

pfh

2025 Annual Report

Contents

3 | Steve Malone foreword

4 | Key achievements in 2025

6 | Our ESG commitments: Positively impacting people's lives

10 | Empowering members via seamless contract and spend management

12 | Putting the Procurement Act 23 into practice

14 | Creating value and improving safety across building materials and asset management

16 | Harnessing innovation, empowering SMEs, transforming lives

18 | Driving net zero progress in social housing

20 | Comprehensive construction solutions across housing and estates

22 | Strengthening Scotland's housing future: procurement with purpose

Creating value, delivering impact



Steve Malone, CEO, PfH

In the last 12 months we've seen some major changes for our sector, yet the core challenges remain strikingly familiar: economic turbulence, supply chain vulnerabilities, funding pressures, cost of living impacts and competing demands. For social housing providers, though, these pressures are no longer shocks - they're the new normal.

Against this backdrop, PfH's purpose has never been clearer. We exist to positively impact people's lives, and this commitment powers our value creation for members, suppliers, and communities. Over the past 12 months, we have made a significant impact. We've managed £0.55bn of member spend, channelling £193.5m of it through SME suppliers, and £50.8m on net zero solutions. Social value contributions of over £2.17m have been secured, along with direct savings of £44m.

Reflecting on the last year, one of the biggest shifts was the introduction of the Procurement Act, the most substantial regulatory overhaul in my lifetime. For many social landlords, this could feel daunting. But at PfH, we worked collaboratively with our members to ensure implementation was successful.

The new rules bring greater transparency, flexibility, and a spotlight on social value. We are helping members to harness these positives and use strategic procurement not just for compliance, sourcing, or savings but to create wide-ranging value right across their organisation and the communities they serve.

We all know that our sector's challenges are more complex and volatile than ever. That's why, throughout 2025, we've focused on becoming the best possible procurement partner for our members. That means providing solutions that are agile and expert-led, cutting across multiple themes: damp and mould, building safety, temporary accommodation, sustainability, innovation, and new build. And we are laser-focused on positive outcomes, enabling landlords to deliver what matters most to their residents.

Data and technology are critical to delivering value. We have continued to make significant investments in Quantum; our state-of-the-art spend and contract management platform. Adoption amongst members more than tripled - testament to the data analytics, insights and control it provides, delivering sustainable value from your third party spend across the entire lifecycle of your contracts. Functionality such as price management, spend optimisation and contract with the expertise of our talented people, our technology and service wrap enables landlords to make informed decisions, mitigate risk and deliver meaningful impact.

Looking ahead, our priority is to continue to drive value from our partnerships. Through our continued investment in Quantum, our people and working hand in hand with members, suppliers, and the wider sector to solve problems together and deliver on the bigger picture. By blending proven solutions with innovation, and by leveraging both traditional and new approaches, we will enable social landlords to spend even better and deliver even more in 2026.

Key achievements in 2025

1,100
No. of members

£44m
Savings

£2.17m
Social value contribution

£193.5m
SME/social enterprise spend

£50.8m
Net zero carbon spend

2,273
Managed contracts

£0.55bn
Spend under management

50
Designed solutions

Our ESG commitments: Positively impacting people's lives

2025

What we've achieved

Our ESG commitments shape every aspect of PfH - guiding our culture, our people, our technology, and the way we deliver for members every day.



1. Positive impact on our people and communities

- £2.17m generated in social value contributions – up 8.5% year-on-year
- £23,116 raised at PfH event, co-hosted with suppliers, to support 1,000 local children via Cash for Kids

"Children can come to our programme free of charge, have nutritious meals, make friends, take part in fun activities and have a break from the struggles they face at home. We rely on funding like this to make our programmes possible and we cannot thank you enough for helping us."

Manager of project funded by PfH donations through Cash for Kids

- £1,500 raised by PfH staff and suppliers to buy Christmas toys for children at Russells Hall Hospital in Dudley
- 70 gifts and £300 cash donated by PfH staff, plus 30 extra gifts and an additional £300 contributed by partners PTSG and Wolseley UK for Cash for Kids' Mission Christmas campaign which ensures 35,000 vulnerable children receive gifts
- Six PfH staff, plus our partners CEF and Wolseley UK, packed gifts at Cash for Kids' Mission Christmas HQ in Manchester
- 95 families and 12 schools supported by the PfH team who hand-delivered 190 food parcels and some of the £12,000 in Aldi vouchers fundraised by St. Joseph's Family Centre
- £846 raised by PfH staff for Comic Relief and Children in Need
- Sponsored Lymm Rugby Club children's team, funding new kit for all players
- Ran comprehensive staff survey for 2nd year, shaping how our people are supported
- Apprenticeship scheme launched with four recruits across the business
- A monthly recognition scheme celebrating PfH values, with colleagues submitting their colleague nominations
- Continued Learning Shots, Power Hours and range of staff development initiatives
- Three themed quizzes, seasonal dress-ups, bake-offs, two charity days, a fun triathlon challenge and one away day hosted to boost connection and wellbeing
- Launch of social value reporting tool via Quantum so members can track ESG achievements

"I can't even begin to explain just how blown away we have been in 2025 with the phenomenal support received from PfH! We are so grateful to everyone involved in the Sky High Charity Bash which raised over £23,000, helping us to feed local children in poverty over the Summer holidays and provide fun activities so they could socialise with their peers, learn new skills and make special memories. As a small team, incredible donations like this mean the world and working with a fantastic company like PfH who cares so deeply about helping the local community is amazing."

