



Efficiency North's response to the housing crisis

April 2024



A guide to how we're helping members deliver more new affordable homes

Contact



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About Efficiency North

Efficiency North is a not-for-profit consortium owned and governed by our current 54 Social Housing Members that has grown and evolved substantially over its 17-year existence.

Our specialist procurement arm EN:Procure offers a comprehensive suite of Frameworks and DPSs, specifically focussed on Social Housing, comprising 82 works categories, which cover every aspect of New Build, Refurbishment, Compliance and Retrofit provision. We've designed our framework structure to provide the flexibility for you to Mini-comp or Direct Select from our supply chain, dependent on your preference.

Our capacity includes in-house

expertise to advise and progress a scheme from inception to completion, including any design, technical or commercial guidance needed.

This procurement structure is supported by a supply chain of over 600 contractors, consultants and suppliers, 82% of which are SMEs.

All of this is underpinned by our focus on jobs, social mobility and community investment through our EN:Able Futures Flexi-job Apprenticeship Service - which has delivered over 470 apprenticeships to date - and our charity EN:Able Communities.

We're here to help our members.

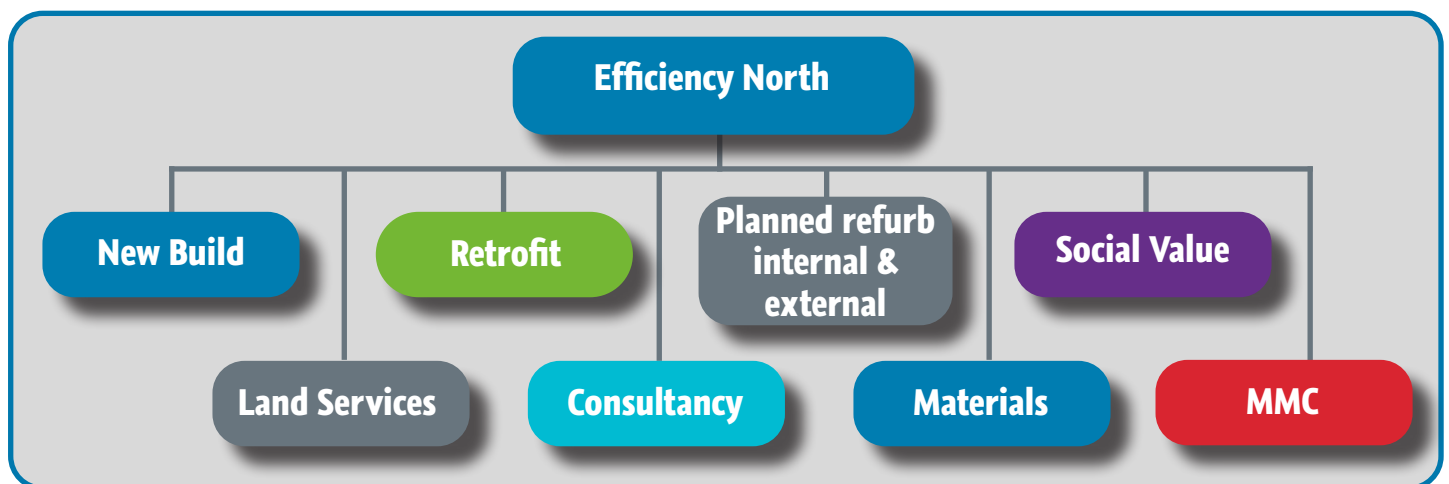
Our Mission

We bring together social housing providers and the construction industry to achieve the best value for communities in Northern England by providing futures, building homes and buying smarter to save time and money.



We make it happen together

What Efficiency North can deliver



We offer

15 established frameworks and DPSs covering

82 service categories


to provide a comprehensive, holistic 'cradle to grave' delivery to meet our members' needs.

Through this comprehensive structure, Efficiency North has the skills and capacity to advise, survey, procure, deliver, train and meet wider Social Value outputs to help our members meet the challenge presented by the shortage of affordable homes.

