

NEWSLETTER

Issue 2 | January 2026

Looking forward to 2026

2026 is going to be another great year for us. We will be reprocurring some of our original agreements for Consultancy Services including Energy and Asset Management, as well as adding new ones like Specialist/Sub-Contractor Services, Security, Access & Life Support Systems and Structural Repairs & Civil Engineering.

Looking a bit further ahead, we're also in talks with our clients and providers about other specialist agreements that are aimed at helping the sector tackle some of the major challenges it faces. More to follow on this soon!

All of these will be procured under the PA23 rules, so lots of opportunities for SMEs and social value.

To kick start the new year, in this latest newsletter, we're taking a quick review of 2025 – a significant year for NHMF Frameworkx and social housing procurement as a whole, as well as spotlighting social value.

Thank you to our members who trust us to help them with their procurement needs.

We hope you enjoy this issue!



Paul Smith,
Head of Frameworkx



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.



2025 AT A GLANCE

2025 has certainly been a landmark year for procurement, with the implementation of the Procurement Act 2023 and Awaab's Law which has had huge effect on the sector and required close collaboration in the supply chain. It's also been an important one for NHMF Frameworkx as Paul Smith joined the team as Head of Frameworkx. Here are the highlights from the Frameworkx team:

Three new agreements, core to helping the sector manage their current repairs and maintenance challenges: Damp, Mould & Condensation, Responsive Maintenance, and Planned Maintenance, Net Zero Carbon and Passive Fire Safety Works. All these new agreements are based on V8 of the M3NHF Schedule of Rates to help with more accurate and cost-effective procurement and are subject to our low maximum levy of just 1.5%, helping meet the biggest challenge of all: budget restrictions.



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We were delighted to exhibit at Housing in Manchester, Homes UK, Housing Summit (Liverpool) and All-Ireland Summit. Thank you to everyone who came along, we had a great time meeting clients and providers and sharing how we support organisations across the sector. We look forward to exhibiting again in 2026. We are going NHMF Conference, Procurex National, Housing 26, Homes UK, Liverpool Housing Summit and the Housing Executive Conference.



Housing Under Pressure: Preparing for Awaab's Law webinar, hosted in October in partnership with Housing Executive was a great success, providing housing professionals, landlords, and compliance teams a timely opportunity to examine the pressure points and the pathways to proactive, effective compliance. Thanks to Richard Brooks - Partner at Anthony Collins, Paul Smith – NHMF Frameworkx, Andrew Burke – NHMF and Chris Patient M3NHF Schedule of Rates for being on the panel.

From Crisis to Compliance:

Are You Ready for Awaab's Law?

Thursday 9th October | 10am - 11am | Online

Panel:



Celebrating social value through the sponsorship of the Best Social Value Project category at the inaugural Housing Executive awards. Karbon Homes were the worthy winner for their projects and initiatives which delivered an incredible £2.8m of activity plus through their partnership with the Greggs Foundation, they've funded breakfast clubs in 11 primary schools across the North East.



Trends from 2025: There were some interesting trends appearing in social housing procurement during 2025. Here are the headlines:

- Planned Maintenance is still the priority
- Direct Awards make it all possible
- Procurement experts have a positive impact
- Genuine commitment to DMC
- Social Value is top of the agenda
- Waves of decarbonisation
- Prioritising Healthy & Decent Homes
- New procurement rules



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SOCIAL VALUE FOCUS

A brand new award

The new Frameworkx 'Social Value Project' award introduced to the NHMF Maintenance Conference and Awards this year, was designed to showcase and reward social value initiatives, whether that's existing, in progress or planned, that deliver real impact for communities.

Our initial intention was to make a £10,000 donation from our social value fund to the

winners, but thanks to better year than expected with more and more of the sector choosing to procure through Frameworkx, we were able to increase our fund to £15,000 and make a surprise announcement on the night.

The worthy winners were Peabody for their Darwin Court Food Bank with Framework Housing Association highly commended for their Digital Inclusion Project.

£10,000 to Peabody's Darwin Court Food Bank

Peabody was nominated by Purdy (part of Sureserve) to highlight the Darwin Court Food Bank, which has evolved from an underutilised meeting room to a thriving community hub serving 210 registered residents in the Walworth area of the London Borough of Southwark. As well as a "mini-mart" style food bank, the hub also runs a monthly Baby Bank, providing nappies, food and clothing, alongside seasonal initiatives.