Jess Rigby, Charity Manager - Greater Manchester, Cash for Kids

2. Positive impact through our supply chain

We've had a record-breaking year for three ESG supply chain goals:

- £193.5m spend with SMEs (target was £165m) – up 51.2% year-on-year
- £3.2m spend with voluntary, community and social enterprise suppliers (target was £3m) – up 52.3% year-on-year

Our spend with voluntary, community and social enterprise (VCSE) suppliers saw a slower second half of the year, resulting in us achieving 90% of our target.

Net zero spend was down due to delayed projects, budget pressures and shifting government priorities.

We expect marked progress on both of these targets next year as challenges ease, funded workstreams regain momentum and engagement with VCSE suppliers builds further.

Spend with SME

Target		YTD
£165 million	117%	£193.5 million

Spend with HMT

Target		YTD
£3 million	107%	£3.2 million

Spend with VCSE

Target		YTD
£9 million	82%	£7.4 million

Net Zero Carbon Spend

Target		YDT
£95 million	53%	£50.8 million

Social Value Contributions

Target		YDT
£2 million	109%	£2.17 million

3. Run a responsible business

- Partnered with Curve to reshape how we recruit - opening doors to a diverse mix of talent
- Net Promoter Score (NPS) is now 73, up 23.7% year-on-year (a score over 50 demonstrates great customer experience)

"This was our first time using PfH and we were impressed by how straightforward the process was. The PfH team kept us up to date at all times, and the contract was awarded promptly."

Gavin Wright, Head of Property Management, Bield Housing and Care

"What an incredibly quick and efficient process! A huge thank you to the PfH team for their outstanding support."

Jenny Johnson, Procurement & Assurance Lead, Thrive Homes Ltd

4. Positive impact on environment

- Five people in the business are now driving EV cars, a 150% rise year-on-year
- Nine staff took part in Green Away Day with City of Trees to restore local biodiversity and enjoy nature
- 153 black bags of rubbish collected in 2025, a significant drop due to higher recycling rates
- We have increased the number of waste types that we recycle, including Confidential Waste, Paper, Cardboard, cans, Plastic and Waste from Electronic & Electrical Equipment (WEEE), and monitor our impact through our ESG Emissions Reporting.



2026

Looking ahead

1. **Scale up our fundraising efforts**
   We'll build on the huge success of our 2025 gala by hosting another fundraising initiative, harnessing the generosity of our supply chain partners to support more local families in need.
2. **Expand apprenticeship scheme**
   In 2026 we'll grow our apprenticeship programme, offering more development opportunities across the business so colleagues can develop new skills and consolidate existing expertise.
3. **Increase staff volunteering days**
   With such a positive response, the plan is to open up our volunteering programme further, offering more days with different charity partners, so colleagues can continue to give back.

Empowering members via seamless contract and spend management

2025

What we've achieved

- Over 150 members registered with Quantum (up 275% year-on-year)
- Launch of comprehensive contracts dashboard
- Deeper operative-level analysis with enhanced visibility of account card activity
- New dynamic purchasing system (DPS) supplier finder feature
- Release of basket optimiser
- Roll-out of social value tracker
- Trial of interactive price checker

Quantum adoption accelerates

Over the last 12 months, Quantum has become fundamental to how many of our members monitor, report and manage their third-party spend and contracts. Registrations almost tripled in 2025, reflecting the range of new features and functionality on the platform and the value this is creating for social landlords every day.

"The Quantum platform has been essential in helping us understand our purchasing patterns better. Quantum has provided us with clear reports and insight into our spending patterns and potential opportunities for consolidation and standardisation, informing and improving our decision-making process... The team at Quantum are also continually developing new features to assist us with better understanding and interpreting our data."

Aaron Lewis, Senior Contracts Manager for Repairs & Maintenance, Housing and Landlord Services, Bristol City Council.

Contracts dashboard

Members can now log in to see contract documents and meeting notes in one place, track expiry dates and request renewals. This single register for all information helps with some long standing challenges: signed contracts can get lost in systems and obligations forgotten. By recording everything together – including KPIs, now so important under the Procurement Act - this dashboard helps members to hold suppliers to account, and it gives clarity to the supply chain on what's expected from them.

Social value tracking

The contracts dashboard also allows social landlords to closely monitor delivery of social value. Supplier commitments such as apprenticeships, community events, and local investment initiatives are recorded and marked once delivered. This ensures that social value promises are tracked just as robustly as other elements of the contract.

Enhanced insight reports

Social landlords can now drill down even further into operative level spend with a new account card dashboard and a feature enabling the review of account card controls with suppliers. This extra layer of control and visibility helps organisations to identify uncontrolled spend and cut contract leakage.

DPS supplier finder

This new feature simplifies access to live supplier lists on all PfH's dynamic purchasing systems. Members can filter by lot and region to instantly see which suppliers are active. Feedback has been overwhelmingly positive, with members praising this quick way of finding the right supplier.

Basket optimiser

Building on the basket view functionality introduced in 2024, the basket optimiser tool helps members to ensure their baskets remain relevant and efficient. Three months before contract anniversaries, the optimiser highlights unused core lines and recommends additions based on actual spend. This proactive approach keeps social landlords in control, supporting their strategic planning, reducing unmanaged spend, and ensuring catalogues remain fit for purpose.

Interactive price checking

A trial of interactive price inspection has begun with certain members. This functionality allows housing organisations to scrutinise supplier price increases, ensuring they are justified. By involving members directly in the price review process, Quantum is becoming even more personalised to each member's individual needs.

Team expansion

Two expert software developers joined the team in 2025 to support Quantum's rapid growth.

