



Specialist support services

EN:Procure provides a range of specialist support for members and their projects from scheme inception through to post-completion. Our team of experts are experienced in finding the most intelligent solution to ensure successful outcomes.

Dedicated Team with Specialist Industry Experience



- Pre-construction
- Planning, Highways and Drainage
- Design
- Procurement
- Project Management
- Cost Management
- Risk Management
- Contract and Commercial

Contract Documents

Support with provision and drafting of core contract documents such as:



- Standard Contract Amendments
- Collateral Warranties
- Performance Bond
- Novation Agreement

Pre-contract

- Procurement Programmes
- Procurement Strategy
- Contractor Selection
- Design Team Meetings
- Tender Documents
- Tender Process
- Tender Evaluation
- Cost checks and Negotiations
- Contract Documents

Following contract award

The team is available on an ad-hoc basis to provide post-contract advice and support.

Post Completion

Through the use of a dedicated team, lessons learned are fed back into subsequent projects with the ability for cross-learning from other Member clients and projects.

Efficiency North's team experience enables us to perform a robust check and challenge role across the whole design and procurement process. This is a key component to achieve good design, manage risks and costs and produce excellent outcomes.

Social housing landlords are not only able to access the Framework, but also EN:Procure's extensive range of support services, which extends to that of a dedicated team member working as part of the Project Team.



For more information contact

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Start Date

1 June 2021

End Date

31 May 2025

OJEU Contract Notice

2021/S

OJEU Contract Award

Notice

2021/S

EN:Procure New Build Housing Framework

North West & East Midlands

Access Guide



EFFICIENCY NORTH
NEW BUILD HOUSING FRAMEWORK
WORKING TOGETHER

Benefits for social housing landlords

Building on experience, our next generation New Build Framework has been developed to provide greater flexibility and stronger commitment to Social Value measures.

Between 2016-2020, EN:Procure helped members procure and deliver up to 1,394 new homes with an overall contract value of £177m.



Flexibility

Framework Lots are divided by scheme size so that landlords can select the lot most suited to their own scheme. A variety of differing contract forms are available to suit strategic preferences and projects' individual needs:

- Pre-construction services agreement
- JCT (D&B 2016, Intermediate with/without design, standard building contract)
- NEC4; or
- PPC



User friendly process

The framework is based upon several typical house types, each supported by a comprehensive and flexible schedule of rates, to bring further speed and efficiency to the award of contracts. Standardised processes at the framework's core improve project development and management.



Savings

Along with reduction in time to procure tenders is a reduction in associated procurement cost.

Our dedicated EN:Procure team are able to influence pre-construction activities and design, to help ensure schemes are viable and offer value for money.

Historically, working with contractors, we have managed costs to achieve below BCIS inflation.



#buildingcommunities



SME engagement

Through targeted sourcing, Efficiency North has appointed high performing contractors, two thirds of whom are SMEs, who will contribute to regional economic regeneration.

EN has aimed to create the right conditions to enable contractors and communities alike to benefit through the activity of the framework.



Employment and training

Framework contractors are required to offer a minimum of 1 full time training opportunity per £1m project value spent through the framework to help local people get a foot on the career ladder. Efficiency North provide targeted support to ensure that the training opportunities connect with the local community.



Speed and certainty

The framework is compliant with UK and EU procurement legislation saving up to 77 days and ensuring landlords can move forward quickly with their schemes.



Community investment

Income surplus generated through the framework is gifted to the EN charitable trust EN:ABLE Communities, registered with the Charities Commission, which then distributes funds to support social mobility for communities within Efficiency North's social housing landlord membership.

Framework Lots and Contractors

The Framework has been developed to be the procurement route of choice for new build schemes, offering maximum flexibility in the selection of contractors, using a sophisticated capability matrix. 25 contractors who demonstrated compliant experience and competence have been appointed to one or more of 4 framework lots, in line with their experience, resources and capabilities. The lots have been developed to maximise savings across a range of scheme sizes from less than 10 units up to over 70 units for major developments. Each lot includes for typical house types based upon elemental costings providing a flexible basis to price schemes whilst applying the tendered framework rates.