EN:hanced routes to new affordable homes

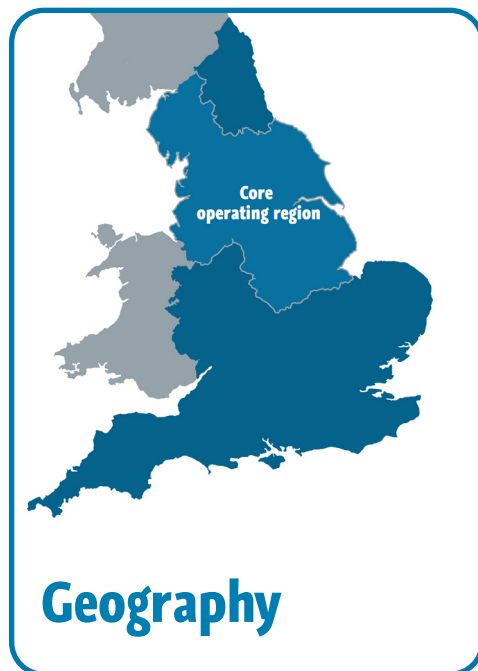
The Gen-4 framework fits the new requirements of public sector bodies in a fast-changing environment, with higher attention to data protection, the Modern Slavery Act, the Equality Act, sustainability, plus modern solutions to social value benefits.

Launched in March 2024, with an initial contract period of 4 years, it sources the best to build a leading edge supply chain for all aspects of new build housing, including design, site preparation and remediation, civil engineering and infrastructure works, new build construction and refurbishment. for registered social housing providers and public sector contracting authorities across England. All contractors have declared capacity and capability to operate in Yorkshire, Humber, the East Midlands and North West.



27
contractors

To contribute to regional economic regeneration through targeted sourcing, we've appointed high performing contractors, 78% 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.



Lot 1	Lot 2	Lot 3	Lot 4
Schemes up to a maximum of 10 Units	Schemes between 8-45 Units	Schemes between 30-100 Units	Schemes of 70 Units and over
Cadam Construction Limited	Boom Construction Limited	Boom Construction Limited	Boom Construction Limited
Greenchurch Developments Limited	Cadam Construction Limited	Caddick Construction Limited	Caddick Construction Limited
G.S. Kelsey Construction Ltd	Esh Construction Limited	Countryside Properties (UK) Limited	Countryside Properties (UK) Limited
J & K Developments Limited	Geda Construction Company Limited	Esh Construction Limited	Esh Construction Limited
Jeakins Weir Limited	Greenchurch Developments Limited	Geda Construction Company Limited	Geda Construction Company Limited
John Southworth Builders Limited	G.S. Kelsey Construction Ltd	Jack Lunn Limited	Jack Lunn Limited
O & P Construction Services Limited	Highall Developments Ltd	Loveell Partnerships Limited	Loveell Partnerships Limited
R.H.Fullwood & Co Limited	J & K Developments Limited	Mercer Building Solutions Limited	Seddon Construction Limited
T. G. Sowerby Developments Limited	J. Greenwood (Builders) Limited	R.P. Tyson Construction Limited	Termrim Construction Limited
	Jack Lunn Limited	Saul Construction Limited	P. Casey & Co., Limited
	Jeakins Weir Limited	Seddon Construction Limited	Whitfield & Brown (Developments) Limited
	John Southworth Builders Limited	Termrim Construction Limited	
	Mercer Building Solutions Limited	P. Casey & Co., Limited	
	O & P Construction Services Limited	Urban Construction Interiors Limited	
	R.H.Fullwood & Co Limited	Whitfield & Brown (Developments) Limited	
	R.P. Tyson Construction Limited		
	Saul Construction Limited		
	Seddon Construction Limited		
	T. G. Sowerby Developments Limited		
	Termrim Construction Limited		
	P. Casey & Co., Limited		
	Urban Construction Interiors Limited		
	Whitfield & Brown (Developments) Limited		
	Wiggett Construction Limited		



Framework Benefits

Flexibility

Members can access the framework via mini-tender or direct award, offering flexibility in procurement processes. The FAC-I contract is designed to integrate projects under JCT, NEC and other project contracts. The framework delivers a range of national and local contractors with a sophisticated Capability Matrix underpinning the call off criteria. This helps to ensure the most suitable contractors are selected based on the specifics of the scheme and member aspirations. Call off methods also provide opportunities for early contractor involvement and utilising preconstruction service agreements.

Compliance with UK procurement legislation

The framework is compliant with Public Contracts Regulations 2015

Speed

For larger value contracts i.e. above the PCR threshold, significant time is saved by not having to go through the full FTS processes. For contracts in general, the Framework provides an initial long list, thereby reducing the time to identify a shortlist.