2026

Looking ahead

Contract lifecycle management

Up until now, Quantum has been about giving members control, transparency and insight by surfacing vital spend and contract management data. In 2026, the platform will go further - deepening its role in the contract space and supporting a more holistic approach to spend and contract management. Quantum will enable members to record and manage all their contracts, not just those procured via PfH, giving them a 360-degree view of their entire spend. A roadmap of enhanced contract lifecycle management capabilities will be developed throughout the year.

Planned maintenance contracts

Quantum's capability to support cyclical upgrades will grow in 2026. While the platform is already strong in managing materials and catalogue-based contracts, the focus for 2026 is creating equal value for planned contracts. This will include milestone tracking, spend monitoring, and integration with ESG reporting, ensuring members can manage complex cyclical programmes with the same clarity and control they have for materials contracts.

Putting the Procurement Act 23 into practice

2025

What we've achieved

- Compliance checklist downloaded hundreds of times
- Procurement templates used widely by councils and housing associations
- Consultancy team grew by 60%
- Strong demand for outsourced and on-demand procurement services

The Procurement Act came into force in February 2025, replacing all existing regulations and marking a major shift from the decades-old EU regime. The implications for councils and housing associations have been huge, both in terms of the opportunities but also the risks.

Depending on their size, team knowledge and levels of preparation, we recognised that social landlords would need varying forms of support. A suite of tools, guidance and practical help, designed to suit different organisations, was created. Throughout the year we've been delivering that spectrum of support, from board-level briefings to frontline training, guidance and templates, ensuring every member can comply confidently.

Practical tools embraced by the sector

PfH's compliance checklist and our editable procurement templates have been adopted by many social landlords, giving them ready-made, Act-aligned resources. We've also delivered tailored training sessions for staff at all levels, and carried out readiness reviews and gap analyses, producing clear recommendations and targeted training to close gaps.

Outsourced and on-demand services

Our outsourced and on-demand procurement offer continues to expand. In 2025, PfH began delivering two fully outsourced procurement contracts, embedding four of our staff directly into member organisations. We also started two on-demand projects, offering flexible and dedicated procurement expertise whenever needed.

New recruits

We welcomed three additional staff members to the consultancy team in 2025, reflecting rising demand. In addition to this, Zahra Khan has joined as Quality and Compliance Manager, supporting all teams across PfH. Zahra worked in procurement for the Metropolitan Police and has a background in intellectual property law. She brings strong legal and public procurement expertise to PfH.



2026

Looking ahead

Developing outsourcing model

In 2026, PfH will continue to strengthen its outsourced and on-demand services. With social landlords facing ongoing procurement resource and recruitment challenges, our model provides immediate access to expert support - delivering better value and greater impact than traditional consultancy or interim solutions.

Support with key PA23 deadlines

Our focus will remain firmly on the Procurement Act 2023 as our members approach key deadlines in 2026. New payment notices, KPI reporting requirements, and financial data formats will all require thorough preparation. PfH will support members in testing processes, publishing pipelines, and ensuring compliance with obligations such as 30-day payment terms and reporting requirements for contracts above £5m.

Creating value and improving safety across building materials and asset management

2025

What we've achieved

- 15.6% increase in overall income for Asset Management and Construction, Infrastructure and Building Materials
- Nearly £260,000 in materials overcharges identified and credited back to members
- Planned Works framework has seen substantial traction in its first year
- Strong performance of Waste Management and Technical Services framework
- Significant demand for Fire Safety and Compliance frameworks
- Sentiment Report continues to provide trusted intelligence for members and suppliers

Extensive overcharges recovered

Our data analysis team continues to safeguard members against supplier overcharging. Through rigorous price checking and invoice reviews, we identified overcharges of £xx across materials in 2025. These funds have now been credited back to members, reinforcing our commitment to transparency and accountability. By maintaining this discipline, we ensure members receive the best value for money and suppliers remain compliant with agreed terms.

Planned works traction

Launched in August 2024, our Planned Works Framework has seen substantial interest in its first full year. This comprehensive agreement, which has 71 suppliers - including 47 SMEs – providing services across 19 different lots, awarded a total of 40 contracts in 2025, with a combined value of nearly £58 million.and we've seen strong uptake across both established and newly introduced lots.

Waste management and technical services framework

This agreement, which launched in 2024, has performed exceptionally well over the last 12 months. Its single lot structure offers members a complete, end to end service, enabling them to reduce environmental impact, optimise efficiency, and meet carbon reduction goals.

Fire safety and compliance progress

Our Fire Safety Works Framework and Fire Safety Consultancy Framework continue to be widely used, with members benefiting from specialist lots tailored to the Building Safety Act. The Compliance Solutions Framework also remains highly active, supporting members with a steady flow of contracts. Together, these frameworks strengthen our offer in critical building safety.

Sentiment report

PfH's bi-annual sentiment analysis went from strength to strength in 2025, cementing its position as a highly trusted barometer for housing providers and suppliers navigating a volatile market. This year's editions delivered ever sharper economic analysis, clearer price forecasts and deeper insight into supplier confidence, skills pressures and sector stability. With its quick-read summaries and data-rich commentary, our report has become an essential guide for planning ahead, and we continue to refine it in response to member feedback.

2026

Looking ahead

Roofing dynamic market launch

In April 2026 we will introduce our new Roofing and Associated Works Dynamic Market, providing flexible access to principal contractors across residential and public buildings. Covering projects of all sizes, the agreement will support members with specialist roofing, energy-efficiency upgrades, and modern sustainable roof solutions for houses, apartments, offices and community buildings.

Responsive repairs re-tender

Work is well underway on the re tender of our Responsive Repairs and Void Property Services Framework, with evaluation and award scheduled for spring 2026. The new agreement will ensure a level playing field for smaller, local suppliers while maintaining high standards of delivery. It will also help social landlords to meet stringent targets in line with Awaab's Law, reinforcing our commitment to safety and compliance.

