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A not-for-profit procurement solution investing in social value and the community

FOR SOCIAL HOUSING PROVIDERS,
CONTRACTORS AND SUPPLIERS



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Welcome to Frameworkx

Our aim is to offer a unique and innovative procurement solution for social housing providers, contractors and suppliers who have a shared commitment to investing in social value and the communities in which they work.



Who are Frameworkx?

Launched in association with the National Housing Maintenance Forum in 2022, Frameworkx is a not-for-profit procurement solution, offering a competitive maximum fee of 1.5%, an established and engaged supply chain, and investment in initiatives including social value, training and benchmarking.

Benefits for Members

- ✓ Highly competitive maximum fee 1.5%
- ✓ Not-for-profit organisation
- ✓ Aligned with M3NHF Schedule of Rates
- ✓ All surpluses will be invested in social value, sustainability, innovation, research and training
- ✓ Supplier benchmarking, monitoring and sharing best practice

NHMF (NPC) Ltd is a contracting authority

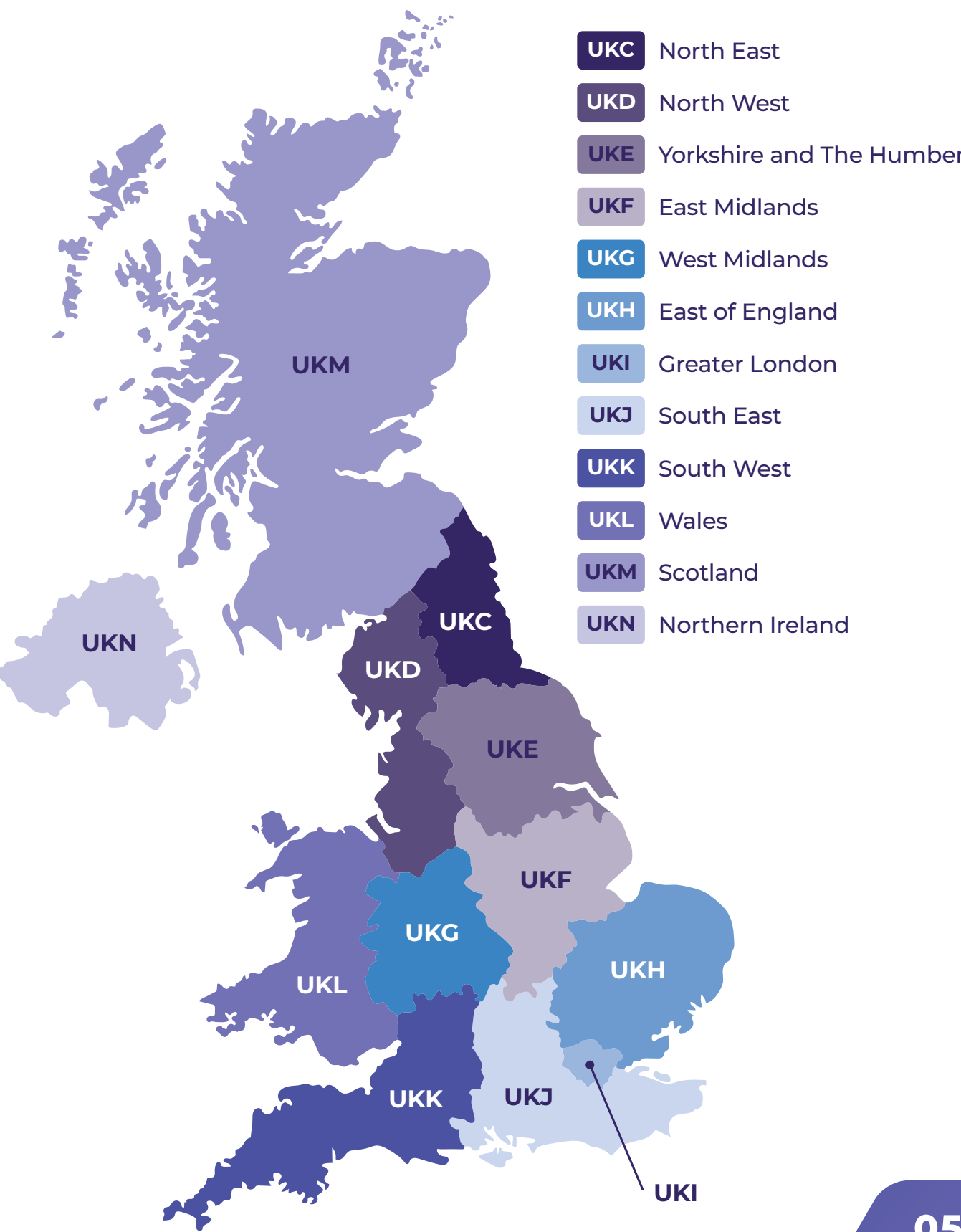
NHMF (NPC) Ltd was set up as an “association formed by contracting authorities” and was a contracting authority under the Public Contracts Regulations 2015 (“PCR 2015”). All its members are contracting authorities (local authorities and registered providers of social housing) and it sets up framework agreements for those members to use. It is therefore subject to public authority oversight within the meaning of section 2(3) Procurement Act 2023 (“PA 2023”). Paragraph 7 of the Cabinet Office Guidance on the Contracting Authority Definition makes it clear that the new definition in PA 2023 is intended to cover organisations that contracting authorities under PCR 2015, so NHMF (NPC) Ltd continues to be a contracting authority under PA 2023 on the same basis.