Reduction in cost

Along with the reduction in time to procure tenders there is a consequent reduction in the cost associated with procuring tenders.

Dedicated to housing sector

The New Build Framework is dedicated to the housing sector. All contractors appointed to the Framework Lots have significant experience in house building and the provision of affordable housing.

Procurement options to meet Member needs

The Framework provides a number of procurement options to meet Members and/or specific project requirements, including:

- Early Contractor Engagement
- Direct Selection
- Mini-Competition
- Price or Price/Quality Tenders
- Single and 2 Stage Tenders

National and local contractors

The contractors appointed to the various Framework Lots provide Members with access to experienced local and national contractors

SMEs

Lots are structured so that local SMEs have opportunities to tender for works.

KPI's to target local labour

The KPI's embedded in the Framework Agreement identify local and directly employed labour as key targets. This is included to help improve the local economy and employment within communities served by our membership.

KPI's to monitor performance

KPI's are also included to monitor performance in a number of key area such as:

- Client Satisfaction
- Quality
- Time and Cost Predictability
- Health & Safety
- Social Value: Framework contractors are required to offer training opportunities



Efficiency North made the whole process not only easy but compliant with current procurement regulations.



Paul Neal
WDH

based on contract value to help local people get a foot on the career ladder. Efficiency North provides targeted support to ensure that the training opportunities connect with the local community

Over and above the core benefits described, Efficiency North provide the following added benefits when engaging with members to procure works through the New Build Framework.

Support

We support with provision and drafting of core contract documents such as:

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

Dedicated team

The EN:Procure team has in depth industry experience in key areas such as:

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



Specialist Services

As well as providing support in the use of and calls off from the Framework, Efficiency North's dedicated team also provide the following support to members and their projects throughout the contract life:

Pre-contract

- Procurement Programmes
- Procurement Strategy
- Contractor Selection
- Design Team Meetings
- Tender Documents
- Tender Process
- Tender Evaluation and - Benchmarking Library (with tools to ensure tendered EN House Type model costing is maintained and variances understood/evidenced)
- Cost checks and Negotiations
- Contract Documents

On Site

Following contract award, the team is available on an ad-hoc basis to provide post contract advice and

support. This can cover any design, technical, contractual, cost or programme issues that may arise.

Post Completion

Through the use of a dedicated team lessons learned on projects are fed back into subsequent projects with the ability for cross learning from other Member clients and projects. The experience of the Efficiency North team enables the team 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 improving viability, all of which are important to our members

Also, whilst the core offer is the access to the Framework, Efficiency North's support extends to that of a dedicated project team member working as part of the client's Project Team with support as needed from other EN team colleagues.



0% fee for use of Consultancy framework

In addition to all the above, we also offer use of our Consultancy Framework at 0% fee where the commissioned services are used to deliver works under any of our Works Frameworks.

Further details at: <https://www.energynorth.org/procure/frameworks/consultancy>



“ Efficiency North has assisted in the delivery of our New Build programme and in particular the sites associated with the Calderdale/Together Housing Strategic Partnership. THG has benefitted from the specialist pre-construction advice and support provided by EN, which has been instrumental in the success of the programme. This ‘silver service’ is over and above that expected from a Framework provider. ”

Martin Powell
Together Housing Group

Added Value: Environment, Social, Governance



Social Value is at the heart of Efficiency North's activities. We strive to improve social mobility and regenerate communities by supporting local projects, creating employment opportunities and delivering training and apprenticeships for local people. As the chart shows, our structure includes a dedicated Social Value arm, EN:Able Futures, as well as a charity arm, EN:Able Communities.

Award-winning EN:Able Futures CIC is one of 16 government registered Flexi-Job Apprenticeship Agencies. It directly employs apprentices, placing them with framework providers for individual or multi-project assignments, to ensure apprentices complete their qualifications whilst providing full pastoral support. Employers benefit from the experience of an apprentice in their team. Managed entirely by EN, we work with EN members to identify any skill requirements to create a placement. EN:Able Futures recruits and directly employs the apprentice (the host can be as involved as they want to be). Upon apprenticeship completion, EN:Able Futures actively seeks full-time employment for apprentices, working with the 'host' employer to support as appropriate.