Materials tender preparation

In 2026 we will continue preparations for our 7th generation Materials Framework, building on the previous version which was worth up to £1.42bn over four years. With strategy and pre-market engagement underway, the new framework will launch in 2027, with an expanded scope, enhanced SME access, and embedded data-driven tools for streamlined, efficient materials procurement.

Technical support services re-tender

In 2026 we will launch a new Technical Support and Associated Services Framework, broadening scope to include engineers, designers, architects, and professional services. This expansion will strengthen our asset management offer and provide members with access to high quality expertise across the built environment.

Heating framework

We are preparing to launch a new Heating agreement to reflect evolving technologies and market trends. With innovations such as hybrid boilers on the horizon, this framework will ensure members can confidently access compliant, future ready solutions that support sustainability and efficiency.

Communal doors and associated works

A brand new Communal Doors Framework will launch in 2026, offering the supply and installation of secure, compliant shared entrance door solutions for flats, grouped living and community buildings. Designed to strengthen the safety of social housing residents, full details of this agreement will be announced shortly.

Waste management and technical services framework

We expect further expansion of this popular framework in 2026 as more organisations consolidate their waste services and seek robust, compliant procurement routes.

Harnessing innovation, empowering SMEs, transforming lives

2025

What we've achieved

- Launch of fourth generation SHED framework: SMEs appointed across the board
- Contracts awarded under SHED4 quadrupled in value year-on-year
- Record uptake for Temporary Accommodation and Decant framework: 26 contracts awarded, £23m total value

Unlocking innovation in the supply chain

2025 was a landmark year for PfH's Social Housing Emerging Disruptors (SHED) framework. Since the first generation in 2021, our aim has been to remove barriers so inventive, fledgling suppliers can enter the social housing market, and the results speak for themselves. Every single supplier appointed to SHED4 was a small business and social landlords are procuring their services in droves. The value of contracts awarded under SHED4 grew 400% compared to 2024.

Suppliers have delivered a diverse mix of solutions, from modular construction and IoT property monitoring to resident support tools. The framework has proven itself as a powerful mechanism for giving smaller, specialist suppliers a platform to thrive, and offering social landlords compliant access to these disruptive solutions.

Transforming temporary accommodation

The Temporary Accommodation and Decant Services framework also saw significant uptake in 2025. Drivers such as the Government's 2029 deadline to end the use of 'costly bed and breakfasts and hotels' for asylum seekers, along with its £950m allocation to the Local Authority Housing Fund have further boosted interest.

Feedback from members shows they particularly value the framework's compliant, flexible solutions in emergencies - from floods and fires to homelessness and damp and mould - while also supporting longer-term decant support for planned maintenance. Tailored support via managed services, out-of-hours services and robust reporting have also been praised.



2026

Looking ahead

SHED 5

In January 2026 we'll launch the fifth version of our disruptors' framework. Working again with the Disruptors Innovation Network (DIN), supply chain interest has been substantial. We've had bids from just under 40 suppliers (the highest volume yet), our first bid from an AI supplier and a big response from start-ups.

Key themes for SHED 5 include housing maintenance and response services, technology and IoT for stock condition monitoring, energy efficiency, along with resources for tenant engagement.

We're confident that in 2026, the SHED procurement model will help even more social landlords to harness trailblazing solutions so they can tackle the myriad challenges they face.

Temporary accommodation and decant

2026 will be a busy year for this framework, with queries coming through every day. Forward planning is underway to enhance the offer, and we'll be building on lessons learned from the first generation. With demand continuing to rise, the framework is set to play a central role in helping social landlords to quickly provide safe, reliable temporary accommodation for residents in times of need.

Driving net zero progress in social housing

2025

What we've achieved

- Recruited Net Zero Category Buyer to strengthen capacity and expertise in this area
- Launched Funded Retrofit Works framework, supporting members to secure project funding
- A number of major Warm Homes: Social Housing Fund contracts awarded by Incommunities, Bromsgrove District Housing Trust and other housing providers

Net zero buyer

With demand for energy efficiency products and services increasing rapidly, net zero is now firmly established as a category in its own right at PfH. To resource this growth, we welcomed Zoe Young in October as Net Zero Category Buyer.

Zoe brings extensive experience in buying and product development, having worked across global markets and led sustainability and ethical supply chain initiatives. Most recently, she supported households in the renewables sector to adopt low-carbon behaviours. Her appointment strengthens PfH's ability to connect members with proven net zero contractors and tailored procurement solutions.

New funding framework

PfH's Funded Retrofit Works & Delivery framework is designed to help members unlock funding and deliver large-scale retrofit projects. It supports projects with secured or pending funding for decarbonisation or retrofit improvements. Awarded suppliers have proven experience of delivering large-scale social housing retrofits and have worked with multiple funding streams.

The framework has already enabled a range of successful Warm Homes: Social Housing Fund Wave 3 applications, helping members meet tight timelines. Members have praised the close support provided by PfH throughout the process, highlighting the guidance and hands-on approach that ensured bids were successful and projects could move forward quickly.

"I would rate the overall quality of the service as excellent. PfH were extremely helpful and supportive throughout the procurement process. Preet and Bev in particular provided clear guidance, were quick to respond, and helped us navigate a complex project."

Jordan Payne, Procurement Manager, West Northamptonshire Council

2026

Looking ahead

New Scottish net zero framework:

Towards the end of 2026, PfH Scotland will launch a replacement for the current Decarbonisation & Retrofit Framework Scotland (formerly EESSH2). Engagement with Scottish local authorities, housing associations and suppliers will ensure the new framework reflects evolving Scottish policy and funding needs, while addressing challenges around financing and delivery.