NPC was formed by registered providers of social housing, all of which are themselves contracting authorities (and subscribers to the NHF Schedule of Rates).

NPC is set up as a company Ltd by guarantee, which is the usual form for a not-for-profit organisation. Its governing document (Articles of Association) states that it is “an association of contracting authorities”. The requirement that NPC meets needs in the general public interest is written into that governing document. Membership of NPC is restricted membership to contracting authorities. Article 25.2 of its Articles of Association state that no organisation or person may be admitted as a Member of NPC unless they are a contracting authority under PCR 2015. This ensures that its status as “an association of contracting authorities” continues when new Members are admitted.

REGIONS

The Frameworks are national covering England, Wales, Scotland and Northern Ireland with the ability to operate in specific geographical regions. Details of which contractors are appointed to work in each area is detailed in the individual framework pages.





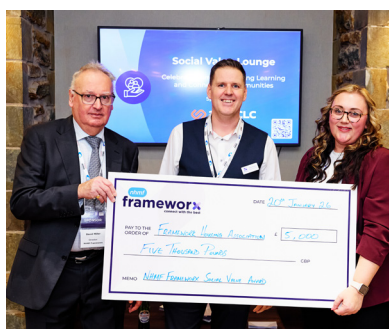
When we say “not-for-profit,” we mean it. At Frameworkx, every surplus we generate is reinvested into social value initiatives, research, and training that create real, measurable benefits for our communities.

Since our inception, we’ve proudly supported charities and social value initiatives across the sector, from our growing Social Value Fund.

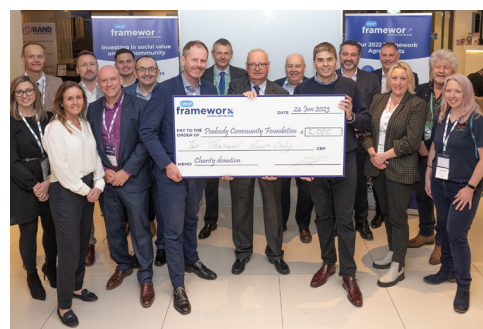
In 2026, we launched the Social Value Project Awards as Part of the annual NHMF Maintenance Conference and Awards.



Peabody's Darwin Court Food Bank was the worthy winner of the first Social Value Project Award in 2026, receiving £10,000 to support the initiative.



Framework Housing Association was highly commended in the inaugural awards, receiving £5,000 to support their Digital Inclusion Project.



Peabody Community Foundation received the first ever donation from the NHMF Frameworkx Social Value Fund.



Aster was the recipient of the donation made in Partnership with CLC in 2025.



Wates nominated Hammersmith & Fulham for their joint donation from the 2025 Social Value Fund.