We also offer additional Social Value through our charity, EN:Able Communities CIO. Funded through surpluses generated from our activities, and supported by external funding we attract, the charity aims to increase social mobility by creating employment and training opportunities for local and socially excluded people and to support community initiatives driven by our members.

Members utilising EN:Procure's Gen-3 frameworks accrued £564k Social Value Credits to target additional support into the heart of their communities.

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:Able Communities CIO or EN:Able 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 EN:Able Futures CIC



10 years building futures through flexi-job apprenticeships

253 Trade Apprenticeships

247 Technical Apprenticeships

160 Host Employers

70 Training Providers



1,600 employment and training opportunities delivered

32 completers of our DWP Kickstart Gateway

37 Retrofit qualified staff of members and framework contractors

+£650k given to >160 community projects through our Community Investment Fund

£50k given to 7 employment projects through our Social Mobility Fund



£564k Social Value Credits generated through frameworks for members' community initiatives since 2019

Track record

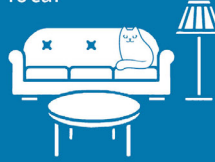
£483m

total value new build housing projects for social landlords



2,909

new homes for local communities



nearly **£4m**
total savings achieved



121

apprenticeships for local people



Efficiency North has a significant track record in delivering New Build social housing

Schemes range in size from small infill sites to large scale regeneration projects delivered in phases comprising over 100 new homes. EN has fulfilled a number of roles in assisting bringing scheme to

site, including design, technical and specification advice from our in-house team.

In terms of sustainability, we have experience of a variety of measures including delivery of Passivhaus Schemes. Generally, we adopt a fabric first approach, incorporating sustainability and fabric energy

efficiency measures into the design and specification of all our projects.

Of the numerous projects we have delivered, these represent the most relevant in terms of the size, context and sustainability criteria you have outlined.

Harrogate
BOROUGH COUNCIL

“ The best thing about working with EN is the level of support and the experience and knowledge that we get from them in terms of procurement, materials and technical advice. As soon as we got EN involved they brought a competent contractor on board and it's been fantastic, with Efficiency North in the middle supporting both parties. ”

Jamie Sheffield
Operations Manager
Harrogate Borough Council

Pipeline

EN:Procure currently has 48 new build schemes in the pipeline, of which 14 are on site, comprising a further 1,800 new homes.

All of these schemes have been designed to meet the upcoming Future Homes standards, with appropriate sustainability features incorporated within the design.

Recent Projects

Field Terrace Children's Home, Leeds: Leeds City Council

The new Field Terrace specialist children's home on the site of the old Pinfold Children's Home in Halton, Leeds, completed in 2023.

The facility will allow children with autism and complex needs to remain close to their families in Leeds, whilst also reducing the amount of money the council spends outsourcing for private placements in homes far away across the UK. These children typically have learning difficulties, are on the autistic spectrum or have a high level of physical or medical needs. They often display high levels of behaviours that challenge.

The £1.8m facility, designed by NPS Leeds, has the feel and look of a standard five-bedroom home, four ensuite bedrooms and several sensory and play rooms, a trampoline room, plus parking spaces and outdoor play areas.

West Yorkshire based contractor R. H. Fullwood were appointed to deliver the scheme through Lot 1 of EN:Procure's new build framework by direct selection. By applying Value Engineering principles, supported by EN:Procure's specialist services, early contractor involvement assisted in closing the scheme's viability gap and helped bring this stalled site forward to construction.



- ✓ **Energy Efficiency Measures 31% above Building Regulation Standards**
- ✓ **100% Low energy lighting**
- ✓ **EV charging points**
- ✓ **Air Source Heat Pumps installed for heating and hot water to minimise dependence on gas**
- ✓ **10kW PV Panels**
- ✓ **SUDS features to manage surface water run off**

Rooley Lane, Calderdale: Together Housing Group



- ✓ Built to exceed building regulations by 10% in line with Council policy
- ✓ Fabric first approach, upgraded insulation

28 new homes completed for member Together Housing Group with selected contractor Termrim.

The site was in the ownership of THG but despite repeated attempts through alternative frameworks the scheme approved at Planning was non-viable. Development had been delayed due to significant technical difficulties, including its 6m difference in levels and unmapped infrastructure from the nearby reservoir.

EN:Procure's technical team started from scratch, undertaking a detailed constraints risk analysis which identified the key costs impacting viability.

