



EN:Procure
CONSTRUCTION CONSULTANCY SERVICES
(GEN-4) FRAMEWORK

Benefits of using the framework



Value for money

The third generation new build framework offered up to 11% average savings compared to previously paid prices of members and this new generation framework may offer further savings and greater added value.



Speed and certainty

The framework is already compliant with UK procurement legislation saving up to 77 days.



User friendly process

The framework is backed by an extensive catalogue of schedules of rates to bring further speed and efficiency to the award of contracts, and has at its core standardised processes which improve project development and management.



Flexibility

Members can access the framework via mini-tender or direct award, offering flexibility in procurement processes. Lots are divided by scheme size. The FAC-I contract is designed to integrate projects under JCT, NEC and other project contracts.



SME engagement

To contribute to regional economic regeneration through targeted sourcing, Efficiency North has appointed high performing contractors, 92% of which are SMEs, not only to provide opportunities for them, but also to offer the benefits these smaller size companies can provide for our members, in addition to the value of larger national contractors. EN has aimed to create the right conditions to allow contractors and communities alike to thrive through the activity of the framework.

Environment, Social and Governance



The framework has been constructed to closely align with the Government's recommendations for adoption of Constructing the Gold Standards. Working collaboratively with our Contractors and Members under the Framework Alliance Contract, the Core Groups will aim to tackle waste, secure value for money, to reduce inflationary impacts, understand and map supply chains and drive innovation to achieve better, faster and safer and accelerate our journeys to net zero.



The framework includes dynamic models for ESG delivery, reflecting many of the themes in the government's Constructing the Gold Standard report. Contractors are required to deliver one ESG unit per £50,000 contract spend to provide a wide range of social, economic and environmental benefits for communities served by Efficiency North's membership of social housing providers. Social value outcomes are measured through the National TOMS system.



ESG units include:

- educational activities such as visits to construction sites, free webinars and mock employment interviews
- volunteer days in the local community
- donations to our charity EN:Communities CIO or Enable Futures CIC flexi-job apprenticeship service
- short training courses to upskill the workforce
- T-level work experience
- T-level work placement
- New full time employment position for minimum 12 months
- Direct apprenticeship
- Flexi-job apprenticeship through Enable Futures CIC

New generation of frameworks

The Gen-4 framework fits the new requirements of public sector bodies in a fast-changing environment, with higher attention to data protection, the Modern Slavery Act, the Equality Act, sustainability, plus modern solutions to social value benefits.

Launched in May 2025, with an initial contract period of 4 years, it sources the best to build a leading edge supply chain for all aspects of construction consultancy for registered social housing providers and public sector contracting authorities across the UK, but primarily in Yorkshire and Humber, the East Midlands and North West.



106 consultants

who demonstrated compliant experience, competence and capability were all appointed to at least one lot of the framework, with many successful in being appointed to more than one.

The framework offers a wide range of consultancy services

Lot 1 Employers Agent and/or Project Manager Services

Lot 2 Quantity Surveying and/or Cost Management Services

Lot 3 Architectural Services

Lot 4 Mechanical and Electrical (M&E) Engineering Services

Lot 5 Structural Engineering Services

Lot 6 Building Surveyor Services

Lot 7 Principal Designer Services under the Construction (Design and Management) Regulations

Lot 8 Principal Designer Services under Building Safety Act

Lot 9 Clerk of Works and/or Site Supervision Services

Lot 10 Party Wall Surveyor Services

Lot 11 Stock Condition Surveyor Services

Lot 12 Fire Safety Consultant Services

Lot 13 Fire Risk Assessor Services (FRA)

Lot 14 Retrofit Assessor Services

Lot 15 Retrofit Coordinator Services

Lot 16 Asset Management Service

Lot 17 Land Development Advisor Services

Lot 18 Lifts and Stairlifts Consultancy Services

Lot 19 Multi-Disciplinary Consultancy Services (including more than 1 consultant discipline from Lots 1 – 10, 12, 14 and 15)

Case Study

Efficiency North Member Joseph Rowntree Housing Trust

Scheme Circa £15m New Build Housing Scheme to create an extension to their Garden Village; requiring a range of consultants including Architect, Employer's Agent, Structural & Civil Engineer.

Call Offs Price/Quality mini competition with 2 Stage mini-competition for Architect.

Appointed Consultants Architect – Brewster Bye
Employer's Agent - BWA

Value Through the framework route EN:Procure helped to appoint a design team which quickly understood the Client's requirements, had the necessary skills and experience and tendered competitive fees.

Benefits The project team is working successfully with the appointed design consultants to develop and deliver Joseph's Rowntree's vision for the site at New Earswick in York.



“Many thanks to EN:Procure for working with us to appoint such a strong design team. We will certainly be looking at your framework for consultants on future projects.”

Ian Atkinson
Development Project Manager
Joseph Rowntree Foundation

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

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.

Contract documents

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

- Standard contract amendments
- Collateral warranties
- Performance bond
- Novation agreement

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 providers are not only able to access the Framework, but also EN:Procure's extensive range of support services, which includes a dedicated team member working as part of the project team.

We make it happen together



Contact us

to discuss your requirements and the potential for procuring through the framework to help you achieve your objectives.



Membership & Enquiries

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