

Integrated Traditional Build and MMC Framework



Value delivered

Integrated Traditional Build and MMC framework

Key facts:

Framework term:

1 September 2024 - 31 August 2028

Estimated total value excluding VAT:

£400m

Duration:

4 years with a 2-year optional extension

Procurement procedure:

Open Procedure

Total lots:

2 lots

Price / Quality split:

30% price / 70% quality

Total number of suppliers:

22 suppliers

Main CPV Code:

45000000 - Construction work

Framework access:

Direct award or mini competition

Contract Notice Reference Number:

2024/S 000-006760

Inside our framework

Building Better and Procurement for Housing (PfH) have appointed experienced construction companies to carry out principal contractor duties for Building Better and PfH Members in England and Wales. The framework is split into two lots as follows:

Lot 1- Low rise Housing, apartments up to 11m for projects with individual sites with up to 30 units per site.

Lot 2 - Residential projects include housing, apartments (including medium high rise above 11m), and extra care homes for Projects with most individual sites having 30 units or more.

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 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 to 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



Compliant procurement routes:

We offer compliant procurement solutions that give housing providers access to approved principal contractors and a readymade marketplace.



Collective resources:

Members pay once for procurement, due diligence, legal and strategic advice and they get support from the Building Better network.



High quality homes:

We work together to improve the quality and performance of new homes which reduces the running cost for our customers and creates efficiencies in longer term maintenance costs.



Smart standardisation:

We offer a visible pipeline that locks in long-term partnerships with manufacturers, enabling greater standardisation but also the ability to customise more long term. This approach helps housing providers to tackle the construction skills crisis and reduce downstream maintenance costs.



Competitive costs:

Suppliers have provided base £/m² rates for 2b4p, and 3b5p houses, apartments and care homes for above-ground costs along with maximum overhead and profit rates.

Organisation can offer principal contractor duties.

- Regional contractors.
- Use of Pre-Service Contract Agreement.
- Ability to deliver Net Zero carbon Homes.
- Ability to deliver different construction solutions to meet site requirements.
- Direct wards for land-led deals.
- Development agreements.
- Financial stability and longevity of providers assessed.
- Flexible contracting arrangements.
- Full coverage across England and Wales.
- It merges route compliance with multi-vendor efficiency, giving our customers access to more suppliers with fewer risks.
- Backed by an in-house team of procurement professionals, we provide the experience and expertise required to design and deliver effective contract solutions tailored to your needs.

The framework tender and evaluation process

Our Integrated Traditional and MMC framework is new, and the result of an extensive pre-tender engagement exercise carried out to ensure that it is aligned as closely as possible with the Building Better members' requirements.

The first stage of the exercise was to gather information from existing members about their requirements for a Construction framework. We also ran a series of regional pre-tender engagement sessions with suppliers to better understand how the market could deliver the member's requirements. From the discussions and information gathered, along with market analysis, it was agreed that the new framework needed to offer members the ability to work with principal contractors that could deliver a range of construction solutions using both MMC and traditional construction methods.

The qualitative evaluation of this framework addressed key criteria, including, Social Value, Project Management, Delivering Net Zero, supply chain management and regional capability. The lot specific questions included their regional capability for managing projects and their approach to managing the defects period after completion.

The suppliers were also assessed to ensure that they met our minimum requirements for professional accreditations for each of the disciplines.

The contract notice resulted in 26 bids with one bidder failing the selection stage. All lots were evaluated on a 70/30 qualitative/commercial split.



The lot structure

Lot 1

Low rise Housing, up to 30 units per site

Regional

Lot 1 provides Principal Construction services for projects with smaller sites of up to 30 units. All suppliers have demonstrated the ability to deliver two-stage projects with a clear approach to the delivery of a Pre-Contract Service Agreement (PCSA).

- Small Infill sites
- Housing
- Low-rise apartments up to 11m flats
- Sites of up to 30 units
- Traditional or MMC solutions can be used

Lot 2

Residential Projects over 30 units per site

Regional

Lot 2 provides principal contractor services for larger sites of over 30 units covering both individual houses, apartments including those over 11m and extra care homes. All suppliers have demonstrated the ability to deliver two-stage projects with a clear approach to the delivery of a Pre-Contract Service Agreement (PCSA).