Helped by early contractor input from Termrim, who provided cost, specification and delivery advice, the site was re-designed, creating a layout and house types which worked with the site's topography. A revised planning application was submitted, with the significant cost efficiencies achieved by EN:Procure's scheme re-design. This transformed a previously undeliverable site into a viable scheme, which was successfully completed in 2020.

Beech Hill, Halifax: Together Housing Group

106 new homes completed for member Together Housing Group with selected contractor Esh Construction.

Together Housing Group appointed Esh Construction to construct the £16.5m scheme by Direct Selection through EN:Procure's New Build Framework. The development, part of the Calderdale Together Housing Investment Partnership (CTHIP) to deliver up to 650 affordable homes across Calderdale, will provide a variety of homes, from 2-bedroom to 5-bedroom, all for affordable rent, to meet the needs of the local community.



To clear the way for this development, Together Housing Group used EN:Procure's Asbestos & Demolition Framework to appoint Rhodar as demolition contractor and The Testing Lab as specialist asbestos consultants to demolish 3 tower blocks between June 2018 and August 2019. The Employer's agent and designer SDA were also procured through EN:Procure's Consultancy Framework.

The first residents moved into the Beech Hill development in Halifax in June 2022.



- ✓ Part of the Calderdale Local Plan, which requires new developments to meet Sustainable Development Objectives
- ✓ 5% betterment in emission rates over Building Regulations
- ✓ Fabric first approach - significantly lowered 'U' values
- ✓ Low energy lighting
- ✓ MVHR

Boggart Hill, Leeds: Connect Housing

10 new Passivhaus homes completed for member Connect Housing with selected contractor Starfish.

The scheme of 10 semi-detached 2 bedroom homes, certified to the Passivhaus Institut's Low Energy Building Standard (LEBS).

Key features

- External Wall U-value 0.13 W/m²K (Timber frame, 100mm brick, 50mm cavity, 120mm Xtratherm XT-TF, 9mm OSB, 50mm Xtratherm XT-TF)
- Roof U-value 0.16 W/m²K (25mm Xtratherm XT-PK, 100mm Xtratherm XT-PK)
- Ground Floor U-value 0.13 W/m²K
- Triple glazing U-value 0.8 W/m²K
- External Doors U-value 1.0 W/m²K
- Thermal bridging to enhanced accredited details
- MVHR (Paul Focus 200)
- Electric panel heating (no gas) – primary and secondary heating circuits
- Solar PV 3 KW array with battery storage (Ephase 1.2kWh)
- 100% LED lighting.
- Dimplex EC-Eau 150L Hot Water Cylinder



- ✓ Passivhaus
- ✓ MVHR
- ✓ Timber frame off site construction
- ✓ PV
- ✓ Fabric first

Connect housing
homes, communities, cultures

Newport House, Pontefract: WDH



37 new apartment homes completed for member WDH with selected contractor Caddick Construction.

Handed over in April 2023, WDH's Newport House scheme of 37 new apartments for affordable rent, was designed by architect Acanthus WSM procured through EN:Procure's Consultancy framework and built by Caddick Construction, procured through EN:Procure's New Build framework.

Built on the site of the former Pontefract Fire Station in Tanshelf, on one of the main gateways into Pontefract town centre, the scheme is testament to the benefits of early contractor involvement and consultant expertise from early concept, through planning and construction to completion, enabled through EN:Procure's frameworks.

One of the first developments to be delivered as part of the Pontefract Masterplan to reconnect the

area and deliver on the council's vision, the scheme provides high quality affordable housing for more sustainable communities. Residents will benefit from great sustainable public transport links, being adjacent to Tanshelf Railway Station.

The scheme also provided 4 full-time training opportunities in partnership with EN:Able Futures.

Chris Collins-McKeown, Development Consultant.

WDH, said, "Newport House is an excellent example of high quality, contemporary housing which reflects the industrial heritage of Pontefract. The scheme is part-funded by grants from Homes England and the Brownfield Housing Fund administered by the West Yorkshire Combined Authority. With the support of our funding partners, and by working closely with Acanthus WSM, Caddick Construction and the Council, we have been able to deliver this exceptional affordable housing scheme to meet residents' needs."

