



EN:Procure framework for
New build housing
User guide

Benefits of using the framework



Value for money

The 3rd generation new build framework offered up to 11% average savings compared to previously paid prices of members. This new generation framework may offer further savings and greater added value.



Speed and certainty

The framework is already compliant with UK and EU 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-1 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.



SME engagement

To contribute to regional economic regeneration through targeted sourcing, Efficiency North has 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.



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: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

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 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.

We've delivered 2,770 new affordable homes since we launched our first new build framework in 2016



WDH's Newport House scheme of 37 new apartments for affordable rent was handed over in April 2023.

Contractor Caddick Construction

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

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.



27 contractors

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.

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	LoveII Partnerships Limited	LoveII 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		

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.



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