in retrofit projects, understanding your requirements, providing expert advice on funding options, and assessing and challenging contractors' proposals to secure the best value for money for your projects.

The framework tender and evaluation process

The framework has been structured to prioritise quality, with a 70% quality and 30% price weighting applied during the tendering process. Contractors were selected through a comprehensive evaluation, including a detailed selection questionnaire to assess essential factors such as insurance coverage, accreditation, competency, and experience. Each contractor's strengths were further evaluated against well-defined quality criteria, covering the following key areas:

Account management and framework support

We assessed each contractor's capability to effectively manage the framework, their specialised skills and experience in delivering funded retrofit projects, and their commitment to collaboration and delivering high standards of account management and strong partnership outcomes.

Social impact

Contractors were evaluated on their commitment to social and environmental responsibility, including their ability to positively contribute to communities through this framework.

Health and safety

We assessed contractors on their approach to ensuring the highest safety standards across all projects and contracts under this framework.

Funding arrangements and support

We reviewed each contractor's expertise in navigating various funding streams (Warm Homes, Energy Company Obligation (ECO), Public Sector Decarbonisation Scheme (PSDS), etc). This included assessing any arrangement or agreements in place to facilitate access to grant funding, as well as their ability to provide member support for accessing funds. Additionally, we reviewed their track record in delivering large-scale funded decarbonisation and retrofit projects as Principal Contractor to ensure quality outcomes at scale.

Identification of funded retrofit solutions

We evaluated contractors based on their capacity to identify and present funded retrofit solutions promptly, showcase innovative approaches, and apply lessons learned from previous projects to overcome barriers and ensure smooth project delivery.

Customer engagement

Contractors were assessed on their focus on key customer journey touch points to guarantee high levels of satisfaction.

Mobilisation and delivery

Contractors' strategies for mobilising and delivering retrofit works were evaluated thoroughly. This included their management of key stages aligned with PAS2030, materials planning, labour resourcing, subcontracting arrangements, and supply chain management. Their use of systems and software, reporting, and administration was also a key consideration.

The lot structure

This framework is designed as a single lot, encompassing a variety of retrofit measures to meet diverse project needs.

- Loft insulation
- External wall insulation
- Internal wall insulation
- Roof in roof insulation
- Cavity wall insulation
- Underfloor insulation
- Ventilation
- Solar PV
- Air source heat pumps
- Boiler replacement
- High heat retention storage heaters
- PAS roles
- Surveys, inspections & testing

Members have the flexibility to utilise this framework for single or multiple measures.

Suppliers

| Rank | Contractor |
|------|--|
| 1 | Equans Regeneration Ltd |
| 2 | Eco Approach Ltd |
| 3 | Sustainable Building Services Ltd |
| 4 | Livgreen Futures Ltd |
| 5 | Bell Group Ltd |
| 6 | United Living Ltd |
| 7 | Yorkshire Energy Services Cic T/A Yes Energy Solutions |
| 8 | EON UK Green Funding Solutions Ltd |
| 9 | ECO Providers Ltd |
| 10 | Synergize Ltd |
| 11 | Seddon Construction Ltd |
| 12 | Novus Property Solutions |
| 13 | City Energy Network |
| 14 | Cardo South Ltd |
| 15 | Guildmore Ltd |
| 16 | CLC Contractors Ltd |
| 17 | Lura Constructions Ltd |
| 18 | Next Energy Solutions Ltd |
| 19 | Sureserve Energy Services UK Ltd |