- Medium High-rise developments over 11m
- Apartments
- Housing
- Extra care Homes
- Design Documentation
- Projects with sites over 30 Units

The framework is divided geographically for Lot 1 as follows:

Region Number	Region
1	Tees Valley and Durham
2	Northumberland, and Tyne and Wear
3	Cumbria
4	Greater Manchester
5	Lancashire
6	Cheshire
7	Merseyside
8	East Yorkshire and Northern Lincolnshire
9	North Yorkshire
10	South Yorkshire
11	West Yorkshire
12	Derbyshire and Nottinghamshire
13	Leicestershire, Rutland and Northamptonshire
14	Lincolnshire
15	Herefordshire, Worcestershire and Warwickshire
16	Shropshire and Staffordshire
17	West Midlands
18	East Anglia
19	Bedfordshire and Hertfordshire
20	Essex
21	Inner London – West
22	Inner London – East
23	Outer London – East and Northeast
24	Outer London – South
25	Outer London – West and Northwest
26	Berkshire, Buckinghamshire and Oxfordshire
27	Surrey, East and West Sussex
28	Hampshire and Isle of Wight
29	Kent
30	Gloucestershire, Wiltshire and Bristol/Bath area
31	Dorset and Somerset
32	Cornwall and Isles of Scilly
33	Devon
34	Isle of Anglesey, Gwynedd, Conway and Denbighshire, Flintshire and Wrexham
35	Powys
36	Southwest Wales (Ceredigion, Carmarthenshire, Pembrokeshire)
37	Swansea, Bridgend and Neath port Talbot, Central Valleys (Merthyr Tydfil, Rhonda Cynon Taff), Gwent Valleys (Blaenau Gwent, Caerphilly, Torfaen) Monmouthshire and Newport, Cardiff and Vale of Glamorgan

The framework is divided geographically for Lot 2 as follows:

Region Number	Region
38	Northeast
39	Northwest
40	Yorkshire & The Humber
41	East Midlands
42	West Midlands
43	East of England
44	Southeast
45	Wales

Contractors have demonstrated that they meet the minimum standards of accreditation and registration, qualification as required by the services to be provided and identified as part of the PfH Member engagement process.

Contractors have demonstrated the ability for project management, pre-construction support, and Supply Chain management including delivery of increased Pre-Manufactured Value (PMV) for projects using MMC system, regional capability and ability to deliver the future homes standard and Net Zero carbon Homes.

This framework relates to the construction of new residential buildings, low rise housing, apartments, Medium High-rise apartments, extra care homes, infill and garage sites. Projects can be delivered by a mix of traditional and MMC methods of construction depending on the project and site requirements.

Suppliers

Lot 1 – Northeast England

Ranking	Region	
	Tees Valley and Deeside	Northumberland and Tyne and Wear
1	Agile Property and Homes	Agile Property and Homes
2		Enevate Homes

Lot 1 – Northwest England

Ranking	Region				
	Cumbria	Greater Manchester	Lancashire	Cheshire	Merseyside
1	Agile Property and Homes	Wiggett Construction Ltd	Wiggett Construction Ltd	Wiggett Construction Ltd	Whitfield & Brown
2	Enevate Homes	Whitfield & Brown	Whitfield & Brown	Whitfield & Brown	Agile Property and Homes
3		Agile Property and Homes	Agile Property and Homes	Agile Property and Homes	
4		Enevate Homes	Enevate Homes	Enevate Homes	

Lot 1 – Yorkshire and Humberside

	Region			
Ranking	East Ridings and North Lincolnshire	North Yorkshire	South Yorkshire	West Yorkshire
1	Agile Property and Homes	Agile Property and Homes	Agile Property and Homes	Agile Property and Homes
2	Enevate Homes	Enevate Homes	Enevate Homes	Enevate Homes
3				Wiggett Construction Ltd