✓ **Fabric first Approach - Energy Efficiency Measures up to 30% above Building Regulation Standards**

✓ **100% Low energy Lighting**

✓ **EV charging points**

✓ **Bicycle Storage**

EN:Able Build Ltd is a professional services company specialising in the delivery of affordable housing across the North of England, working in close partnership with landowners, developers, local authorities and Efficiency North's membership of Registered Providers of social housing to deliver new homes.

Land Promotion Services

We work in partnership with landowners to determine and achieve their objectives. We're well-placed to advise expertly on the optimum strategy for the promotion of their particular greenfield or brownfield site and secure planning permission for residential development, within the context of both the Local Plan and Planning Application processes.

EN:Able Build's first housing development to go on site in early 2019 was brought forward through a Land Promotion Agreement. It was completed by contractor Hobson and Porter at the end of the year, with families moved in to 24 new homes.

Land-led Development Services

Our team aims to work in partnership to bring forward land-led packages for our members, housing associations and local authorities.

We establish dialogue and take time to understand our partners' requirements, both in terms of geography and specific housing need.

We have, through 'Introduction', brought forward several land-led affordable housing schemes to our members. On certain schemes, we have been able work in collaboration with housebuilders to also include open market sale products.

We understand our members' ambitious growth plans which include doing more land-led development.

Section 106 Affordable Housing Services

EN:Able Build have established links with housing associations and local authority housing teams across the North of England. We work with a range of housebuilders to provide a service to discharge their S106 Affordable Housing Obligations.

Our services have successfully discharged several S106 Affordable Housing Obligations for housebuilders of all sizes providing Efficiency North's members with an opportunity to secure new affordable housing.

Partnership Working

We understand the benefits that partnering can bring in accelerating the delivery of affordable housing. We are always open to discuss new innovative ways of working.

Landsolve 2.0

The Landsolve 2.0 Framework provides high-quality Land Brokerage and Advisory services to assist in generating capital and maximising the value of land for the benefit of the public and charitable sector and/or supporting the development of surplus land assets with the aim of delivering social infrastructure or other public policy objectives.

Lot 1 Land Brokerage providing the Client with support and advice at financial risk during the project development phases (from RIBA Stages 1 up to 4), with payment for services being realised and paid through the proceeds of the land sale.

Lot 2 Land Advisory to provide support and advice to the Client on the development of surplus assets including: appraisal of development opportunities to determine commercial viability and deliverability; strategic options analyses; planning assessments; due diligence and surveys; and general advice and support throughout the project lifecycle. The Land Advisers are not required to work at financial risk.

Contact



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Ferrars Rd, Sheffield: Together Housing Group

93 new affordable homes on a six acre site completed in spring 2024 by Caddick Construction for member Together Housing Group.

EN:Able Build worked closely with Together Housing Group and Caddick Construction Limited to broker the development of this much-needed affordable housing development in Tinsley, Sheffield.

The 19 two-bedroom houses, 70 three-bedroom houses and 4 four-bedroom houses were made possible thanks to funding from Homes England.

The project is the first to use Caddick's house type range, which Watson Batty Architects developed using Revit, in conjunction with the structural engineer, Adept Consulting Engineers Ltd.

In addition to high quality, affordable housing, working closely with our award winning social enterprise, EN:Able Futures, Caddick Construction hosted 10 apprenticeship placement years as part of the scheme.



“Rising house prices are forcing many young individuals, couples and families out of the area they grew up in and away from their support networks. The provision of affordable houses for rent in the city will enable those priced out of the housing market, including key workers and low-income families, to put roots down in the city.”

**Kevin Ruth, Deputy Chief Executive,
Together Housing Group**

Added Value: Environment, Social, Governance

Social Value: St Leger Homes Doncaster Environmental Pride

Doncaster Environmental Pride was established at the beginning of 2022 to support community-led environmental improvement projects in Doncaster.

The programme is led by St Leger Homes and City of Doncaster Council. The initiative is led by St Leger Homes and City of Doncaster Council, with active participation from Get Doncaster Moving, Voluntary Action Doncaster, Sport England, DEFRA, Doncaster Chamber, Travis Perkins, EQUANS, Amey, Aalberts IPS and Efficiency North.

Financing for the scheme came originally from £19k Social Value Credits St Leger Homes accumulated through their use of EN:Procure's frameworks for housing repairs, part of EN's social value strategy in the previous 3-year business cycle and 3rd generation frameworks designed to help social housing providers to channel cash into the heart of their communities, where it matters most.