Asset decarbonisation & retrofit DPS:

We'll prepare to re-tender this dynamic purchasing system so we can continue providing members with quick access to a variety of net zero goods and services, all provided by vetted suppliers, many of them innovative local SMEs.

Supply chain relationships:

2026 will see our growing net zero category team strengthen connections with a wide range of decarbonisation suppliers - understanding their challenges, finding out about their pioneering products and deepening long term partnerships.

Comprehensive construction solutions across housing and estates

2025

What we've achieved

- Strengthened our capacity in construction by appointing a dedicated Category Manager.
- Launch of Non Residential Construction Works and Services Framework
- More regional contractors added to MMC Category 2 DPS
- New build Community of Practice set up

New construction category manager

Tony Maw who joined in 2025, was instrumental in setting up this non-residential framework. Appointed to strengthen PfH's support for social landlords around their commercial buildings, office blocks and community centres, Tony is a building surveyor, with 18 years' experience in social housing, maintenance, procurement and construction.

Non residential framework

2025 saw the introduction of PfH's Non Residential Construction Works and Services framework, designed to help councils and housing associations modernise their ageing estates, sustainably and compliantly. Shaped by extensive pre market engagement, the framework offers a flexible route to procure consultancy, major and minor non-residential works.

Guiding development teams through PA23

Historically, social housing development teams have operated independently from their procurement colleagues. But with the introduction of the Procurement Act, a pipeline of any projects over £2m must be published – impacting most development work. PfH is supporting development teams to ensure their land-led deals and development agreements comply with new rules.

Flexible optioneering advice

Over the past 12 months, our expert new build team have increasingly become offsite 'integrators', providing advice to members so they can decide which construction method or system best suits their project. The extensive range of solutions we offer through our MMC Category 1 framework, MMC Category 2 DPS and Integrated Traditional Build & MMC framework supports this blended approach.

New contractors appointed to MMC Cat 2 DPS

To expand the breadth of experience and variety of construction methods on offer, we have appointed seven new regional contractors to our MMC Category 2 dynamic purchasing system. New offsite products and manufacturers are emerging all the time and through this DPS, social landlords can access the very latest solutions and suppliers as they come to market.

Community of practice established

PfH partner, Building Better has joined forces with the Housing Festival to create a Community of Practice to unlock the supply of new social and affordable homes across the UK. This learning partnership offers professionals the opportunity to connect, share learning and take a collective role in boosting the supply of new homes. Members can access cutting-edge research, resources and events. More info here.

2026

Looking ahead

Non-residential construction

There was substantial demand for PfH's new framework in 2025, and we'll continue this momentum in 2026 with our non-residential specialist, Tony Maw speaking to councils and housing associations across the country about their non-domestic building stock.

Progress new build sites

With two housing development schemes currently on the go and six more sites already in the pipeline, 2026 is shaping up to be a busy year for our new build team.

Support social landlords around SAHP

Demand for PfH's new build solutions is likely to increase further when the funding window for the £39bn Social and Affordable Homes Programme (SAHP) opens in February 2026. PfH will be on hand to support social landlords with their bids.

Gold standard practice

PfH is following 'Gold Standard of Construction Procurement' principles to improve value, reduce risks and drive sustainability in all its construction projects and we're encouraging social landlords to do the same. Key to this approach is genuine collaboration with the supply chain, so risks and rewards are shared equally.

Strengthening Scotland's housing future: procurement with purpose

2025

What we've achieved

- We now have 125 Scottish members
- 78% of all councils and 64% of all housing associations in Scotland use PfH Scotland solutions
- Since 2021, spend managed by PfH Scotland has increased by almost 80%

Planned works framework

Our Planned Works agreement, launched in April 2025 has been a major success. With 38 suppliers appointed, including 22 SMEs, the framework has already awarded 17 contracts in Scotland with a combined value of just under £10 million. Members have praised the high calibre of suppliers and the strong SME participation.

Demand for fire safety solutions

Our Fire Safety Works and Fire Safety Consultancy frameworks gained real traction. A range of consultancy, surveys and remediation projects are now underway with the Scottish Government's £20m Single Building Assessments fund being a key driver.

Positive materials feedback

We've seen strong uptake of our Materials framework, with members such as Grampian Housing Association, Hillcrest and River Clyde Homes all awarding high-value contracts.

Feedback on the materials agreement shows just how much our Scottish members value Quantum, our state-of-the-art spend and contract management platform. Many cite the control, transparency and insight it gives them around materials spend through features like operative account cards, insight reports and the spend dashboard.

SHED 4 contract awards

Our Social Housing Emerging Disruptors (SHED) 4 framework delivered innovative solutions for Scottish members who procured everything from housing management software to modular build schemes - laying the groundwork for SHED 5, due to launch in January 2026.



2026

Looking ahead

PfH Scotland Advisory Group

In early 2026, our newly formed Advisory Group will meet for the first time. This forum, made up of Scottish social housing leaders, will shape our work, ensuring every procurement solution is laser-focused on Scotland's unique challenges and opportunities.

Net zero

A key priority will be the launch of our Decarbonisation and Retrofit framework, due to go live in November 2026. Pre-tender engagement will begin early in the year, supported by the new Advisory Group, to align the framework closely with sector needs and policy developments.

Materials

Expect a big drive around Materials in 2026, with our team helping social landlords to combat the spiralling cost of repairs and tackle contract 'leakage'. We'll also be looking ahead to our new Materials framework in 2027 with pre-tender work planned in 2026.

