

Non-Residential Construction Works & Services Framework



Value delivered

Non-Residential Construction Works & Services Framework

Key facts:

Framework term:

July 25 - July 29

Duration:

4 years

Total lots:

3

Total suppliers:

9

Framework access:

Direct award or mini-competition

Estimated total value excluding VAT:

£1bn

Procurement procedure:

Open procedure (PCR 2015)

Price / quality split:

30% price / 70% quality

Main CPV Code:

45000000

FTS Contract Notice:

2025/S 000-006389

Background

The Non-Residential Construction Works & Services Framework is designed to create a collaborative contracting environment that gives members fast, straightforward and compliant access to experienced construction consultants and contractors. It supports the strategic ambitions of estates, property and organisational leaders by enabling long-term, partnership-based relationships with consultants, major works and minor works contractors.

This framework responds directly to the sector's most pressing challenges - balancing budget constraints with estate modernisation, managing ageing infrastructure and meeting ambitious sustainability and compliance targets. It encourages all parties to work together to set high

standards, adopt consistent working practices where feasible and ideally shift toward delivery models aligned with members' forward pipelines rather than isolated projects.

We've developed the contract environment and management structure in close collaboration with suppliers and contractors to ensure that business development, marketing, performance management and ESG delivery are seamlessly integrated. This approach supports strategic alignment, improves operational efficiency and helps customers deliver on their estate, asset and organisational goals.

Inside our framework

This framework delivers a comprehensive solution for multi-discipline construction consultancy and the delivery of non-residential building projects. It offers members a flexible, scalable approach to engaging with a diverse range of pre-vetted suppliers and contractors - large and small - across the UK, ensuring rapid access to the right expertise for each organisation's specific needs.

Designed to deliver measurable value, the framework supports members in achieving their organisational and project goals - whether that's modernising ageing estates, aligning with sustainability targets, or accelerating delivery timelines. Managed under the Framework Alliance Contract (FAC-1), it provides the flexibility to incorporate a range of

standard contracts at the point of call-off, enabling tailored delivery models that suit different project scopes and risk profiles.

Our turnkey principal supplier and contractor services are structured across three lots:

- **Lot 1:** Multi-discipline construction consultancy services
- **Lot 2:** Major construction works (over £10m)
- **Lot 3:** Minor construction works (up to £12m)

How we manage your contract

Our team is on hand to support you throughout the procurement process either acting as an extension of your internal procurement process or as a fully outsourced solution dependent upon your requirements, providing hands-on category expertise and support to aid the delivery of an optimal contract environment.

We will manage the tender process with you right through to contract award to ensure you get the most competitive pricing and best service delivery from our suppliers based on your specific needs.

Our bespoke platform and data rich environment enable us to interrogate contracts to give you the tools to drive value through the life of the agreement, tackle non-compliance, undertake trend analysis and standardise product ranges to improve the bottom line.

Why use this framework



Compliance you can trust

Fully aligned with the Public Contracts Regulations 2015, this framework ensures a streamlined, compliant procurement process that reduces risk and saves time. Members consistently report feeling confident in the process and supported in meeting their regulatory obligations.



Expert support from start to finish

Our team is known for being responsive, knowledgeable, and proactive. Members value the hands-on guidance they receive throughout the process, often noting how supported they feel from initial enquiry through to contract award, including post-award due diligence and supplier management.



Tailored and flexible

Whether you need a mini-competition or a direct award, our framework adapts to your needs. We also offer due diligence checks and supplier management at the call-off stage, giving you added reassurance and control.



Speed and simplicity

With direct award and mini-competition options, contracts can be awarded in as little as 10 - 15 working days. Members frequently highlight how quick and straightforward the process is, even under tight deadlines or emergency circumstances.



Regional reach, national strength

Access a diverse network of pre-vetted suppliers and contractors across the UK, with capacity and capability to deliver at both local and national levels. Members appreciate the ability to work with suppliers who understand their regional context.



