

NEWSLETTER

Issue 1 | August 2025



Exhibiting for the first time at Housing 2025

Thank you to everyone who came to visit our stand at Housing 2025.

As first-time exhibitors, we had a fantastic couple of days and many, many conversations about the difference we're bringing to procurement.

New kids on the block

There was a real buzz on our stand as clients and contractors alike were keen to hear more about our solution and the framework options we provide, particularly the new 2025 agreements that are based on the M3NHF Schedule of Rates.

The desire for our fresh approach that focuses on honesty and transparency for a procurement solution delivered by procurement professionals with a levy capped at a maximum 1.5%, was real and "desperately needed".



Taking to the stage

Head of Frameworkx, Paul Smith, has recently joined the team and certainly made his mark in both the exhibition and seminar halls.

Paul joined the "How is the sector preparing for Awaab's Law?" which was facilitated by Anna Highfield. We were able to discuss how NHMF Frameworkx is supporting clients to deal with the challenges the sector is facing with the brand-new Damp, Mould and Condensation framework that has been designed specifically to help clients to procure for the solutions they need tackle the crisis and get ahead of #AwaabsLaw in October.

Paul also joined the panel for the "Modernising tenant engagement and increasing participation" session on Wednesday afternoon, exploring community engagement. It was such a great discussion with differing perspectives highlighting the critical importance of engaging our communities in everything we do because put simply – those closest to problems are often those closest to the solution.



Talk to the team

If you missed our stand but would like to understand more about Frameworkx, our product offering and the benefits we can bring to your organisation and community, the team are here to help.



Frameworkx continues to expand, both in capability and expertise. We are pleased to welcome Paul to our growing team of procurement professionals and to announce three new agreements this year, further strengthening our offering.



Combatting Damp & Mould: A New Framework for Safer, Healthier Homes

The 2025 NHMF Frameworkx Damp, Mould & Condensation framework has been specifically developed to support the housing sector in tackling one of its most urgent challenges, ensuring safe, healthy homes for all.

With the implementation of Awaab's Law, public sector landlords are under increasing pressure to act swiftly and effectively. This framework has been designed to help clients respond with confidence - accessing trusted, specialist contractors through a simple, compliant and value-driven solution.

Benefiting from the 1.5% maximum fee, clients can procure for remediation works, surveying and monitoring services through this new agreement. Approved providers have been through a rigorous evaluation process to ensure they will deliver a quality and efficient service. At NHMF Frameworkx, we're proud to connect the sector's best with the communities that need them most. Together, we'll raise standards, deliver results, and drive lasting change.

[Find out more](#)



V8 Planned and Responsive Maintenance: the most up-to-date agreement on the market

We've recently announced the Approved Providers on our new **Planned Maintenance, Zero Carbon and Passive Fire Safety Work 2025** and **Responsive Maintenance & Void Property Works** frameworks.

These specialist framework has been created to align with the latest version (V8) of the M3NHF Schedule of Rates, following a comprehensive overhaul that brings huge benefits to both clients and service providers.

The evaluation process for becoming part of our frameworks is rigorous so we can ensure we're connecting the sector's best with the communities that need them most. Anyone that subscribes to the schedule of rates can now access our trusted, specialist contractors for responsive maintenance, void property works, planned maintenance, net zero carbon and passive fire works are delivering against the most comprehensive and efficient pricing model available in social housing through a simple, compliant and value-driven solution.



With Wave 3 of the Warm Homes Social Housing Fund opening up more opportunities to make sustainable improvements to housing stock, the Frameworkx team can support you by simplifying the procurement process and supporting you to achieve your business goals.

As a housing provider and subscriber to the M3NHF Schedule of Rates you can procure through NHMF Frameworkx.

If you're looking to work with the best suppliers to deliver your decarbonisation/ retrofit programmes efficiently and effectively, you're at the right place. We can support you with both the Energy Consultancy Services framework for initial planning and the Planned Maintenance Net Zero Works framework to deliver the works.



Meet Paul

As many of you may already be aware, we've bolstered the team with some outstanding procurement expertise in the form of Paul Smith, our new Head of Frameworkx. Paul is working alongside David Miller and the Frameworkx team to support the delivery of our not-for-profit procurement solution that offers true quality, choice, simplicity and value for money.

[Find out more](#)





MCP Property Services partners with Frameworkx to streamline the procurement process.

