

Social Housing Emerging Disruptors (SHED) 5 Framework



Value delivered

Social Housing Emerging Disruptors (SHED) 5 framework

Key facts:

Framework term:
29 January 26 – 28 January 29

Duration:
36 months (3 years)

Total lots:
1

Total suppliers:
27

Framework access:
Desk-based evaluation to identify the most advantageous solutions

Estimated total value excluding VAT:
£500m

Procurement procedure:
Open Procedure

Quality / price split:
80% quality / 20% price

Main CPV Code:
79900000

FTS Contract Notice:
2026/S 000-002242

Background

Traditional procurement assumes that buyers know exactly what solution they need. But in reality, most housing providers do not have the specialist insight to specify niche or emerging technologies—especially in rapidly evolving areas like digital compliance, IoT diagnostics, energy efficiency, and building safety.

Often, suppliers identify the problem and create the innovation, long before the public sector has recognised the opportunity. Yet these innovations cannot scale because providers are unable to procure them compliantly under existing regulations.

That's why we created our Social Housing Emerging Disruptors (SHED) Frameworks - designed to solve those challenges for our members.

By adopting a supplier led innovation model, our SHED framework allows members to explore a market of cutting-edge solutions that have already been vetted, evaluated, and stress-tested. Instead of a time-consuming specification-led process, housing providers can now procure innovation compliantly, quickly, and with confidence.

Inside our framework

Our SHED framework (now in its 5th iteration) is a unique proposition in the UK. It breaks down long standing barriers for SMEs and innovators, opening the door to next generation technologies such as Digital Twins, Augmented Reality, and advanced IoT-based diagnostics. SHED is purpose built for disruptive physical and digital assets, making it the go to option for landlords seeking to accelerate compliance, strengthen building safety, and drive their net zero strategies forward.

For members, this means faster access to the solutions they need, fewer procurement hurdles, and a simpler path to

adopting breakthrough technologies that would otherwise be difficult to specify or procure.

The challenges posed by shortages of materials and skills, and a surge in demand for net zero and fire safety works, have created an unprecedented environment for housing providers. This situation compels them to seek innovative solutions to meet competing strategic objectives. We have collaborated with the PropTech Innovation Network (PiN) – leaders in identifying and promoting innovation – to find suppliers who are at the forefront of housing technology solutions and service design, to join the framework.

Who can access this framework

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

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



Access to qualified, and innovative suppliers

Gain confidence knowing that every supplier on the framework has undergone a rigorous evaluation process. You benefit from access to market-leading innovators who bring fresh thinking, proven capability, and emerging technologies that can tackle today's most complex housing challenges.



Advice and support all aspects of your requirements

Whether you are defining your needs, assessing solutions or shaping your contract, our procurement specialists are here to guide you. You'll receive practical, informed support that helps you make confident decisions and secure the best outcomes for your organisation.



Innovation procurement in your hands, with you in control

Explore cutting-edge solutions without the burden of lengthy, specification-led procurement. The framework puts flexibility and choice at the forefront, empowering you to test, compare and adopt new technologies at your own pace, while remaining fully compliant.



Nationwide coverage

No matter where you operate in the UK, the framework gives you access to a wide network of suppliers with the capability to deliver locally, regionally, or nationally. This ensures consistency of service as well as the ability to scale solutions as your needs evolve.



SME friendly procurement

The framework is designed to open opportunities for small and medium-sized innovators who often struggle to work within traditional public sector procurement routes. You benefit from fresh ideas and agile solutions while supporting a diverse, competitive supplier market.



Desk-based competition, keeping things simple

Streamline your route to market with an efficient, desk-based evaluation process. This approach removes unnecessary administrative burden and accelerates the path to contract award, helping you get innovative solutions in place far more quickly.

The framework tender and evaluation process

Building on the success of previous frameworks, SHED 5 responds to the growing demand for innovation in the social housing sector. Providers face complex challenges—from fire safety and net zero targets to redesigning services—while navigating evolving national policy directives.

We recognised that traditional public sector procurement processes often hinder innovation. In response, we have taken proactive steps to stimulate and simplify the procurement and adoption of innovative solutions across the public sector. SHED 5 exemplifies this approach, aligning closely with the National Procurement Policy Statement (part of the Procurement Act 2023), which encourages contracting authorities to drive innovation and support SMEs.

Tendered on a UK-wide basis, SHED 5 invited suppliers to demonstrate innovation, tangible benefits for our members, and readiness for adoption. The response was overwhelming: 44 bids from 35 suppliers were submitted. All passed the selection stage, with 31 solutions from 27 suppliers awarded on the framework.

SHED 5 is more than a procurement framework - it's a catalyst for innovation, helping social housing providers access cutting-edge solutions and transform services for the future.