Social value built in

Track and deliver community impact through construction solutions that align with your social value goals. This is especially important to organisations with strong community missions.



Peace of mind

With a 70/30 quality-to-price evaluation and suppliers and contractors who meet rigorous accreditation standards, you can be confident in the quality and reliability of every appointment. Members often describe the process as smooth, professional, and well-managed.

The framework tender and evaluation process

Our tender strategy was shaped by extensive pre-market engagement with members, suppliers and contractors. This helped us capture real-world requirements and challenge the supply chain on capacity, capability and innovation. Feedback directly influenced the framework's design – from lot structure and compliance criteria to accreditation standards, commercial value and service expectations.

Members expressed a clear preference for the option of direct award to a single supplier. In response, we ensured the inclusion of suppliers and contractors capable of

delivering the full scope of requirements. We also introduced dedicated lots for multi-discipline construction consultancy services, alongside a national contractor lot for major projects (£10m+) and a regional contractor lot for minor projects (up to £12m).

To ensure a quality-led framework, the tender was evaluated using a 70% quality and 30% price weighting. Suppliers and contractors completed a robust selection questionnaire to assess their insurance cover, accreditations, competencies, and relevant experience – ensuring only high-performing, compliant providers were appointed.

The lot structure

The framework comprises 3 lots, each focusing on specific Non-Residential Construction Works & Services:

Lot 1: Multi-discipline construction consultancy services

We appointed two suppliers to lot 1 – non-residential construction specialists with proven experience in delivering a broad range of consultancy services. These suppliers offer a full suite of construction-related consultancy services, including:

- Lead / management consultancy
- Project and programme Management
- Sustainability and environmental consultancy
- Building services and M&E engineering
- H&S and principal designer services
- Civil and structural Engineering
- Asset and estate Management
- Architectural design services
- Town and master planning
- Decarbonisation and retrofit consultancy

This lot offers a highly flexible route to procurement, with no restrictions on the type or nature of consultancy services that can be accessed. Suppliers have demonstrated a strong track record of delivering diverse project types for multiple public sector organisations. Buying organisations can choose between direct award or further competition – depending on what best suits their procurement strategy.

Lot 2: Major construction works – projects valued £10m+

This lot focuses on delivering major projects with typical construction values exceeding £10 million (excluding VAT). We appointed one contractor to this lot, who is a non-residential construction specialist with proven experience in delivering a wide range of multi-discipline, multi-sector construction projects across public sector organisations. Acting as principal contractor, they are capable of delivering complex, high-value schemes across multiple sectors and settings.

There are no restrictions on the type or nature of major works that can be procured through this lot – making it a flexible solution for diverse public sector needs. Buying organisations can direct award to the sole supplier on this lot. While most projects under this lot are expected to exceed £10 million in value, the framework allows for flexibility – enabling works below this threshold to be called off where both provider and customer agree.

Lot 3: Minor construction works – projects valued up to £12m

This lot focuses on projects with a total construction value of up to £12 million (excluding VAT) and offers contractors who are capable of delivering minor works as principal contractors across multiple sectors and settings.

We appointed 6 contractors across 10 regions to this lot. These providers are non-residential construction specialists with proven experience in delivering a wide range of multi-discipline, multi-sector construction works within the specific regions they serve.

There are no restrictions on the type or nature of works that can be procured through this lot – making it a highly flexible solution for public sector organisations. Each region has a single contractor appointed. Buying organisations can direct award to the sole supplier in the specific region on this lot.



Suppliers and contractors

All suppliers and contractors appointed to the framework meet rigorous standards for accreditation, registration, and qualification relevant to the services they provide. Each holds appropriate certifications from recognised industry institutes or associations – ensuring confidence in their capability, compliance, and professionalism.