Supplier contact details

| Company Name | Website | Phone Number | HQ Address | Email |
|---|--|---------------|--|--|
| Equans Regeneration Ltd | equans.co.uk/ | 0161 249 1000 | Neon, Q10 Quorum Business Park, Benton Lane, Newcastle upon Tyne, Tyne and Wear, NE12 8BU | steve.field1@equans.com |
| Eco Approach Ltd | ecoapproach.co.uk | 0203 011 0128 | 182A High Street, Beckenham, London, BR3 1EW | hello@ecoapproach.co.uk |
| Sustainable Building Services Ltd | sustainablebuildinguk.com | 01695 553 920 | Unit 2B Maple Court, Maple View, White Moss Business Park, Skelmersdale, Lancashire, WN8 9TW | enquiries@sustainablebuildinguk.com |
| Livgreen Futures Ltd | livgreen.co.uk | 0333 038 8700 | 1100 Parkway North, Stoke Gifford, Bristol, BS34 8YU | contact@livgreen.co.uk |
| Bell Group Ltd | bellgroup.co.uk | 01236 766878 | Bell Business Centre, Rochsolloch Road, Airdree, ML6 9BG | info@bellgroup.co.uk |
| United Living Ltd | unitedliving.co.uk | 01322 665522 | Building 4 Clearwater, Lingley Green Avenue, Great Sankey, Warrington, WA5 3UZ | info@unitedliving.co.uk |
| Yorkshire Energy Services Cio T/A Yes Energy Solutions | yesenergysolutions.co.uk | 01422 880133 | Unit 8-9 Victoria Mills, Stainland Road, Greetland, Halifax, HX4 8AD | tenders@yesenergysolutions.co.uk |
| EON UK Green Funding Solutions Ltd | eonenergy.com | 0333 202 4820 | Westwood Way, Westwood Business Park, Coventry, CV4 8LG | gfs@eonenergy.com |
| ECO Providers Ltd | ecoproviders.co.uk | 0330 058 0236 | Dutton Manor Mill, Clitheroe Road, Dutton, Preston, PR3 2YT | info@ecoproviders.co.uk |
| Synergize Ltd | synergizeltld.co.uk | 01423 707207 | 4 Greengate, Cardale Park, Harrogate, HG3 1GY | tenders@synergizeltld.co.uk |
| Seddon Construction Ltd | seddon.co.uk | 01204 570 400 | Plodder Lane, Edge Fold, Bolton, BL4 0NN | enquiries@seddon.co.uk |
| Novus Property Solutions | novussolutions.co.uk | 01782 237249 | PO Box 13, Five Towns House, Stoke-on-Trent, ST1 5SH | info@novussolutions.co.uk |
| City Energy Network | cityenergy.co.uk | 02920 499183 | 4-5 Coptic House, Mount Stuart Square, Cardiff, CF10 5EE | info@cityenergy.co.uk |
| Cardo South Ltd | cardogroup.co.uk | 01446 737386 | 1-2 Stuart Close, Cardiff, CF11 8QF | enquiries@cardogroup.co.uk |
| Guildmore Ltd | guildmore.com | 020 8313 5050 | Kalamu House, Coldbath Square, London, EC1R 5HL | enquiries@guildmore.com |

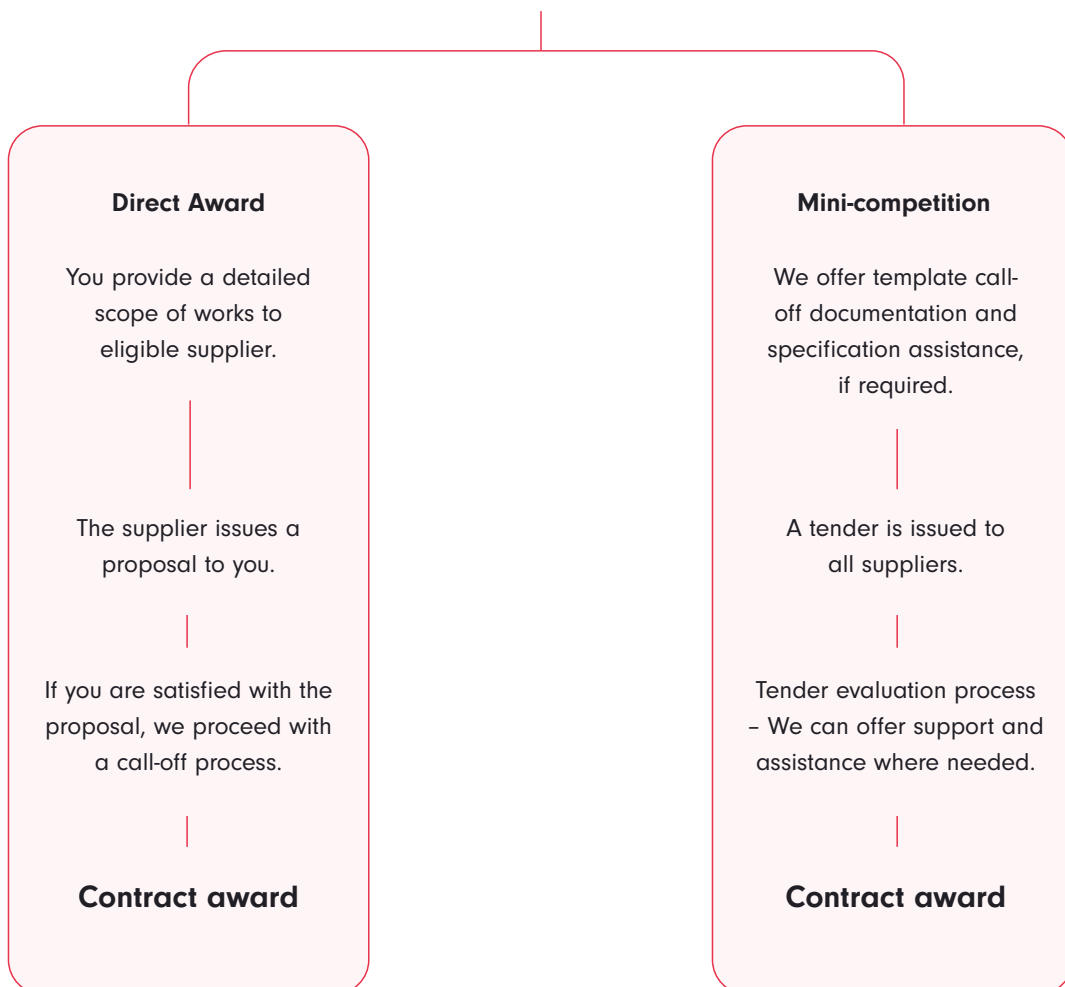
| Company Name | Website | Phone Number | HQ Address | Email |
|----------------------------------|--|---------------|---|--|
| CLC Contractors Ltd | clcgroup.com | 023 8070 1111 | Northbrook Industrial Estate, Vincent Avenue, Southampton, SO16 6PB | mail@clcgroup.com |
| Lura Constructions Ltd | luraconstruction.co.uk | 020 8558 4988 | Unit 16 Waltham Park Way, Billet, London, E17 5DU | info@lura-constructions.com |
| Next Energy Solutions Ltd | nextenergyuk.co.uk | 0800 021 3145 | 1st Floor Allday House, Warrington Road, Birchwood, Warrington, WA3 6GR | info@nextenergyuk.co.uk |
| Sureserve Energy Services UK Ltd | sureserve.co.uk | 020 3961 5210 | 3 Inchcorse Place, Whitehill Industrial Estate, Bathgate, EH48 2EE | sesuk.bidteam@sureserve.co.uk |