Damp and mould

With Awaab's Law coming into force in Scotland in March 2026, our team is already supporting councils and housing associations as they prepare. PfH Scotland's Compliance framework is ready to go with pre-vetted suppliers who can support social landlords to meet the stringent new rules.

A big thank you to all our members, suppliers and partners for their continued support and collaboration. Together, we are working to make homes across Scotland warmer, safer and more sustainable.

National frameworks

Accommodation and Decant Managed Services
A3 Relocations / Lambert, Smith & Hampton
Alto Vita
ICAB
Jigsaw Conferences

Assisted Living Solutions, Kitchens, and Appliances
Currys Business Limited
EMS Appliances
GIRBAU UK Limited
JLA Limited
JLA Limited
Stannah Lift Services Limited
WASHCO Limited
Wolf Laundry Limited

Business Solutions
Banner Group Ltd
Bates Office Services Ltd
Bunzl UK Ltd T/A Greenham
Communications
Continuous Dataprint (UK) Ltd
Harlow Printing Ltd T/A Harlow Solutions
Integrity Print Ltd
Lyreco UK Ltd
Paragon Customer
Protective Wear Supplies Ltd
PSL Print Management Ltd
SPS UK & I Ltd
Steffco Ltd T/A Resource
Thomas Stoner Supplies
Toshiba TEC UK Imaging Systems Ltd.

Compliance Solutions framework
Airborne Environmental Consultants (AEC) Ltd
Allium Environmental Ltd
Armstrong York Asbestos Environmental Ltd
Aspect Group Services Ltd
Axis Europe Ltd
Bardon Environmental Ltd
Bell Group Ltd
BES Group Electrical Ltd
Bradley Environmental Consultants Ltd
Cablesheer Ltd
Capstan Group Services Ltd
Clarkes Environmental Ltd
Crystal Electronics Ltd
DFP Services Ltd
Duct Clean (UK) Ltd
Envirocall Ltd
European Asbestos Services Ltd
Foster Property Maintenance Ltd
Frankham Consultancy Group Ltd
GMS Services Ltd
Goom Electrical Ltd
Guideline Lift Services Ltd
Guildmore Ltd
Gwella Contracting Services Ltd
HSL Compliance Ltd
Integrated Water Services Ltd
Laker Building Management Solutions Ltd
Life Environmental Services Ltd
Lux Property Services Ltd
McHale Contracts and Plant Environmental (MCP) Ltd
Niblock (Builders) Ltd
NLC Nova Lift Co. Ltd
Openview Security Solutions Ltd
Quality Services Today (QST) Ltd
RAAM Construction Ltd
RGE Services Ltd
Rhodar Industrial Services Ltd
RJ Lifts Group Ltd
Rock Compliance Ltd
Safe Strip UK Ltd
Savana Environmental Ltd
Shield Environmental Services Ltd
Smith & Byford Ltd
Spectra Analysis Services Ltd
Stannah Lift Services Ltd
Sureserve Energy Services UK Ltd
Tersus Consultancy Ltd
The Hazaard Management & Environmental Services Laboratories Ltd T/A Thames Laboratories
Urban Environments Ltd
Woods Building Services Ltd T/A AA Woods

Decarbonisation & Retrofit framework
Alternative Heat Ltd
Arcus Consulting LLP
AtkinsRéalis PPS Ltd t/a AtkinsRéalis
Atlas World Ltd
Axis Europe
Baily Garner LLP
Bell Group Ltd
BES Group Electrical Ltd
Blue Build Insulation Ltd
British Gas t/a PH Jones
Calisen Metering Services Ltd
Cardo (South) Ltd
Chameleon Digitization Ltd
CLC Contractors Ltd
Combined Facilities Management Ltd
CTS Projects Ltd
Dodd Group Ltd
E ON Energy Solutions Ltd
Easy Heat / Easy Heat Systems Ltd
H A Mechanical Ltd
HLS McConnell Ltd
Ian Williams Ltd
Inspired Energy
Kensa Contracting Ltd
Lawtech Group Ltd
Liberty Group Investments Ltd
McBains Ltd
Michael Dyson Associates Ltd
MLCS3

National frameworks

Momentum 4 Ltd	Ventro Ltd t/a LivGreen	BB7 Consulting Limited	**Fire Safety Works**
Next Energy Solutions Ltd	Vital Energi Utilities Ltd	Fire Compliance Management Services Ltd	Axis Europe
P Casey & Co Ltd	**Energy Supply**	Firerite	ABCA Systems Ltd
Pennington Choices Ltd	Inspired Energy	Firesec Compliance ltd	Adaston Ltd
Procast Building Contractors Ltd	**Electronic Payment Systems**	Firntec Ltd	Alphatrack Systems
R&M Williams Ltd	Allpay Limited	Frankham Consultancy Group Ltd	Bell Group Ltd
Rapleys LLP	Blackhawk Network EMEA Limited	IFI Group Ltd	Britplas Facades Ltd
Ridge and Partners LLP	Evouchers - Wonde	Momentum 4 Ltd	Casey Group
RPS Ltd	Invictus Ventures Limited	PartB Group	Chubb Fire Security
Saltash Enterprises Ltd	Pay360 (Access Paysuite Limited)	Ridge & Partners LLP	Churches Fire Security Ltd
Solar Windows Ltd	PayPoint Network	Stantec	Clark Contracts
Surefire Management Services Ltd	**Fire Safety Consultancy**	Tersus Consultancy Ltd	CLC Contractors Ltd
Sureserve Energy Services UK Ltd (formerly Everwarm)	Arup	Tetra Tech Management Services Limited	DM Integrated Ltd
The AD Construction Group Ltd	Bailey Partnership	Turner & Townsend Project Management Ltd	Dorsuite