Calling all providers

Do you know that you have a profile page on our website? 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: www.nhmfframeworkx.org.uk/provider/

Frameworkx Agreements



Frameworkx Agreement:

RESPONSIVE MAINTENANCE



Contract Details

Reference: NPC1601

Duration: 48 months

Estimated total value excluding VAT: £300,000,000

Main CPV code: 45400000 - Building completion work

Framework Live: 24th January 2023

Based on: M3NHF Schedule of Rates for Responsive Maintenance & Void Property works version 7.2

Framework Workstream

There are two frameworks for Responsive Maintenance and Void Property Works, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 3 workstreams:

1A & 1B Responsive Maintenance

2A & 2B Void Property Works

3A & 3B Responsive Maintenance and Void Property Works



Awarded Providers

CONTRACTOR	REGIONS	1	2	3
Axis CLC	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓	✓	✓
Bell Group Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓	✓	✓
Cardo Group Ltd	UKI, UKJ, UKK, UKL	✓	✓	✓
Chigwell London Ltd	UKH, UKI, UKJ	✓	✓	✓
CTS (Part of Cardo Group)	UKN	✓	✓	✓
Etec Contract Services Ltd	UKH, UKI, UKJ		✓	
Ian Williams Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL	✓	✓	✓
Liberty Group	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓	✓	✓
MCP Plus Ltd	UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK	✓	✓	✓
MD Group	UKK	✓	✓	✓
Novus Property Solutions Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓	✓	✓
Pilon Ltd	UKF, UKG, UKH, UKI, UKJ		✓	
Prestige Domestic Property Maintenance Ltd	UKH, UKI		✓	
Purdy (Part of Sureserve)	UKH, UKI	✓	✓	✓
R&M Williams Ltd	UKK, UKL		✓	
UI Social Infrastructure	UKE, UKF, UKG, UKH, UKI, UKJ	✓	✓	✓
Wates Property Services Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL	✓	✓	✓

Frameworkx Agreement:

PLANNED MAINTENANCE



Contract Details

Reference: NPC2001

Duration: 48 months

Estimated total value excluding VAT: £850,000,000

Main CPV code: 45400000 - Building completion work

Framework Live: 24th January 2023 (Lots 1, 2, 3, 4 and 6)
1st March 2023 (Lot 5)

Based on: M3NHF Schedule of Rates for Planned Maintenance,
Net Zero Carbon and Passive Fire Safety version 7.2

Framework Workstream

There are two frameworks for Planned Maintenance, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 6 workstreams:

1A & 1B Planned Maintenance: External and Communal Works

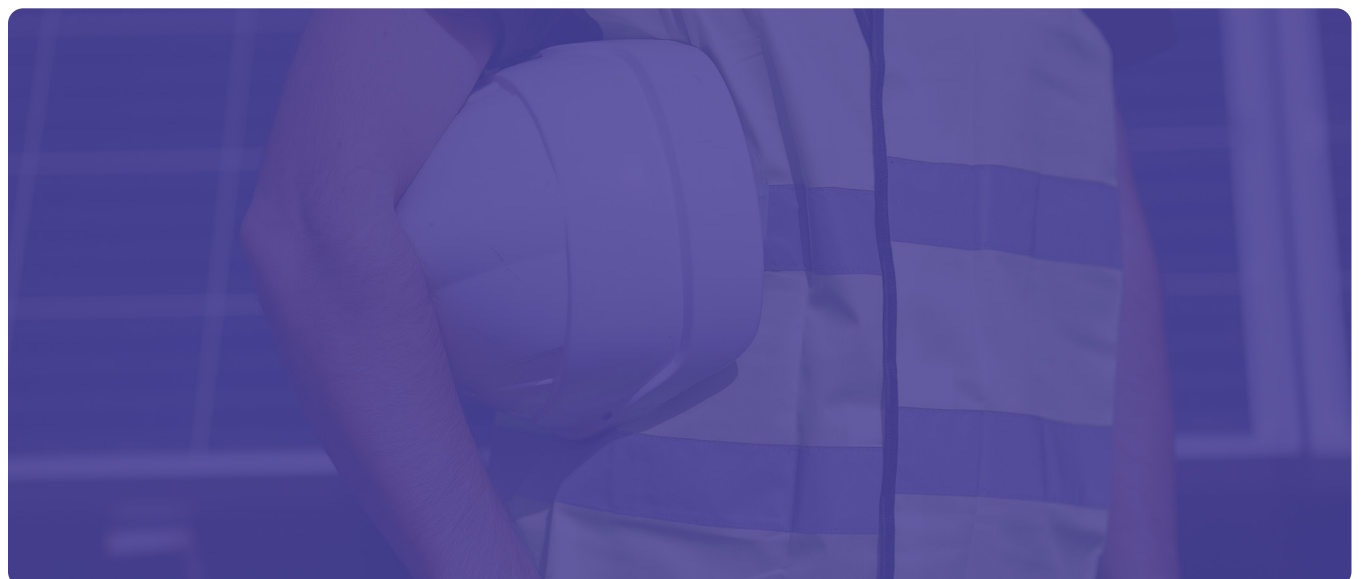
2A & 2B Planned Maintenance: Internal Works