Lot 1 – East Midlands

	Region		
Ranking	Derbyshire and Nottinghamshire	Leicestershire, Rutland and Northamptonshire	Lincolnshire
1	MY Construction Group	MY Construction Group	MY Construction Group
2	Keon Homes	Keon Homes	Snowdon Homes Ltd
3	Agile Property and Homes	Snowdon Homes Ltd	Agile Property and Homes
4	Enevate Homes	Agile Property and Homes	Enevate Homes
5	Ermine Construction	Enevate Homes	Ermine Construction

Lot 1 – West Midlands

	Region		
Ranking	Herefordshire, Worcestershire and Warwickshire	Shropshire and Staffordshire	West Midlands
1	MY Construction Group	MY Construction Group	MY Construction Group
2	Keon Homes	Keon Homes	Keon Homes
3	J. Harper & Sons (Leominster) Ltd	J. Harper & Sons (Leominster) Ltd	J. Harper & Sons (Leominster) Ltd
4	Agile Property and Homes	Agile Property and Homes	Snowdon Homes Ltd
5	Enevate Homes	Enevate Homes	Agile Property and Homes

Lot 1 – East of England

Ranking	Region		
	East Anglia	Bedfordshire and Hertfordshire	Essex
1	MY Construction Group	MY Construction Group	MY Construction Group
2	Agile Property and Homes	LIFE Build Solutions Ltd	Wates Residential
3	Enevate Homes	Wates Residential	Bugler Developments Ltd
4	Ermine Construction Services Ltd	Snowdon Homes Ltd	Agile Property and Homes
5	SMD Ltd	Agile Property and Homes	Enevate Homes
6		Bugler Developments Ltd	Ermine Construction Services Ltd
7			SMD Ltd
8			AMMCASS Group Limited

Lot 1 – London

Ranking	Region				
	Inner London West	Inner London East	Outer London East and Northeast	Outer London South	Outer London West and Northwest
1	LIFE Build Solutions Ltd	MY Construction Group	LIFE Build Solutions Ltd	LIFE Build Solutions Ltd	LIFE Build Solutions Ltd
2	MY Construction Group	Wates Residential	MY Construction Group	MY Construction Group	MY Construction Group
3	Wates Residential	Agile Property and Homes	Wates Residential	Wates Residential	Wates Residential
4	Bugler Developments Ltd	Bugler Developments Ltd	Bugler Developments Ltd	Bugler Developments Ltd	Bugler Developments Ltd
5	A & E Elkins Ltd (Trading as Elkins Construction)	A & E Elkins Ltd (Trading as Elkins Construction)	A & E Elkins Ltd (Trading as Elkins Construction)	A & E Elkins Ltd (Trading as Elkins Construction)	A & E Elkins Ltd (Trading as Elkins Construction)
6	Agile Property and Homes		Agile Property and Homes	Agile Property and Homes	Agile Property and Homes

Lot 1 – Southeast England

Ranking	Region			
	Berkshire, Buckinghamshire and Oxfordshire	Surrey, East and West Sussex	Hampshire and Isle of Wight	Kent
1	Feltham Construction Ltd	Feltham Construction Ltd	Feltham Construction Ltd	Wates Residential
2	MY Construction Group	LIFE Build Solutions Ltd	Wates Residential	MY Construction Group
3	LIFE Build Solutions Ltd	Wates Residential	MY Construction Group	Agile Property and Homes
4	Wates Residential	MY Construction Group	Agile Property and Homes	A & E Elkins Ltd (Trading as Elkins Construction)
5	Agile Property and Homes	Agile Property and Homes	Bugler Developments Ltd	Eneval Homes
6	Bugler Developments Ltd	Bugler Developments Ltd		Ermine Construction Services Ltd
7				AMMCASS Group Limited

Lot 1 – Southwest England

Ranking	Region			
	Gloucestershire, Wiltshire and Bristol/Bath area	Dorset and Somerset	Cornwall and Isles of Scilly	Devon
1	Wates Residential	CG Fry & Son	Classic Builders Limited	Classic Builders Limited
2	MY Construction Group	Agile Property and Homes	Agile Property and Homes	CG Fry & Son
3	Hale Group	Eneval Homes		Agile Property and Homes
4	Agile Property and Homes			
5	Eneval Homes			