How our members access the framework



Once you are a member

Once a Member, we will work with you to establish the best procurement options for you, either direct award or mini-competition.



Introducing PfH

Procurement for Housing (PfH) is a premier purchasing consortium for UK Housing Associations, ALMOs, Local Authorities, and other public bodies. As a Contracting Authority under UK public procurement regulations, PfH manages an annual spend of over £0.4 billion and serves 1,100 members.

20
+

Years supporting social housing sector organisations

30
+

Framework, DPS and DM solutions at your fingertips for quick, reliable, compliant, and cost-efficient procurement

1100
+

Brilliant Members



A team of talented, experienced and qualified category-specific, procurement professionals, here for all your procurement needs; including expert advice and analysis



Access to a compliant pool of quality suppliers, ranging from national suppliers to local SMEs and social enterprises



Unmatched procurement technology platform, Quantum - your gateway to greater control, visibility, and insight



Why work with us

Working with PfH on your next project gives you access to the following benefits:

£32m Cost Savings

Keep project costs within budget with our procurement consultancy services and compliance solutions.

Great Value

Maximise your budget with our advanced contract and spend management technology.

Improved Efficiency

Outsource procurement and purchasing management to ensure efficiency and quality.

£2m Social Value

Support community missions with our compliance solutions that track social value.

Saved Time and Cost

Simplify invoicing and save valuable time with consolidated billing.

Rapid Results

Start projects quickly with our vetted network of suppliers.

Peace of Mind

Stay compliant and maintain safety standards with our expertise and pre-vetted suppliers.

What our clients say

“

Bespoke procurement advice

Their services extend beyond quick access to contractors. They offer procurement advice, peer review, and many other benefits whilst meeting all procurement guidelines.

Graham McDowall,
Project Manager,
Ng Homes

“

Quantum has been a great help

The Data and Insight Portal has been invaluable in managing our accounts and identifying product usage

Mark Davies,
Supply Chain Manager,
Incommunities

“

Excellent industry knowledge

The staff provide excellent industry-wide knowledge, enabling us to make the right decisions.

Steve Preston,
Head of Operations APS,
Leeds Federated Housing

“

Hands-on support

They are very helpful and knowledgeable, with relevant frameworks for us to access.

Carmen Young,
Procurement Officer,
Bromsgrove District Council

Unlocking even more value!

Additional products and services to stretch your spend even further:



Asset Decarbonisation & Retrofit DPS

The PfH Asset Decarbonisation & Retrofit DPS is a dynamic purchasing system designed to support housing providers in their efforts to decarbonise and retrofit their assets. This initiative aims to improve energy efficiency, reduce carbon emissions, and enhance the overall sustainability of housing stock.



Consultancy Services

Our consultancy services transform procurement processes and drive value for your organisation. Services include Tender Management, Spend and Cost Insights, Supply Chain Optimisation, Procurement Maturity Assessment, Toolkits and Training, and Procurement Reform Readiness Assessment.



Decarbonisation & Retrofit framework

This framework offers a comprehensive procurement pathway for all works and services related to decarbonisation and retrofit for both domestic and commercial properties. It ensures compliance while delivering value for money, providing access to funding, consultancy services, and a diverse range of contractors with both national and regional reach.



Quantum

Quantum is a single platform that manages your spend and supplier relationships, providing control, transparency, and actionable insights to capture value throughout your contracts. PfH's cloud-based Quantum technology enhances transparency and visibility across your contracts, helping you stay ahead.





How we can help

Procurement for Housing is a technology-enabled procurement partner for the social housing sector. We help manage spend, drive sustainable value, and improve operational efficiency, positively impacting people's lives.

We offer procurement consultancy, compliant solutions such as frameworks and Dynamic Purchasing Systems (DPS), and procurement technology and analytics through our Quantum platform.

Get in touch!



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