Lot 1

Multi-discipline construction consultancy services

Ranking	Region	Supplier
1	National	AHR Architects Ltd
2	National	Peter Haddon & Partners LLP

Lot 2

Major construction works – projects valued £10m+

Region	Contractor
National	Farrans Construction

Lot 3

Minor construction works – projects valued up to £12m

Region	Contractors
North West	McPhillips (Wellington) Ltd
North East	Meldrum Construction Services Group Ltd
Yorkshire & the Humber	Lindum Group Ltd
West Midlands	McPhillips (Wellington) Ltd
East Midlands	Seddon Construction Ltd
South West	M&J Group (Construction & Roofing)
London & South East	M&J Group (Construction & Roofing)
East of England	Lindum Group Ltd
Wales	McPhillips (Wellington) Ltd
Northern Ireland	Maurice Flynn & Sons Ltd

Suppliers and contractors' contact details

Name	Lot No.	HQ Address	Email	Phone number	Website
AHR Architects Ltd	1	5th Floor, 55 Princess Street, Manchester, M2 4EW	hello@ahr.co.uk	0161 8287900	www.ahr.co.uk
Peter Haddon & Partners LLP	1	The Old Rectory, 31 Rectory Lane, Milton Malsor, Northampton, NN7 3AQ	office@peter-haddon.com	01604 858916	www.peter-haddon.com
Farrans Construction	2	99 Kingsway, Dunmurry, Belfast, BT17 9NU	construct@farrans.com	02890 551300	www.farrans.com
McPhillips (Wellington) Ltd	3	Horton House, Hortonwood 50, Telford, Shropshire, TF1 7FG	mcphillips@mcphillips.co.uk	01952 670440	www.mcphillips.co.uk
Meldrum Construction Services Group Ltd	3	Pantheon Building, Lancaster Road, Dunston, NE11 9JW	reception@meldrumcs.com	0191 4921800	www.meldrumcs.com
Lindum Group Ltd	3	Jubilee Place, Lindum Business Park, Station Road, North Hykeham, Lincoln, LN6 3QX	info@lindumgroup.co.uk	01522 500 300	www.lindumgroup.com
Seddon Construction Ltd	3	Edge Fold, Plodder Ln, Farnworth, Bolton, BL4 0NN	enquiries@seddon.co.uk	01204 570 400	www.seddon.co.uk
M & J Group Construction & Roofing	3	Hammond Rd, Elm Farm Ind. Estate, Bedford, MK41 0UD	info@mjconstructiongroup.co.uk	0844 800 3912	www.mjconstructiongroup.co.uk
Maurice Flynn & Sons Ltd	3	Saunders House, Springbank Industrial Estate, 2 Springbank Road, Belfast, BT17 0QL	business@mauriceflynn.com	02890 303800	www.mauriceflynn.com