Lot 1	Lot 2	Lot 3	Lot 4
New build construction of schemes up to a maximum of 10 units (North West)	New build construction of schemes between 8-35 units (North West)	New build construction of schemes between 30-85 units (North West)	New build construction of schemes of 70 units and over (North West)
A. Connolly Limited	A. Connolly Limited	Claritas Group Ltd	P. CASEY & CO., LIMITED
Complete Construction & Design Limited	Claritas Group Ltd	SAUL CONSTRUCTION LIMITED	United Living (North) Limited
Denton Construction & Electrical Limited	Karmo LIMITED	Termrim Construction Limited	Wates Construction Limited
Karmo Limited	Novus Property Solutions Limited	P. CASEY & CO., LIMITED	
Welch and Phillips Building Contractors Limited	Termrim Construction Limited	United Living (North) Limited	
	Welch and Phillips Building Contractors Limited	Wates Construction Limited	
	Westshield Limited	Westshield Limited	
	Whitfield & Brown (Developments) LIMITED	Whitfield & Brown (Developments) Limited	
Lot 1B	Lot 2B	Lot 3B	Lot 4B
New build construction of schemes up to a maximum of 10 units (East Midlands)	New build construction of schemes between 8-35 units (East Midlands)	New build construction of schemes between 30-85 units (East Midlands)	New build construction of schemes of 70 units and over (East Midlands)
A. Connolly Limited	A. Connolly Limited	Claritas Group Ltd	ENGIE Regeneration Limited
Complete Construction & Design Limited	Claritas Group Ltd	D Brown (Building Contractors) Limited	United Living (North) Limited
CRESTRA LIMITED	CRESTRA LIMITED	ENGIE Regeneration Limited	Vistry Partnerships Limited
Gelder Limited	D Brown (Building Contractors) Ltd	Lindum Group Limited	Wates Construction Limited
J. Harper & Sons (Leominster) Limited	Gelder limited	Robert Woodhead Limited	
Jeakins Weir Ltd	J. Harper & Sons (Leominster) Limited	Termrim Construction Limited	
Mercer Building Solutions Limited	Jeakins Weir Limited	United Living (North) Limited	
	Lindum Group Limited	Vistry Partnerships Limited	
	Mercer Building Solutions Limited	Wates Construction Limited	
	Robert Woodhead Limited	Wildgoose Construction Limited	
	Termrim Construction Limited		
	Wildgoose Construction Limited		



Social Value Credits

Spend through the framework is directly converted into Social Value Credits.

Credits are then invested in one of 3 defined social value outcomes of the Registered Provider's choice.

This approach not only maintains and enhances EN:Procure's existing social value delivery approaches, but also creates a golden thread between spend via EN:Procure's framework agreements and a clearly defined model for translating that spend into social value outcomes that align with Registered Providers' own Social Value strategies.

	FUNDED POSITIONS IN-HOUSE	FURTHER COMMUNITY EMPLOYMENT	COMMUNITY INVESTMENT
WHAT?	Investment in employment positions within your own organisation in either trade or technical positions.	Investment in employment positions to support the communities you serve.	Investment in dedicated projects with community partners that bring about improvements in your community.
HOW?	Positions delivered via EN:ABLE Futures CIC for <ul style="list-style-type: none"> • Shared apprenticeship service (Trade) • Academy (Technical) 	EN:ABLE Futures CIC support those people to become work ready and find employment, or Commission Local Employment Groups to support people to become work ready.	Projects are scoped and implemented with community partners and are monitored by the landlord and EN:ABLE Communities.
BENEFITS	You benefit from additional resources that creates employment within your communities.	You can demonstrate that you're investing in social value that creates employment within your communities but outside of the works.	You can demonstrate that you are investing in your communities.