



Integrated Traditional Build and MMC framework Buyers Guide

Contract period:

1st September 2024 to 31st August 2028

With option to extend for two further years to 1st September 2030

FTS reference number:

2024/S 000-006760

What's Covered?

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.

The framework is divided geographically for Lot 1 as follows:

Lot	Region
1	North (Northeast, Northwest, Yorkshire, and Humber)
2	Midlands (East Midlands, West Midlands, and East of England)
3	Wales
4	South (London, Southeast and Southwest)
5	Scotland
6	Northern Ireland

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

Lot 2 – provide 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

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

Rank	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

Rank	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	

Suppliers

Lot 1 – Yorkshire and Humberside

Rank	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

Rank	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

Rank	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

Rank	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

Rank	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

Rank	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	Enevale Homes
6	Bugler Developments Ltd	Bugler Developments Ltd		Ermine Construction Services Ltd
7				AMMCASS Group Limited

Lot 1 – Southwest England

Rank	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	Enevale Homes		Agile Property and Homes
4	Agile Property and Homes			
5	Enevale Homes			

Lot 1 – Wales

Rank	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

Rank	Northeast	Northwest	Yorkshire and Humberside
1	Enevate Homes	Seddon Construction Limited	Seddon Construction Limited
2		Whitfield & Brown	Enevate Homes
3		Enevate Homes	

Lot 2 – Midlands

Rank	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	Enevate Homes
5	J. Harper & Sons (Leominster) Ltd	SMD Ltd

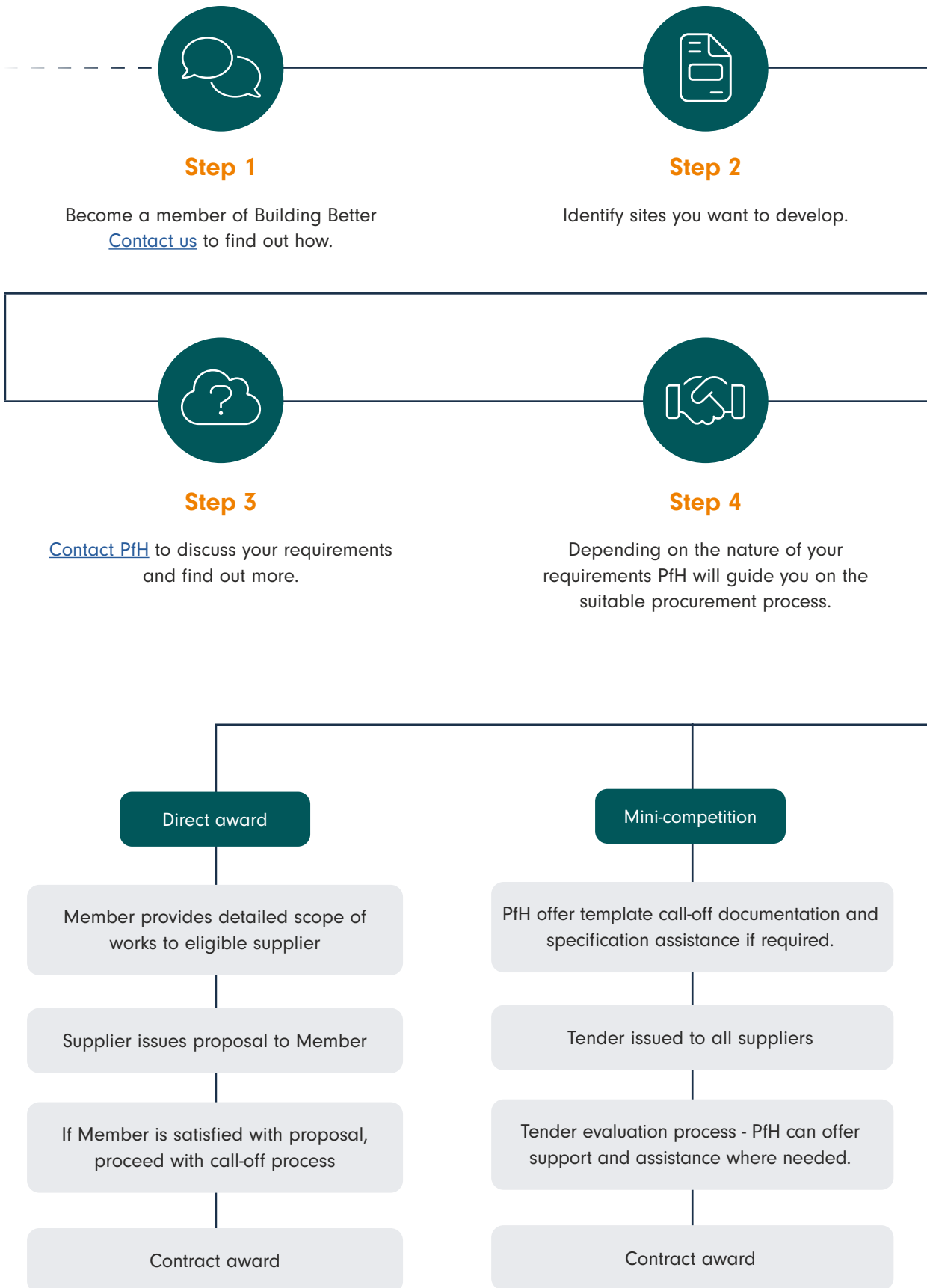
Lot 2 – Southeastern England

Rank	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	Enevate Homes	A & E Elkins Ltd (Trading as Elkins Construction)	Enevate Homes
6	Bugler Developments Ltd	Enevate Homes	A & E Elkins Ltd (Trading as Elkins Construction)
7		Bugler Developments Ltd	Bugler Developments Ltd

Lot 2 – Southwest and Wales

Rank	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



The PfH team will be on hand to assist you throughout the process & during the life of the contract.

Tender & 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.



Benefits & Value Delivered

- 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.

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

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.

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.

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

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.

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 platforms and data rich environment enables us to interrogate contracts to give you 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.

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.

We're Here To Help...

Procurement for Housing (PfH) provides a range of procurement, consultancy and technological solutions to Social Housing Providers and Local Authorities across the UK. Our purpose is to have a positive impact on people's lives, and we aim to do this by focusing on the needs of our members, helping them overcome challenges, enhance performance and improve service delivery. Our team work tirelessly to deliver high-quality innovative solutions and strive to deliver added value at every opportunity.



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