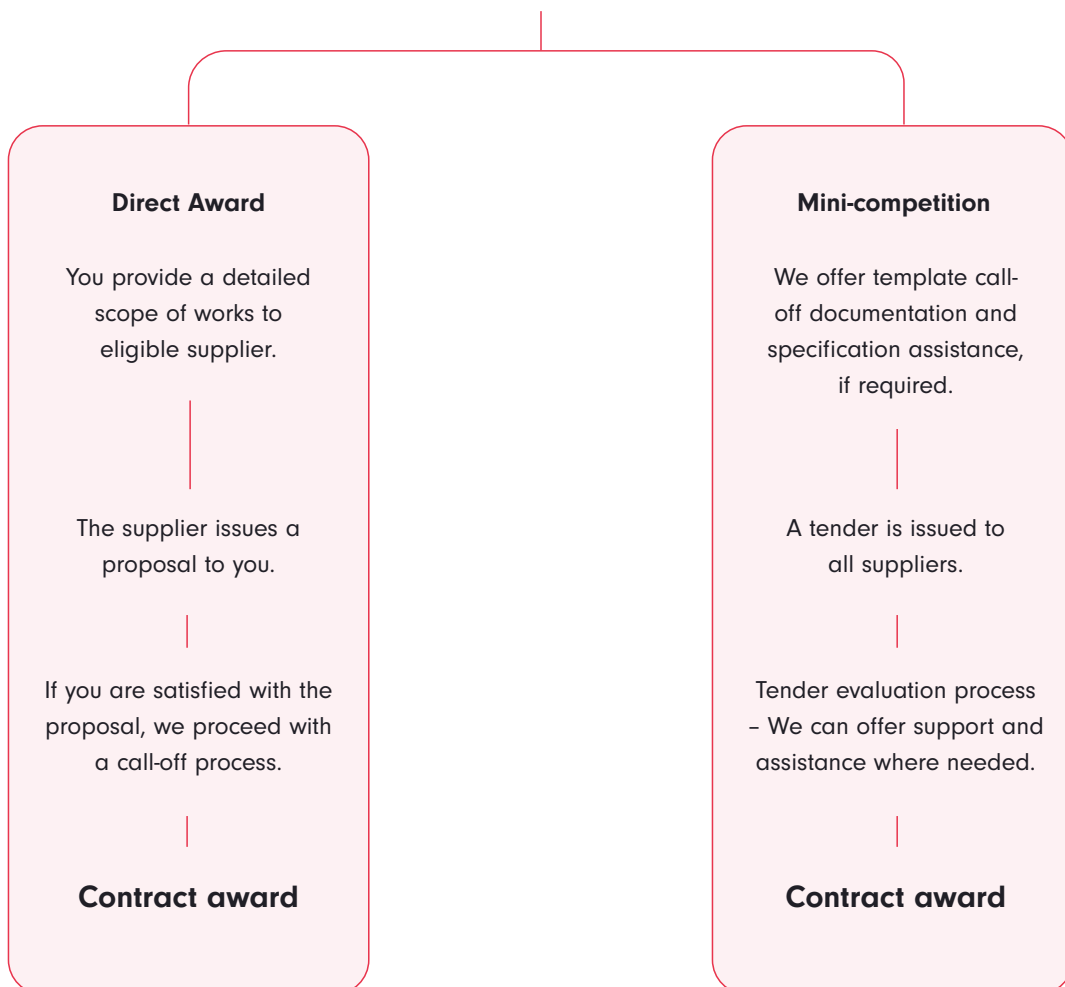
How to access the framework

Lot 1 (Multi-discipline construction consultancy services) follows the process outlined below, whereas Lots 2 (Major construction works – projects valued at £10m+) and 3 (Minor construction works – projects valued up to £12m) are available via direct award only.



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.



Unlocking even more value!

Additional products and services to stretch your spend even further

We recognise that every organisation we work with is unique, and we fully understand that this requires tailored advice and services. That's why we offer a range of consultancy services, compliant Framework and Dynamic Purchasing Systems (DPS) solutions and our Quantum platform for more control, visibility and insight to ensure you have everything you need in one place.



Consultancy Services

Our comprehensive range of Consultancy Services are designed to transform your procurement processes and drive value for your organisation. Our services include Procurement Transformation, Procurement Managed Services, Cost Optimisation, Supply Chain Management, and Sustainable Procurement. From Maturity, Risk and Compliance to Spend and Opportunity Assessments, Targeted Supplier Engagement, and ESG Strategy and Implementation, we tailor our approach to meet the unique needs of each member, ensuring alignment with organisational objectives, improved operational efficiency, and enhanced value creation.



Capital Works DPS

Unlock business growth potential in your local economy and inject greater performance, pace, and control with our approach to procurement for Capital Works projects. This Dynamic Purchasing System (DPS) is a new approach to Capital Works contracting that increases the speed to market and maintains a competitive pool of suppliers. Fully compliant with the Public Contracts Regulations 2015, this DPS reduces procurement costs and leverages extensive procurement knowledge. Our service model offers complete assistance from solution design to contract management, with due diligence checks and supplier management. The DPS's flexibility allows new suppliers to join anytime, ensuring a competitive and varied supplier pool.