Lot 1 – Wales

Ranking	Region			
	Isle of Anglesey, Gwynedd, Conway and Denbighshire, Flintshire and Wrexham	Powys	Southwest Wales (Ceredigion, Carmarthenshire, Pembrokeshire)	Swansea, Bridgend and Neath port Talbot, Central Valleys (Merthyr Tydfil, Rhonda Cynon Taff), Gwent Valleys (Blaenau Gwent, Caerphilly, Torfaen) Monmouthshire and Newport, Cardiff and Vale of Glamorgan
1	Langstone Construction Limited	Langstone Construction Limited	Langstone Construction Limited	Langstone Construction Limited
2	Agile Property and Homes	Hale Group	Hale Group	Hale Group
3		Agile Property and Homes	Wates Residential	Wates Residential
4			Agile Property and Homes	Agile Property and Homes

Lot 2 – Northern England

Ranking	Region		
	Northeast	Northwest	Yorkshire and Humberside
1	Enevale Homes	Seddon Construction Limited	Seddon Construction Limited
2		Whitfield & Brown	Enevale Homes
3		Enevale Homes	

Lot 2 – Midlands

Ranking	Region	
	West Midlands	East Midlands
1	Hill Holdings Ltd	Seddon Construction Limited
2	Seddon Construction Limited	Keon Homes
3	Keon Homes	MY Construction Group
4	MY Construction Group	Enevale Homes
5	J. Harper & Sons (Leominster) Ltd	SMD Ltd

Lot 2 – Southeastern England

Ranking	Region		
	East Of England	London	Southeast
1	Hill Holdings Ltd	Hill Holdings Ltd	Hill Holdings Ltd
2	Wates Residential	Wates Residential	Wates Residential
3	MY Construction Group	MY Construction Group	MY Construction Group
4	Snowdon Homes Ltd	LIFE Build Solutions Ltd	LIFE Build Solutions Ltd
5	Enevale Homes	A & E Elkins Ltd (Trading as Elkins Construction)	Enevale Homes
6	Bugler Developments Ltd	Enevale Homes	A & E Elkins Ltd (Trading as Elkins Construction)
7		Bugler Developments Ltd	Bugler Developments Ltd

Lot 2 – Southwest and Wales

Ranking	Region	
	Southwest	Wales
1	Hill Holdings Ltd	Wates Residential
2	Wates Residential	Langstone Construction Limited
3	CG Fry & Son	Hale Group
4	Classic Builders Limited	
5	Hale Group	

How to access the framework



Step 1

Contact us to discuss the framework and your requirements.



Step 2

Establish whether the framework is suitable for your specific requirements.