MCP's agreement with bpha was procured under the NHMF Responsive Maintenance and Void Property Works, using the M3NHf Schedule of Rates Version 7.2. With a proven track-record in providing and maintaining safe, sustainable and affordable homes for local people, it was important for MCP to demonstrate how they would support bpha's DLO to deliver responsive repairs and voids. The project also included managing their Out of Hours call centre service as well as additional call centre support for bpha's company events and meetings.

Flexibility and Expertise

Rosie Hughes, MCP Business Development & Relationship Manager comments: "As a support contract, we chose to procure through Frameworkx due to the flexibility they offered to undertake a direct award quickly, which was a key factor in the decision-making process."

"Working with Frameworkx was very straightforward, and our procurement team had direct access to David Miller (Frameworkx Director), who facilitated every stage of the submission. Whilst we had not worked with bpha before, we were fortunate to have pre-existing relationships with a number of their team members, so we were looking for an experienced, hands-on procurement partner to ensure we delivered an attractive bid, that was on time and on budget."

[Read full story](#)



News

Want to be put under the spotlight or got some news to share? Get in touch at: info@nhmfframeworkx.org.uk



When we say 'not-for-profit', we mean it! Frameworkx is committed to investing our surplus into social value initiatives, research and training that delivers tangible benefits to the community.

Since we started, we have donated our surplus to charities in the sector, including the Peabody Foundation and Clive Smith Foundation. At the NHMF Conference in January, we made our biggest contribution to date.

We invited Approved Providers to nominate one of the clients they are working with via Frameworkx to receive a donation from our new Social Value Fund. Each of the three providers involved match funded this donation, so we were collectively able to donate £3,000 during the conference to support social value projects in the Frameworkx community.

- In collaboration with CLC, we donated £1000 to Aster Group UK, which was split between two nominated charities: The Aster Foundation & The Enham Trust.
- Alongside Wates Group, we presented Hammersmith and Fulham with £1000.
- In partnership with Ian Williams, this £1000 donation went to The Hyde Charitable Trust to support the work of the Hyde Foundation.

As we continue to grow, so will our focus in this area.

[Read full story](#)



Christina Byrne (Wates) accepting the cheque on behalf of Hammersmith & Fulham from David Miller (Frameworkx)



Gary Bellenger (Aster) receiving the cheque from Terri Walker (CLC & Mike Turner (Frameworkx))



WHAT WE PROVIDE



We provide a comprehensive yet simple and transparent procurement solution that is run by a growing team of procurement professionals who are truly committed to collaboration. We also offer a competitive maximum fee of 1.5% and invest surplus into social value initiatives, research and training that deliver tangible benefits to the community.

We offer a comprehensive range of agreements covering:

- Responsive Maintenance & Void Property Works
- Planned Maintenance
- Damp, Mould & Condensation
- Net Zero Carbon
- Passive Fire Safety Works
- Consultancy Services for Asset Management, Compliance and Energy
- Heating Services
- Material Supply
- Estate Services
- Communal Mechanical and Electrical
- Disability Adaptations



For more information, browse our brochure via QR Code, or weblink:

www.nhmffframeworkx.org.uk/wp-content/uploads/2025/07/Frameworkx-Brochure-2025_digital.pdf