Elkins Construction	MP Group UK Ltd	**Funded Retrofit Works & Delivery**	Seddon Construction Ltd
Fieldway Supplies Ltd	Novus Property Solutions	Bell Group Ltd	Sureserve Energy Services UK Ltd
Formation Design & Build Ltd	Pavehall Construction Ltd	Cardo South Ltd	Sustainable Building Services Ltd
Gerda Security Products Ltd	PiLON Ltd	City Energy Network	Synergize Ltd
Guildmore Ltd	Raam Construction Ltd	CLC Contractors Ltd	United Living Ltd
Harmony Fire Ltd	RGE Services Ltd	Eco Approach Ltd	Yorkshire Energy Services Cic T/A Yes Energy Solutions
Heron Manufacture Ltd	Saltash Enterprises Ltd	ECO Providers Ltd	**Heating Solutions**
Higgins Partnerships	SGD Fire Protection	EON UK Green Funding Solutions Ltd	Ashley & McDonough Ltd - Compliance Services
HLS McConnell	TF Jones	Equans Regeneration Ltd	Aston Group
Ian Williams Ltd	The AD Group	Guildmore Ltd	Axis Europe Plc
Insulated Render Systems Scotland Ltd	United Infrastructure	Livgreen Futures Ltd	British Gas also t/a PH Jones
Lawtech Group Ltd	V3 Group	Lura Constructions Ltd	BSW Heating Ltd
Maurice Flynn & Sons Ltd	Ventro Group	Next Energy Solutions Ltd	Chigwell London Limited
Morgan Sindall Plc		Novus Property Solutions	Correct Contract Services Ltd

National frameworks

CTS Projects Ltd	Robert Heath Heating Limited	Agile Property and Homes	MY Construction Group
DFP Services	Rothwell Plumbing	AMMCASS Group Limited	Seddon Construction Limited
Dodd Group	Smith and Byford Limited	Bugler Developments Ltd	SMD Ltd
Easy Heat Systems Ltd	SSE Airtricity Energy Services (NI) Ltd (Ceased Trading)	CG Fry & Son	Snowdon Homes ltd
GetFix Ltd	Sun Realm Heating	Classic Builders Limited	Wates Residential
H&A Mechanical Services Ltd	Sureserve Compliance Central (formerly Aaron Services)	Enevate Homes	Whitfield & Brown
KBH Building Services	Sureserve Compliance North (formerly Gas Call Services Ltd)	Ermine Construction	Wiggett Construction Ltd
Liberty Gas Group	Sureserve Compliance Northwest (formerly Sure Maintenance)	Feltham Construction ltd	**Interior Decorating and Furnishing Solutions**
M&Y Maintenance and Construction (Supplier)	Sureserve Compliance South (formerly K&T Heating)	Hale Group	B&Q Limited
Next Energy Solutions	T Brown Group Limited	Harper & Sons (Leominster) Ltd	C.Brewer & Sons Limited
Oakray Ltd	TSG Building Services Ltd	Hill Holdings Ltd	Crown Flooring Limited
PHS Home Solutions Ltd	UK Gas Services	Keon Homes	Crown Paints Limited
Procast Building Contractors Ltd	**Integrated Traditional Build & MMC**	Langstone Construction Limited	Designer Contracts Limited
Quality Heating Services Ltd	Agile Property and Homes	LIFE Build Solutions Ltd	Furniture Resource Centre Limited

Imperial Chemical Industries Limited	Orbis Protect	UKPS - Plumbase	Howdens Joinery Ltd
John L Lord & Son (Rizistal) Limited	Oysta Technology	Wolseley UK	Ian Williams Ltd
Knightsbridge Furniture Productions Limited	Skyguard / Peoplesafe	YESSS Your Electrical Supplies, Service & Solutions (A) Ltd	JTC Furniture Group
Paint 360 Limited	**Materials**	**MMC Category 1**	KBH Building Services
PPG Architectural Coatings Uk Limited	AKW Medicare	ZedPods	LCB Group Holdings ltd
Screwfix Direct Limited	City Electrical Factors Limited	**Planned Works**	Liberty Gas Group
Sourcefolio Ltd	City Plumbing Supplies Holdings Ltd	Anglian Building Products Ltd	Lura Constructions Ltd
Tapi Carpets & Floors Limited	Edmundson Electrical	Axis Europe Plc	Magnet
The Furnishing Service Limited	Huws Gray	Bell Group Limited	Milestone Constructing Limited
Underley Furnishings Limited	Jewson Limited	CLC Contractors Limited	Mitie Property Services
Lone Worker Protection	NMBS	Easy Heat Systems Ltd	Moores Furniture Group
Careline Security	PROCare Shower and Bathroom Centre Ltd	Goom Electrical	MP Group
CPR Global	Rexel UK Limited	Hankinson Whittle Programmed Limited	Novus Property Solutions
Lone Worker Solutions Ltd t/a Totalmobile	Travis Perkins	Heron Bros T/A Heron Joinery	NRT Building Services Group Ltd