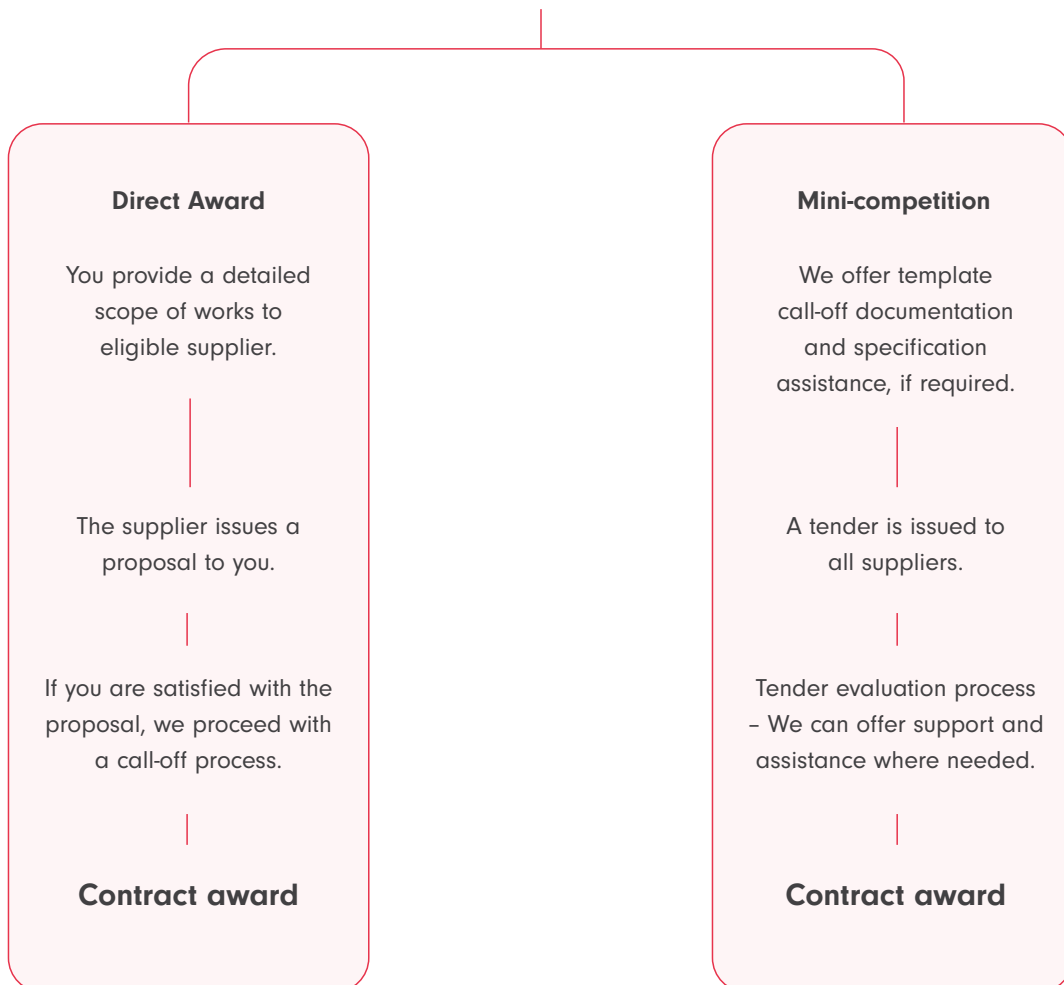


Step 3

If you're not one of our Members simply fill in your details [here](#).

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 is designed to transform your procurement processes and drive value for your organisation. Our services include everything from Tender Management, Spend and Cost Insights, and Supply Chain Optimisation to Procurement Maturity Assessment, Toolkits and Training, as well as Procurement Reform Readiness Assessment. We tailor our approach to meet the unique needs of each customer, ensuring alignment with organisational objectives, improved operational efficiency, and enhanced value creation.



Planned Works

The Planned Works Framework is your go-to solution for all things building and maintenance. The framework provides a one-stop shop that covers everything from whole house works to specific projects like kitchens, bathrooms, windows, and doors. Whether you're working with regional or national contractors, or even local SMEs, this framework has got you covered. Plus, you'll have access to top-notch resources like technical design specs, fire consultancy, and cladding lots. And the best part? It ensures compliance with Decent Homes Standards, making sure every home is safe and comfortable. In short, the Planned Works Framework streamlines procurement, offers robust contract management, and delivers high-quality services tailored to your needs.



Asset Decarbonisation & Retrofit Solutions DPS

Our Dynamic Purchasing System (DPS) offers streamlined procurement for net zero goods, works, and services across the UK. Fully compliant with the Public Contracts Regulations 2015, it reduces costs and leverages extensive procurement knowledge. The DPS provides complete assistance from solution design to award, with due diligence checks and supplier management. Its flexibility allows new suppliers to join anytime, ensuring a competitive and varied supplier pool.



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.





Building Better, backed by the National Housing Federation, is an alliance of housing associations and local authorities working together to procure high quality, sustainable homes built through modern methods of construction (MMC). Set up in 2018 as part of the National Housing Federation's Greenhouse innovation programme, Building Better aggregates demand from its members and collaborates with offsite manufacturers.

This partnership approach, listening to feedback, learning and innovating together, improves quality, safety, energy efficiency, downstream maintenance and resident satisfaction. It's an alliance that encourages information sharing and strives for continuous improvement.

Get in touch!



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