Julia Roseweir-Hockey, Centres and Services Manager at Peabody, comments: "We were delighted to receive the donation and NHMF Social Value award. The award represents recognition of the commitment my team and our volunteers make to supporting the community and making a difference every day. It can be hard work at times so this has been a chance to take a step back and be proud of our achievements over the last 5 years.

"The donation will allow us to purchase an awning for customers waiting outside in the rain or in the very hot weather, with money left over to purchase much needed supplies. I'd like to thank Frameworkx and Purdy (part of Sureserve) for their ongoing support, it means a lot."



Peabody & Purdy team at Darwin Court Foodbank



SOCIAL VALUE FOCUS

£5,000 to Framework's Digital Inclusion Project

Framework Housing Association's Digital Inclusion Project is aimed at empowering individuals who are homeless or at risk of homelessness by providing IT hardware alongside digital training and support, helping them to connect with their local community, reconnect with family and build social connections, ultimately improving quality of life.

Richard Redmore, Framework Housing Association, explains more: "Framework is honoured to receive this recognition from Frameworkx for our innovative work in Digital Inclusion. In today's increasingly connected world, digital exclusion remains a significant barrier to opportunity, and this award acknowledges our team's dedication to breaking down those barriers and ensuring everyone has access to the technology they need to thrive.

"We're deeply grateful for this support, which will enable us to expand our reach and impact. The funds will be used to create comprehensive laptop packs and provide

mobile phones to individuals and families who are digitally excluded. These resources are more than just devices – they're gateways to education, employment opportunities, essential services, and meaningful connection with others.

"This recognition energises our mission and reinforces the importance of the work we do each day. We're committed to continuing our efforts to bridge the digital divide and create a more inclusive, connected community for all."



Framework HA receiving their £5,000 from NHMF Frameworkx

The growing potential to give back through Frameworkx is really exciting. Last year, we donated £2000 at the conference, this year, £15,000, and next year, we're aiming to go even bigger and better, with an additional category for service providers to get involved with the Frameworkx 'Social Value Project' awards too.

Our commitment to meaningful social value extends beyond our own awards. We're proud to sponsoring the 'Excellence in Social Value Award' at the GO Awards, part of Procurex in July. The national GO Awards are now open for submissions, make sure to get involved and showcase the great work being done across the sector: <https://national.goawards.co.uk/excellence-in-social-value-award/>



Thank you to Axis CLC for sponsoring the Social Value Lounge at the NHMF Conference.





SOCIAL VALUE FOCUS



Thinking Outside the Tick Box

Paul Smith, Head of Frameworx shares his thoughts on creating meaningful impact through social value.

“Social value has been a driving passion of mine since I began my career in the public sector over 15 years ago. It’s what truly excites me - helping clients create genuine, measurable, and lasting social impact. The new Procurement Act has given social value a much-needed boost, strengthening the requirements for KPIs, transparency, and reporting across public sector contracts. Yet, despite this progress, it’s easy for the sector to lose sight of what social value really means - and what it can genuinely achieve for communities.”

For more thoughts on meaningful social value, scan the QR code to read our blog



SOCIAL VALUE FOCUS

Supplier Social Value Spotlight: Bell Group

We love celebrating social value in all aspects, and in this issue, we’re shining a spotlight on the fantastic work our Approved Provider, Bell Group, delivers through their George and Annette Bell Foundation. The foundation helps to create and sustain communities where people have the opportunity to reach their full potential, focusing on community, regeneration, training and employment, social inclusion and fundraising. From refreshing and transforming community spaces to supporting wellbeing, inclusion

and empowerment, their initiatives have made meaningful and lasting impact.

We were proud to support Bell Group's Foundation further by sponsoring and attending their Charity Golf Day! The event matched the Foundation's aims perfectly – raising charitable donations and getting healthy exercise! And of course, there was plenty of time to talk about social value and how at its very essence, it is about delivering change that positively impacts on people's lives every single day.