The lot structure

The framework has one lot, offering access to 27 suppliers that provide innovative solutions across a wide range of categories.



Suppliers

Property health, safety & compliance

A2B Rapid Response Electrical	Maintenance & repairs
Breathe Pure	Indoor air quality
Control Flow Technologies	Water & energy efficiencies
dbfb	Specialist technical / compliance services via connectivity
Get Property Management	Sensor and AI-driven solutions
Harmony Fire	Fire safety systems, inspections & compliance
Lumensol	Energy-efficient / solar lighting solutions
Mould Away UK	Mould, damp & property health remediation

Energy efficiency, decarbonisation & sustainability

British Gas Social Housing	Energy services, heating & efficiencies
Eco Genics	Green technology solutions via materials for structural panels
Guidehouse Europe	Analytical platform - buildings & energy performance
Newtech Energy (t/a NZFM)	Energy solutions & efficiency services
Novoville	Digital platform to support retrofit & upgrade programmes
ZapCarbon	Retrofits and home intelligence systems

Digital connectivity, data & smart technologies

Censis Technology Solutions	Health & care technologies
HousingAI	AI-driven housing analytics and insights
iOpt	Sensor, optical or smart monitoring technologies
Octo Assessment t/a Spotr	Portfolio data into regulatory insights
Planarific	AI digital survey solution - 3D digital housing portfolios
Rainly	Digital rewards platform for tenants
Red Snapper Managed Services	Data collection & intelligence
Sero Life	Planning & delivery of net zero / carbon reduction

Resident Engagement, Tenancy Support & Assisted Living

Alertacall	Assisted living, telecare & resident engagement tech
Bays Consulting	Environmental monitoring platform
Porters Care	Management platform - care & support services / devices
Voicescape	Voice & conversational engagement technology
Wyser	Recruitment & workforce AI case notes

How to access the framework



Unlocking even more value!



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.



Fire Safety Works framework

Our Fire Safety Works Framework is designed to ensure the highest standards of fire safety across various properties. This framework offers a comprehensive range of vetted suppliers capable of undertaking diverse fire safety works and services, including installation, servicing, and maintenance. By prioritising quality and compliance, we provide a robust solution that helps organisations meet regulatory requirements and enhance the safety of their properties. The framework supports local employment and social value, ensuring that fire safety measures are not only effective but also contribute positively to the community.



Fire Safety Consultancy framework

Our awarded suppliers include engineers, surveyors, architects, project managers, and other professionals with accredited qualifications, ensuring services meet the highest industry standards. This framework covers major refurbishment works, new buildings, general property defects, audits of existing facilities, specialist accommodation, high-rise dwellings, and low-rise flats and houses.



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.

Who we are

20
+

Years supporting social housing sector organisations

50

Ready-to-go procurement solutions—from frameworks and Dynamic Purchasing Systems (DPS) to bespoke consultancy packages – delivering speed, reliability, compliance, and cost-effectiveness at your fingertips.

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



Quantum: The smarter way to manage your contracts

Maximise value with full visibility of your supply chain.

When you're juggling dozens of suppliers and contracts, it's easy for costs, compliance, and performance to slip through the cracks. Quantum brings everything together, giving you instant insights across your entire supply chain.

Our cloud-based platform provides a **single interface** for all your framework spend, providing **spend and contract management tools** to deliver **sustainable value** from your supply chain across the **lifecycle of your contract**.

Quantum offers **control, transparency and insight** that enable you to make informed business decisions, drive and maintain **value for money** across your third party spend.

With Quantum, you'll see how suppliers contribute to spend, social value, and performance all in one place.

Used alongside our compliant procurement solutions, Quantum helps you make fast, data-driven decisions that deliver better outcomes for your organisation and your customers.

With Quantum, you can:



Get an overview of your supply chain, including contracts and spend.



Drive compliance and prevent maverick buying behaviour.



Track and optimise spend and performance.