National frameworks

P Casey and Co Ltd	**Recruitment and Associated Services**	**Responsive Repairs & Void Property Services**	KBH Building Services
PiLON (PfH Supplier)	Adecco	ARC Group London Limited	Laker Building Management Solutions Ltd
Saltash Enterprises Ltd	Blue Arrow	Axis Europe Plc	Lancer Scott Limited
Seddon Construction Limited	Dagny	Cablesheer (Asbestos) Limited	LCB Group Holdings ltd
SIG Roofing	Fusion People	Cardo (South) Limited	Liberty Gas Group
Solar Windows Ltd	Keystone	Cavendish Construction	MCP Property Services Ltd
Sovereign Group Limited	Niyaa People	Chigwell London Limited	Milestone Constructing Limited
STARK Building Materials UK Ltd	Nuwe	CLC Contractors Limited	Novus Property Solutions
TRC Contracts Ltd	Pertemps	Clean Green Cleaning Services	Olli Group (Hollington & Sons Ltd)
Trident Maintenance Services	Reed	Combined Facilities Management	Orbis Protect Ltd (LWP)
United Infrastructure	Retinue	Foster Property Maintenance Limited	Prestige Domestic Property Management
Wrekin Windows	Service Care Solutions	Hankinson Whittle Programmed Limited	Profile Security Services Limited
Wren Kitchens Limited	Think	Ian Williams Ltd	R Benson Property Maintenance
	Total Assist	Jeff Way Group	Re-Gen UK Construction Ltd

Rigford Ltd	Building Passport Ltd	Magnus Opus Repairs Ltd	Tallarna Ltd
RON Services Ltd	Chameleon Digitization	Nine1three Ltd	Trade Innovations (Enterprise) Ltd
SPS Doorguard	City Plumbing Supplies Holdings Ltd	Nolijwork Ltd	Uplyfted Services Ltd
TSG Building Services Ltd	Confurr Ltd	ODCGIS Ltd	Vantage UAV Ltd
vps	Crystal Clear Windows Works	Placechangers Ltd	Vericon Systems
Westcountry Maintenance Services	Dress for the Weather Ltd	Plentific Ltd	**Technologies for Independent Living: Telecare/Telehealth**
Social Housing Emerging Disruptors	Enevate Homes Ltd	Power Circle Projects Ltd	Appello Careline
Adey Innovation Ltd	EVO Digital Technologies Ltd	Purrmetrix Ltd	Appello Smart Living Solutions
Airex Technologies - Floorvent	Geobear Residential Ltd	Q-Bot Ltd	Astraline
Airex Technologies - Roomvent	Harcourt Technologies Ltd / Creogh Concrete	Rubixx Ltd	Chiptech International
Alator Data Services Ltd	IoT Solutions Group Ltd	Secure Sensor Innovation Design Ltd	Chubb Community Care
Ambisense Ltd	Just Checking Ltd	Sureserve Asset Services - Safe Haus	Doreo Care UK t/a Carium
Autonomous IoT Ltd	Kuppa Group Ltd	Sureserve Asset Services - PIV	Legrand t/a Tyntec
Bimsense Limited T/A Operance	Mackwell Health Ltd	Switchee Ltd	Progress Lifeline

National frameworks

Tunstall Healthcare	Waldeck Associates Limited	Social Telecoms	**Waste Management & Technical Services**
Technical Support & Associated Services	**Telecommunication, Digital Inclusion**	**Vehicles**	Acumen Waste Services Ltd
David Miles & Partners Limited	4G Scotland	Bott	Reconomy
ECD Architects Limited	4Net Technologies	Innovative Safety Solutions	
ESC Consultants Limited	Abzorb Group	Kinto	
Green Gnomes Limited	AWGT Limited	LeasePlan	
Keegans Limited	Britannic Technologies	MIS Conversion	
MAC Consulting Limited	CCS Media	Quartix	
Michael Dyson Associates Limited	CGI IT UK	RAC Motoring Services	
Pellings LLP	Chameleon Digitalization	Sortimo	
Rex Procter & Partners Limited	Chess ICT	TGS uk	
Ridge & Partners LLP	Daisy	UK Telematics	
S I Sealy Limited	Netcall	Venson Automotive Solutions	
TWC Consulting Limited	North SV		

PfH Scotland frameworks

Decarbonisation & Retrofit Scotland framework	Novus Property Solutions Ltd	Bell Group	Heron Manufacture
AC Whyte & Co Ltd	Procast Building Contractors Ltd	BRB Electrical	Howdens
BRB Ltd	Richard Irvin FM Ltd	CCG Scotland	Hugh LS McConnell
British Gas T/A PH Jones	Secure Meters UK	City Building Contracts LLP RSBi	Ivanhoe Forth
Cardo (Scotland) Ltd (formerly SERS)	Sureserve Energy Services UK Ltd (formerly Everwarm)	City Gate Construction	James Frew
Changeworks	TK Murray Electrical Ltd	Clark Contracts	John McGeady
City Building Contracts LLP	Turner Property Services Ltd	Clydebuilt Home Improvements	Joinery and Timber Creations (JTC)
City Technical Services (UK) Ltd	Union Technical Services Ltd	CR Smith Manufacturing	Magnus Electrical Services
Easy Heat Systems Ltd	Valley Group Ltd	C-urb 6	Mitie Property Services UK
Gas Call Services Ltd	Vital Energi Utilities Ltd	DBM Building Contractors	Moores Furniture Group
HLS McConnell Ltd	**Planned Works Scotland**	Easy Heat Systems	MP Group UK
MDG Chameleon Ltd	A C Whyte Co	Firstcall Trade Services	Nobia Holdings UK Limited T A Magnet
Momentum 4 Ltd	Ailsa Building Contractors	Glendale Countryside	Novus Property Solutions
MP Group Ltd	Anglian Building Products	GMG Contractors	Procast Building Contractors

PfH Scotland frameworks

- Quantum Contract Solutions
- Sidey Solutions
- Sovereign Group
- The Symphony Group Plc
- Trident Maintenance Services
- Walker Profiles
- Wren Kitchens

Value delivered

Get in touch!

For more information on the 2025 Annual Report, contact us today!

01925 282 398

info@pfh.co.uk

www.pfh.co.uk