The initiative has already awarded £78k to 35 local projects in the first 3 funding bid rounds since the initiative opened for local groups to deliver small scale, community-led projects that aim to make improvements for neighbourhoods and the local environment and bring people together to promote pride in their communities throughout the Borough of Doncaster.

In July 2023 a team of 9 from Efficiency North volunteered at Thornham Community Garden in Armthorpe, one of the projects which received funding in the second bid round. *At time of writing, in March 2024, the initiative is in its 4th funding bid round.*



“ I am very proud that this Environmental Pride initiative is giving much needed support to so many fantastic projects that have been set up by local residents to support their own communities.

“It really is amazing to see the amount of time and effort that local people are prepared to give for the benefit of others living around them, and I am honoured that we have been able to support and encourage their hard work, alongside Efficiency North and other partners. Congratulations to everyone who has received a grant – we look forward to seeing the improvements they make in local communities for years to come.”

Dave Richmond
Chief Executive, St Leger Homes,

Social Value: EN:Able Futures flexi-job apprenticeship service

EN:Able Futures CIC is an award-winning flexi-job apprenticeship service, one of only 16 registered to operate by the UK government.

Since 2013 the company has delivered over 500 high quality apprenticeships in the built environment, ensuring apprentices succeed and move in to careers in construction through collaboration and a package of dedicated support services.

The organisation directly employs apprentices, managing human resources and qualifications and providing pastoral support throughout, making it easier for businesses across Northern England who may struggle to take on an apprentice for the full duration of their training.

Through their networks in construction, social housing and local employment networks, the EN:Able Futures team are able to recruit diverse candidates and source funding for apprenticeships via apprenticeship levy transfers.



“Winning Construction Apprentice of The Year is a tremendous honour. I owe a significant debt of gratitude to EN:Able Futures for their incredible support and guidance, which has empowered me to thrive in my career.”

Gabriele d’Alessio
EN:Able Futures
Site Supervisor Apprentice

“As an SME we have found the flexibility working with EN:Able Futures to be perfect for our organisation. The support they give includes screening of candidates before they are presented to us for consideration and assisting with getting apprentices ready for the workplace environment.”

Guy Fullwood, Director
R.H. Fullwood & Co.
EN:Procure New Build Framework Appointed Contractor



Department
for Education

1. What are the award criteria used in setting up the framework agreement?

The award criteria for the New Build framework was:

- Quality 40%
- Price 60%

Bidders were provided with an indicative scheme to price on a greenfield basis, providing a schedule of rates, including preliminaries and OH&P%, which form the benchmark basis for assessing future call offs.

Quality scoring was assessed against their experience and proposals for:

1. Early Contractor Involvement
2. Financial Controls, Value Engineering and Value Management
3. Supply Chain Engagement
4. Delivery & Managing Defects
5. Social Value

In addition to the above, previous experience (including references), SSIP, insurances, financials were evaluated together with the normal mandatory and discretionary exclusion grounds.

2. What are the different appointing options i.e. direct award, added value, or any others?

Our frameworks have been set up to enable flexibility of appointment routes, based on Client preferences.

Options include:

- Direct selection (with or without early Contractor engagement)
- Mini-Competition
- Price or Price Quality Tenders, utilising a price/quality split agreed with the Client

- Single and 2 Stage Tenders

To ensure flexibility, the split between Price/Quality is not specifically defined for mini-competitions, other than price must retain a minimum 20% weighting. This allows the price and quality ratio (and evidential questions) to be set at levels that are suitable for the specific scheme and in line with Client requirements. The Quality element can include any added value requirements desired by the Client. We would also add that our capacity includes in-house expertise able to advise and progress a scheme from inception to completion, including any design, technical or commercial guidance needed. This enables us to offer support with the provision and drafting of core contract documents, as well as offering planning, programming and specification advice.

3. How would a shortlist of contractors be drawn up to tender for the works under the framework. Is there a maximum number we could set?

The framework is divided into 4 lots, based on number of dwellings, with some overlap to offer flexibility over the most appropriate lot.

All contractors on the appropriate framework Lot would be approached to submit an Expression of Interest in the scheme. Capability criteria will be carefully defined in the EoI documents to ensure that only those contractors with relevant experience and capability can bid. This also offers Members the capacity to increase choice by approaching more than one lot to bid.