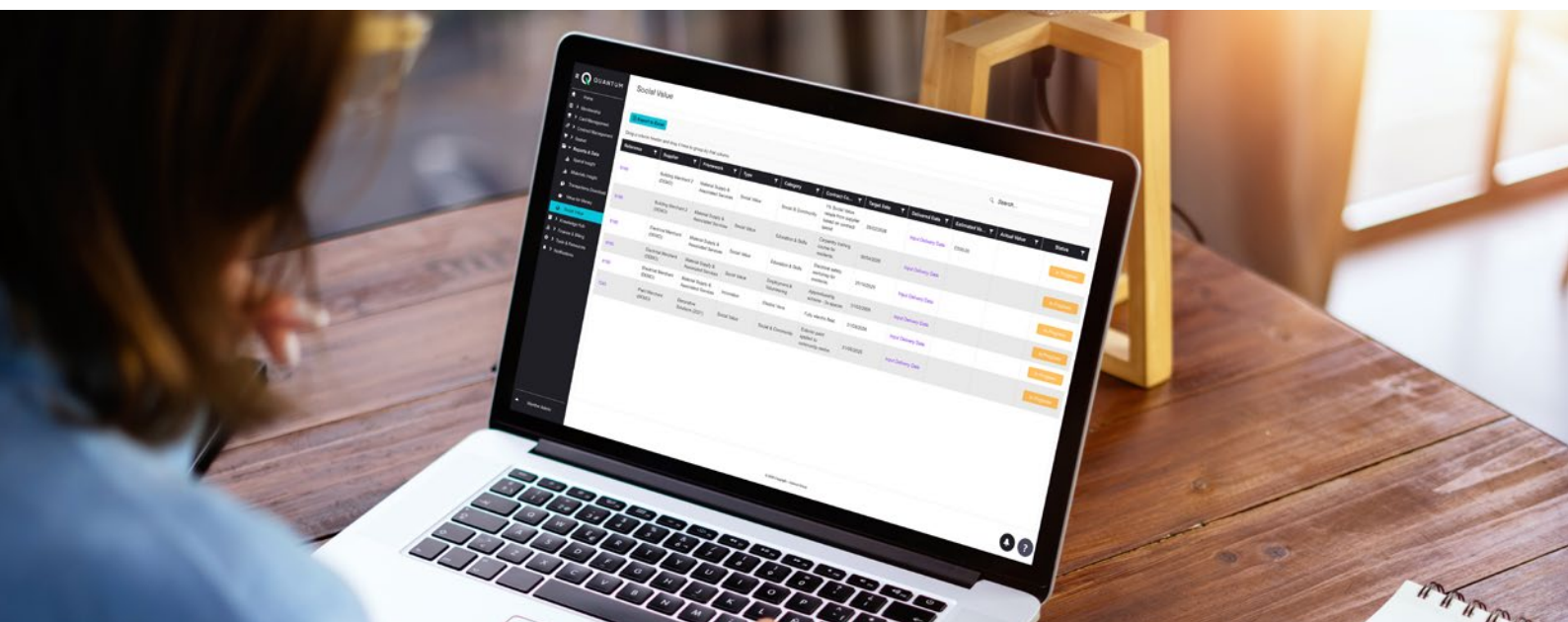
Save time, reduce errors, and focus on the work that matters.



Identify trends, spot risks, and make data driven decisions.

Ready for clarity, control, and confidence across your contracts?

Reach us at quantum@pfh.co.uk to discover how Quantum could work for you.



Why work with us

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

£44m 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 £44m direct savings for our members in 2025.

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 £2.17m of tangible value that has positively impacted people's lives in 2025 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 members 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

Our ESG commitments

At PfH, everything we do is rooted in a single purpose: to positively impact people's lives. We use procurement as a force for good - driving social value, environmental progress and responsible growth, and creating meaningful change through our solutions and services.

Our ESG achievements in 2025

 <p>1</p> <p>Generating social value through empowered employees and meaningful community engagement</p> <p>£2.17m generated in social value contributions - up 8.5% year-on-year</p> <p>£23,116 raised at PfH event, co-hosted with suppliers, to support 1,000 local children</p> <p>£1,500 raised by PfH staff and suppliers to buy Christmas toys</p>	 <p>2</p> <p>Creating opportunities for local SMEs, community enterprises and high tech suppliers</p> <p>£193.5m spend with SME suppliers</p> <p>£3.2m spend with high and medium tech organisations (target was £3m) - up 52.3% year-on-year</p> <p>£2.1m with high and medium tech suppliers</p>	 <p>3</p> <p>Looking after our people, members and suppliers with respect, fairness, and transparency</p> <p>100% of suppliers paid within 30 days</p> <p>73 Net Promoter score, up 23.7% year-on-year (a score over 50 demonstrates great customer experience)</p>	 <p>4</p> <p>Becoming a net zero business and supporting members and suppliers to do the same</p> <p>£50.8m spend on net zero carbon</p> <p>5 people in the business are now driving EV cars, a 150% rise year-on-year</p> <p>9 staff took part in a Green Away Day with City of Trees to restore local biodiversity and enjoy nature</p>
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By applying what we've learned from measuring our own ESG impact, we're enabling members to track theirs - through a social value dashboard in our spend and contract management platform, Quantum.



"Over the past year, Clarion Futures has been able to achieve transformational impact for our residents and communities, thanks to the incredible support of our social value partners...I want to express my sincere thanks to Travis Perkins, City Electrical Factors, and Procurement for Housing (PfH) for their continued commitment to improving lives and building thriving communities."

Siarah Meah, Social Value Manager,
Clarion Futures (part of Clarion Housing Group)



How we can help

We are Procurement for Housing, 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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