Material Supply and Associated Services

The Waste Management Framework ensures that all waste produced is disposed of compliantly and is fully auditable for your Direct Labour Organisation. By partnering with Inprova under the Materials Supply and Associated Services Framework, you can seamlessly integrate waste management with material supply. Additionally, your sub-contractors can be directed to use the Waste Management Framework, providing members with complete oversight of waste production for both environmental and commercial reporting purposes.



Quantum

A single platform that manages your spend and supplier relationships, providing control, transparency, and actionable insight to capture value through the lifetime of all your contracts. With PfH's innovative cloud-based Quantum technology, your finance, procurement, and operational teams can combat value leakage with enhanced transparency and visibility across your entire contracts. Together, we keep your organisation one step ahead.

Introducing Procurement for Housing

Procurement for Housing (PfH) is a premier purchasing consortium that welcomes all UK Housing Associations, ALMOs, Local Authorities, and other public bodies. As a Contracting Authority under the UK's public procurement regulations, PfH is one of the largest goods and services consortia in the UK, managing an impressive annual spend of over £0.4 billion and serving a robust membership of 1,100.

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

Who we are



years supporting social housing sector organisations



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



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 the cost of completing your project within your budget with our procurement consultancy services and compliance solutions that give access to a ready pool of suppliers, manufacturers and contractors. We've made over £32m direct savings for our Members in 2024.

Great value

Get the most from your budget with our advanced contract and spend management technology and rigorous and collaborative approach to finding suitable suppliers for your needs.

Improved efficiency

No matter how complex your projects are, you can outsource your procurement and purchasing management needs to us, and we will ensure efficiency and quality of service.

Give Back: £2m social value

Support your mission to give back to the community through our compliance solutions that track social value. We have created £2m of tangible value that has positively impacted people's lives in 2024 alone.

Saved time and cost

Simplify your invoicing process and free up valuable time for more critical tasks. We have saved 20,000+ working days and £1.7m+ in administration costs by providing consolidated billing to our clients since 2019.

Rapid results

Start work on your project without the long wait with our vetted network of suppliers, manufacturers and contractors, who are ready to meet your programme goals and are easily accessible via direct awards or mini-competitions.

Peace of mind

Skip the stress by staying compliant and maintaining industry safety standards with our expertise and pre-vetted suppliers.

What our clients say

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Bespoke procurement advice for your business

Their services extend beyond the ability to get quick and easy access to contractors. They offer procurement advice, peer review and many other benefits whilst meeting all procurement guidelines. I would recommend joining the framework, they will provide your business with bespoke procurement advice around your business needs.

Graham McDowall,
Project Manager,
Ng Homes

“

Quantum has been a great help

With regards the Data and Insight Portal, [Quantum], since we have had access to this tool it has been a great help in seeing the day-to-day accounts we run through PfH. It is particularly helpful to see where our spend is going and helps us with identifying products which we are using more direct with the member merchants and can look to move into our core stock.

Mark Davies,
Supply Chain Manager,
incommunities

“

Excellent industry wide knowledge

The staff are incredibly responsive to requests and provide excellent industry wide over-sight and knowledge to enable us to make the right decisions, ensuring we are always providing a high quality, value for money service.

Steve Preston,
Head of Operations APS,
Leeds Federated Housing

“

Hands-on support and relevant frameworks

We always find them to be very helpful and knowledgeable and have lots of relevant frameworks for us to access. They are a very helpful resource; we find them to be very hands on and nothing is too much trouble.

Carmen Young,
Procurement Officer,
Bromsgrove District Council



How we can help

We are PfH, a technology-enabled procurement partner. We work with leading organisations in the social housing sector to help manage spend better, drive sustainable value, and improve operational efficiency. At the heart of everything we do is our commitment to positively impact people's lives.

We provide procurement consultancy, compliant solutions such as frameworks and Dynamic Purchasing Systems (DPS), and procurement technology and analytics through our Quantum platform across the social housing sectors.

Get in touch to discuss your challenges or to find out more about how we can add value to your organisation.

Get in touch!



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