3A & 3B Planned Maintenance: External, Communal and Internal Works

4A & 4B Cyclical Redecoration and Pre-Decoration Repairs

5A & 5B Net Zero Carbon Works

6A & 6B Passive Fire Safety Works



Awarded Providers

CONTRACTOR	REGIONS	1	2	3	4	5	6
AD Construction Group	UKH, UKI, UKJ	✓		✓	✓	✓	✓
Bell Group Ltd	ALL	✓	✓	✓	✓	✓	✓
Cardo Group Ltd	UKI, UKJ, UKK, UKL	✓		✓	✓	✓	
Checkmate Fire Solutions Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM						✓
Chigwell (London) Ltd	UKH, UKI, UKJ		✓				
CLC Group	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓	✓	✓	✓	✓	✓
CTS (Part of Cardo Group)	UKN	✓	✓	✓	✓	✓	✓
Diamond Fire Safety	UKI, UKJ						✓
Guildmore Ltd	UKH, UKI, UKJ	✓	✓	✓	✓	✓	✓
Harmony Fire Ltd	ALL						✓
Ian Williams Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL	✓	✓	✓	✓	✓	✓
LE Group	ALL						✓
MD Group	UKK	✓	✓	✓		✓	✓
Michael Donaghy (P&D) Ltd	UKN	✓			✓		
Milestone Contracting Ltd	UKH, UKI, UKJ	✓	✓	✓	✓	✓	✓
Novus Property Solutions Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓	✓	✓	✓	✓	✓
Passive Fire Safety Solutions	UKJ, UKK						✓
Pilon Ltd	UKH, UKI, UKJ		✓				
PK Murphy Construction Ltd	UKN	✓	✓	✓	✓	✓	✓
Purdy (Part of Sureserve)	UKH, UKI, UKJ	✓	✓	✓	✓	✓	✓
Saltash Enterprises Ltd	UKI	✓	✓	✓	✓	✓	✓
Trail Group Ltd	UKG, UKI, UKJ						✓
TSG Building Services plc	UKH, UKI, UKJ		✓			✓	
UI Social Infrastructure	UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK	✓	✓	✓	✓	✓	✓
Ventro Ltd	ALL	✓	✓	✓	✓	✓	✓
Vinci Facilities	UKD, UKF, UKG, UKH, UKI, UKJ, UKK, UKL	✓	✓	✓		✓	
Wates Property Services Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL	✓	✓	✓	✓	✓	✓

Frameworkx Agreement:

DAMP, MOULD & CONDENSATION



Contract Details

Reference: NPC1201

Duration: 48 months

Estimated total value excluding VAT: £500,000,000

Main CPV code: 50700000

Repair and maintenance services of building installations

Framework Live: 1st June 2025

Based on: M3NHF Schedule of Rates for Responsive Maintenance & Void Property works version 8

Framework Workstream

Under Damp, Mould & Condensation, there are two frameworks, one for Direct Award and one for Mini-Competition, covering the following workstreams:

1A & 1B Damp, Mould and Condensation Remediation Works

2A & 2B Damp, Mould and Condensation Surveying Works

3A & 3B Damp, Mould and Condensation Monitoring Works



Awarded Providers

CONTRACTOR	REGIONS	1	2	3
Axis Europe plc	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK	✓		
Cedarcare Ltd	UKH, UKI, UKJ		✓	
Combined Facilities Management Ltd	UKN	✓		
DR Jones Yeovil Ltd	UKI, UKJ, UKK, UKL	✓		
Earl Kendrick (London and South) Ltd	UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL		✓	✓
Faithorn Farrell Timms LLP	UKF, UKG, UKH, UKI, UKJ		✓	
Forza Facilities Management Ltd	ALL		✓	
Better Indoors	UKF, UKG, UKH, UKI, UKJ, UKK		✓	✓
IoT Solutions Group Ltd	ALL			✓
LJR Group Services Ltd	ALL	✓		
MD Group	UKJ, UKK	✓		
Mears	ALL	✓	✓	✓
Prestige Domestic Property Maintenance Ltd	UKH, UKI	✓		
Principle Construction and Maintenance Ltd.	UKF, UKH	✓	✓	✓
Purdy (Part of Sureserve)	UKH, UKI, UKJ	✓	✓	✓
Rand Associates Consultancy Services Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL		✓	
Ridge and Partners LLP	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL		✓	
Saltash Enterprises Ltd	UKI	✓		
The Dwelling Doctors Ltd	UKD, UKE, UKF, UKG, UKH, UKI, UKJ	✓	✓	✓
Thomas & Adamson International Ltd	UKI		✓	✓
Watts Group	ALL		✓	

Frameworkx Agreement:

ENERGY CONSULTANCY SERVICES



Contract Details

Reference: NPC1501

Duration: 48 months

Estimated total value excluding VAT: £32,000,000

Main CPV code: 71631000 - Technical inspection services

Framework Live: 1st December 2022

Based on: M3NHF Schedule of Rates for Planned Maintenance, Net Zero Carbon and Passive Fire Safety version 7.2

Framework Workstream

There are two frameworks for Energy Consultancy Services, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 3 workstreams:

1A & 1B Domestic Energy Assessors

2A & 2B Non-Domestic Energy Assessors

3A & 3B PAS 2035 Retrofit Consultants

(Advisers, Assessors, Co-ordinators, Design Consultants and Evaluators)

Awarded Providers

CONTRACTOR	REGIONS	1	2	3
Compliance 365	ALL	✓	✓	
Keegans Ltd	UKD, UKF, UKG, UKI, UKJ			✓
Parcor Ltd	ALL	✓		✓
Pellings LLP	UKD, UKF, UKG, UKI, UKJ	✓	✓	✓
Pennington Choices Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓	✓	
Pennington Choices Ltd	ALL			✓
Rand Associates Consultancy Services Ltd	ALL	✓	✓	✓
Ridge and Partners LLP	UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK			✓
Value Optimised Retrofit Ltd	UKF, UKG, UKH, UKI, UKJ, UKK, UKL	✓		✓

Frameworkx Agreement:

ASSET MANAGEMENT CONSULTANCY



Contract Details

Reference: NPC1528

Duration: 48 months

Estimated total value excluding VAT: £20,000,000

Main CPV code: 71631000 - Technical inspection services

Framework Live: 1st December 2022

Framework Workstream

There are two frameworks for Asset Management Consultancy, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 3 workstreams:

1A & 1B Stock Condition Surveys: Domestic

2A & 2B Stock Condition Surveys: Non-Domestic

3A & 3B Asset Management Services

Awarded Providers

CONTRACTOR	REGIONS	1	2	3
Faithorn Farrell Timms LLP	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKN	✓	✓	✓
MLCS3 Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL	✓		
Pellings LLP	UKD, UKF, UKG, UKI, UKJ	✓	✓	✓
Pennington Choices Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓		✓
Rand Associates Consultancy Services Ltd	ALL	✓	✓	✓
Rapleys LLP	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓		
Ridge and Partners LLP	ALL	✓		✓

Frameworkx Agreement:

COMPLIANCE CONSULTANCY SERVICES



Tranche 1: Contract Details

Reference: NPC1507

Duration: 48 months

Estimated total value excluding VAT: £20,000,000

Main CPV code: 71631000 - Technical inspection services

Framework Live: 1st December 2022

Framework Workstream

Under Compliance Consultancy Services Tranche 1 there are two frameworks, one for Direct Awards and one for Mini-Competitions, which is broken down into separate workstreams:

1A & 1B

Gas Audit Services

2A & 2B

Electrical Audit Services

Awarded Providers

CONTRACTOR	REGIONS	1	2
CORGI Technical Services	ALL	✓	✓
Morgan Lambert	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓	✓
Pennington Choices Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓	✓

Frameworkx Agreement:

COMPLIANCE CONSULTANCY SERVICES



Tranche 2: Contract Details

Reference: NPC1513

Estimated total value excluding VAT: £20,000,000

Duration: 48 months

Main CPV code: 71631000 - Technical inspection services

Framework Live: 1st December 2022

Framework Workstream

Under Tranche 2 of Compliance Consultancy Service there are two frameworks, one for Direct Awards and one for Mini-Competitions, which is broken down into 4 workstreams:

1A & 1B Fire Safety Audit Services

2A & 2B Water Hygiene Audit Services

3A & 3B Asbestos Audit Services

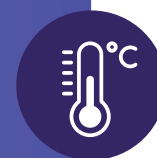
4A & 4B Lift and Disabled Lifting Equipment Audit Services

Awarded Providers

CONTRACTOR	REGIONS	1	2	3	4
Allium Environmental Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL			✓	
Butler & Young Lift Consultants Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM				✓
Enquin Environmental Ltd	UKG, UKJ, UKK, UKL			✓	
Envirocure Ltd	UKG, UKH, UKI, UKJ, UKM		✓		
HSB Engineering Insurance Services Ltd	ALL				✓
HSL Compliance Ltd	ALL		✓		
Integrated Water Services Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM		✓		
Severn Trent Services Operations UK Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM		✓		
Storm Tempest Ltd	UKC, UKD, UKE, UKG	✓			
Tersus Consultancy Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL	✓			
Tersus Consultancy Ltd	ALL			✓	
Urban Environments Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK		✓		

Framework Agreement:

HEATING SERVICES



Contract Details

Reference: NPC6001

Duration: 48 months

Estimated total value excluding VAT: £600,000,000

Main CPV code: 50720000 - Repair and maintenance services of central heating

Framework Live: 1st October 2023

Framework Workstream

There are two frameworks for Heating Services, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 3 workstreams:

1A & 1B

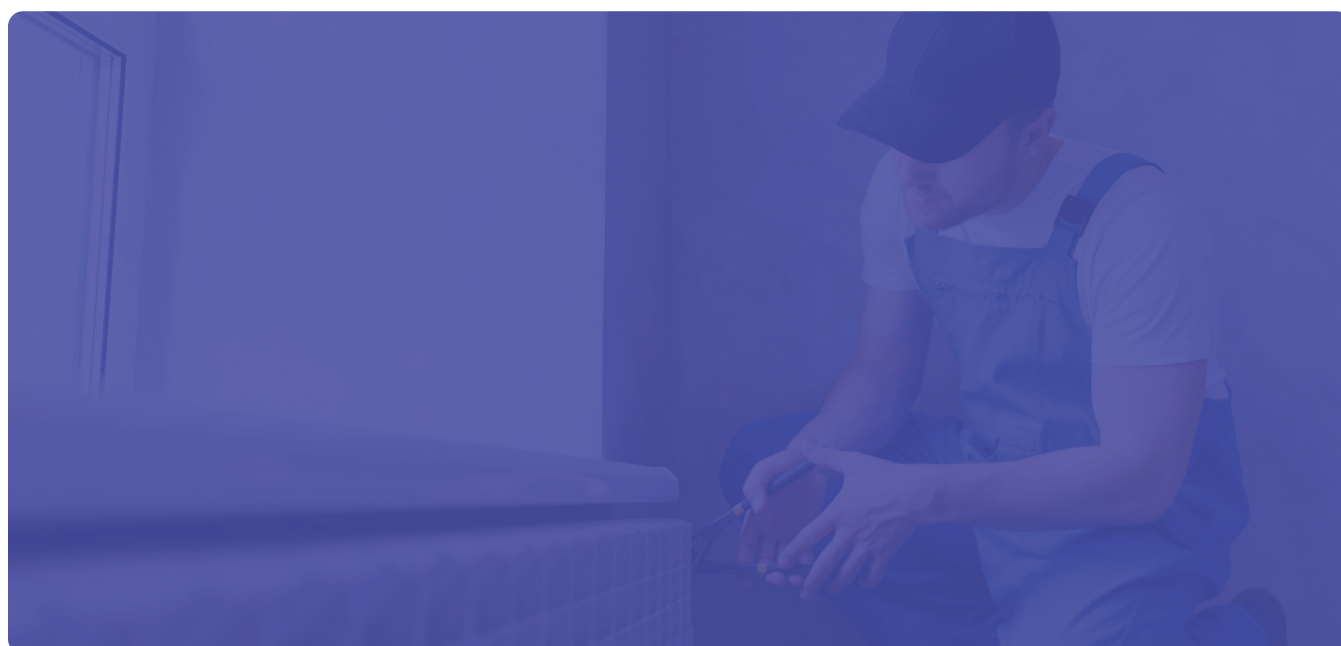
Domestic Heating Appliances and Installations Servicing, Maintenance and Installations