4. Are there specific documents a Member can use in a mini competition?

We have template documents that Clients are able to use, but can be flexible enough to use Clients standard documents and adapt these for specific Framework requirements (i.e. Social Value delivery etc). Should we be selected we would be happy to share these documents.

5. Has the framework provider prescribed a specific way for soft market testing to be carried out under its framework agreement? If so, what is the process? Has this approach been used by other contracting authorities?

The framework does not prescribe a specific process for undertaking soft market testing, each circumstance being tailored to suit scheme requirements. We do however maintain regular dialogue with the framework contractors, primarily to ensure on-going awareness of our pipeline, but also to share market intel and remain abreast of any issues and trends impacting delivery.

As part of this approach, we have recently undertaken soft market testing for a number of schemes to ascertain contractor interest in tendering and to understand pricing levels in the current volatile market.

6. What are the contract options via the framework and what Contract options are available to use under your framework?

The underlying contracts defined in the framework agreements are:-

With amendments prescribed within

the framework and such further amendments as may be agreed between Employer and Contractor:

- JCT Design and Build 2011/16
- JCT Intermediate Building Contract (with design) 2016

Subject to any amendments that may be agreed between the Employer and Contractor:

- JCT Intermediate Building Contract (without design) 2016
- JCT Standard Building Contract 2016
- NEC 4 ECC
- PPC Form of Contract

7. How much flexibility is there in relation to the call off terms? Can members apply their own schedule of amendments to the JCT or NEC form of contract?

All contract terms and amendments are subject to final agreement between Employer and Contractor, so Yes the capacity to apply your own amendments can be incorporated.

8. How flexible is the mini-competition in terms of a split between Price/Quality?

To ensure flexibility, the split between Price/Quality is not specifically defined for mini-competitions, other than price must retain a minimum 20% weighting. This allows the price and quality ratio (and evidential questions) to be set at levels that are suitable for the specific scheme and in line with Client requirements.

Building communities and futures in Northern England together



Efficiency North Holdings Ltd Board

Independent Chair: Pauline Davis
Chief Executive: Lee Parkinson

Member directors

Vice Chair: Mark Jones, Acis Group
 Lee Winterbottom, Berneslai Homes
 Elaine Armitage, Together Housing Group
 Richard Holmes, WDH
 Harjinder Sandhu, Leeds Jewish Housing Association

Independent directors

Richard Hinchliffe
 Nigel Leighton
 Chris Banks



Consortium membership

- 54 North Homes
- Accent Housing
- Acis Group
- Ashfield District Council
- Barnsley Metropolitan Borough Council
- Berneslai Homes, Barnsley
- Beyond Housing
- Bridge Homes
- Calderdale Council
- Calder Valley Community Land Trust
- Chartford Housing
- City of Doncaster Council
- City of Lincoln Council
- City of York Council
- Connect Housing
- Craven District Council
- Derby Homes
- First Choice Homes Oldham
- Guinness Partnership
- Home Group
- Hull City Council
- Incommunities
- Joseph Rowntree Housing Trust
- Kirklees Council
- Leeds City Council
- Leeds Federated Housing
- Leeds Jewish Housing Association
- Leicester City Council
- Lincolnshire Housing Partnership
- Manningham Housing Association
- Network Homes
- North Yorkshire Council
- Nottingham City Homes
- Northumberland County Council
- One Manchester
- Ongo Homes
- Pickering and Ferens Homes
- Plus Dane Housing
- Rotherham MBC
- Rykneld Homes
- Sheffield City Council
- South Kesteven District Council
- South Yorkshire Housing Association
- St Leger Homes, Doncaster
- The Riverside Group
- Together Housing Group
- Unity Homes & Enterprise
- Wakefield Council
- West Yorkshire Combined Authority
- WDH
- Wokingham Borough Council
- Yorkshire Housing

7 THINGS EFFICIENCY NORTH IS BUILT ON

<p>We save We work hard to save money for our members. We turn savings into cash that adds value for them.</p>	<p>We aim high We focus on achieving the best results however impossible targets may seem. We dare to be different.</p>
<p>We enjoy Making our members and their customers happy makes us happy too.</p>	<p>We're aware We value everyone's contribution. We're always interested in finding out what's new.</p>
<p>We give We do well by people. If we know we can make a difference for them we will.</p>	<p>We care We believe that our kindness counts. We treat everyone with respect.</p>
<p>We make it happen together</p>	