Company bios

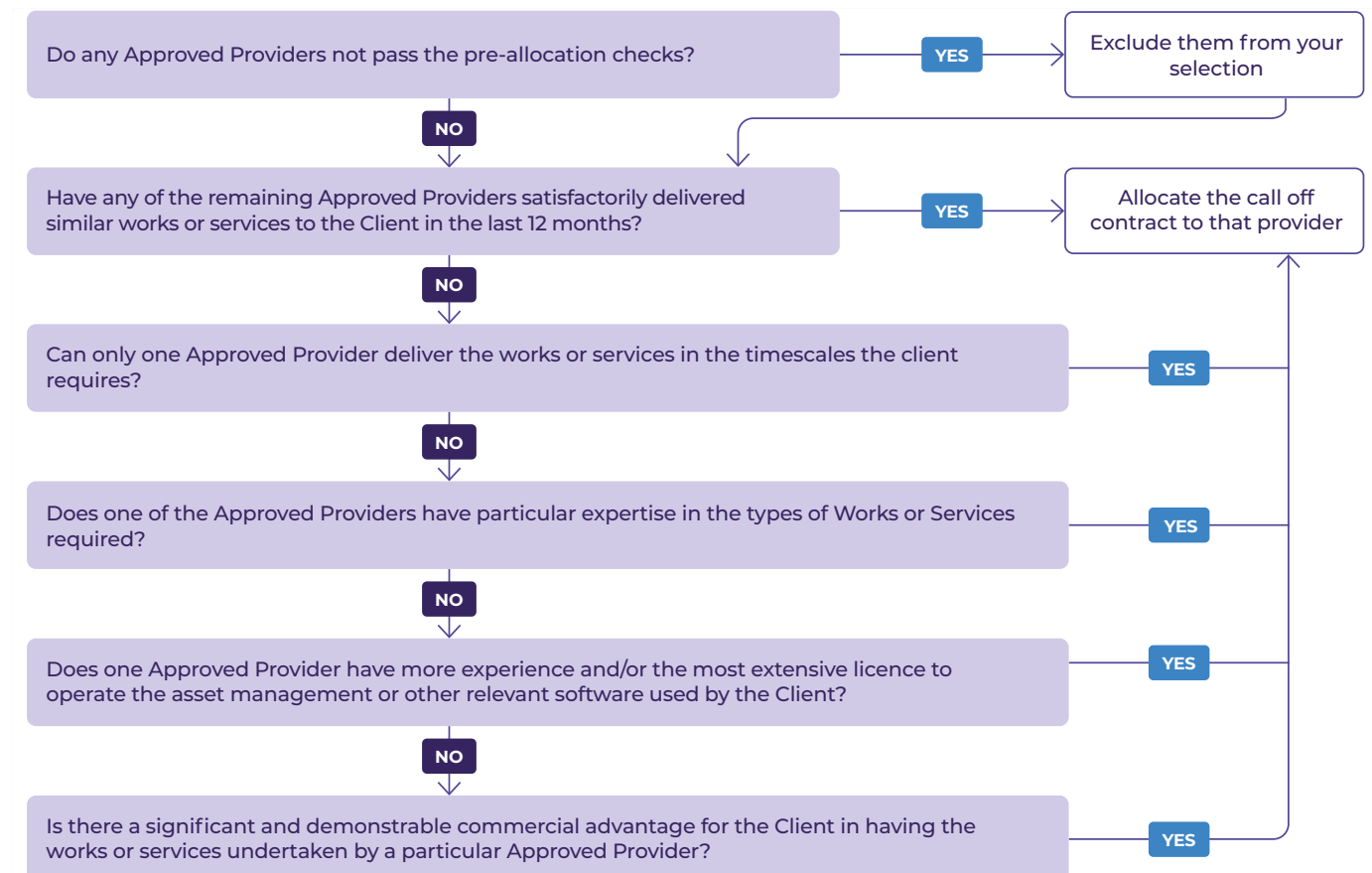
Keep yours up to date by sending us your logo, company bio highlighting details of the services you offer via our agreements, and your contact details. Check out you're your listing [here](#)

HOW TO PROCURE



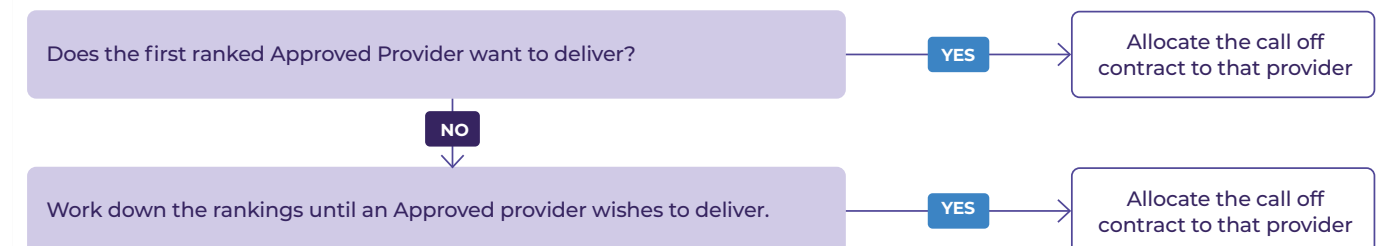
Direct Awards Flowchart

Contracts called off by Direct Award must be awarded in accordance with "objective criteria", which this *simplified flow chart can help you with. (*refer to the full flow chart in the Frameworkx brochure.)



Still looking?

- estimate the volume, mix and location of Works and/or Services that Client requires under the Call-off Contract;
- apply each Framework Provider's tendered Prices to those Works and/or Services; and
- using the original "non-price" scores (from setting up the Framework) and the prices for the specific Works and/or Services required, rank each Framework Provider's tenders in terms of economic advantage.



NB: NPC will provide support and guidance to Clients on this Direct Award process. It is important that Clients follow this process exactly, otherwise their call-off may be open to challenge.





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