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If you're a provider or a client of NHMF Frameworx, we'd love to hear from you. Please share your stories so we can continue to amplify the message about the incredible social value being delivered across the sector. Email: hello@brouhamarketing.com





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 our surpluses 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.nhmfframeworx.org.uk/wp-content/uploads/2025/07/Frameworkx-Brochure-2025_digital.pdf



Procurement Made Better for 2026

This year we will be adding the following agreements to our offer:

- Specialist/Sub-Contractor Services
- Security, Access & Life Support Systems
- Structural Repairs & Civil Engineering

We will also be reprocurring:

- Energy Consultancy Services
- Asset Management Consultancy Services



Scan or use weblink to register your interest: <https://etenders.nhmfframeworx.org.uk/>

Company bios



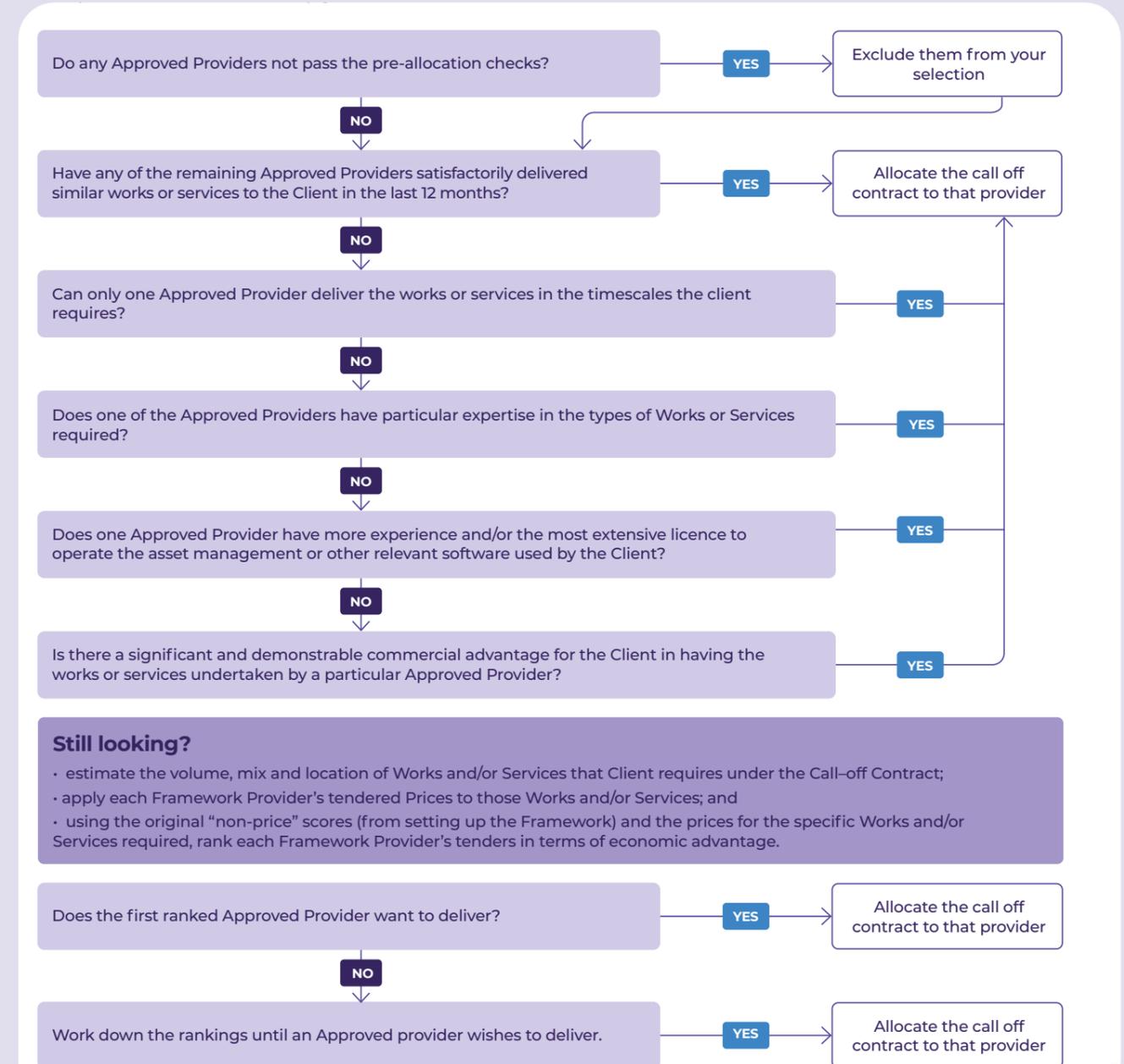
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HOW TO PROCURE

Direct Awards Flowchart

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.



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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07368 607966



nhmfframeworkx.org.uk



info@nhmfframeworkx.org



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