2A & 2B

Commercial/Communal Heating Appliances and Installations Servicing, Maintenance and Installations

3A & 3B

Microgeneration Appliances and Installations Servicing, Maintenance and Installations



Awarded Providers

CONTRACTOR	REGIONS	1	2	3
ATS Gas Services Ltd	ALL	✓		
ATS Gas Services Ltd	UKN		✓	✓
Axis Europe plc	UUKF, UKG, UKH, UKI, UKJ	✓	✓	✓
BRB Electrical Ltd	UKM	✓		
BSW Heating Ltd	UKH, UKI, UKJ	✓	✓	
CTS	UKN	✓	✓	✓
H&A Mechanical Services Ltd	UKN	✓		✓
Purdy (Part of Sureserve)	UKF, UKH, UKI, UKJ	✓		
Robert Heath Heating Ltd	ALL	✓		✓
SSE Airtricity Energy Services NI Ltd	UKN	✓	✓	✓
Sureserve Compliance	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓		
Sureserve Compliance Central	UKF, UKG, UKH, UKJ		✓	✓
Switch2 Energy Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM		✓	
T Brown Group Ltd	UKG, UKI, UKJ, UKL	✓	✓	
TSG Building Services plc	UKH, UKI, UKJI	✓	✓	
ThermoServ Ltd	UKF, UKG, UKH, UKI, UKJ	✓		

Frameworkx Agreement:

MATERIALS SUPPLY



Contract Details

Reference: NPC3001

Estimated total value excluding VAT: £500,000,000

Duration: 48 months

Main CPV code: 44111000 - Building materials

Framework Live: 1st March 2023

Framework Workstream

Under Material Supply there are two frameworks, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 4 workstreams:

1A & 1B All materials

2A & 2B Plumbing and Heating Materials

3A & 3B Electrical Materials

4A & 4B Decorating Materials

Awarded Providers

CONTRACTOR	REGIONS	1	2	3	4
Bradfords Building Supplies Ltd	UKG, UKK	✓	✓		✓
Brewers Decorating Centres	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL				✓
Huws Gray Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓	✓	✓	✓
Powred Heating Components Ltd	ALL		✓		
Rexel UK Ltd	ALL			✓	
Jewsons	ALL	✓	✓	✓	✓
Travis Perkins Trading Company	ALL	✓			
UK Plumbing Supplies Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM		✓		

Framework Agreement:

ESTATE SERVICES



Contract Details

Reference: NPC7001

Estimated total value excluding VAT: £900,000,000

Duration: 48 months

Main CPV code: 79993100 – Facilities Management Services

Framework Live: 1st December 2023

Framework Workstream

Under Estate Services, there are two frameworks, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 5 workstreams:

1A & 1B Grounds Maintenance

2A & 2B Building and Window Cleaning

3A & 3B Sewage and Drainage Works

4A & 4B Estate Improvements

5A & 5B EV Charging Facilities

Awarded Providers

CONTRACTOR	REGIONS	1	2	3	4	5
Accuro Environmental Ltd	UKH, UKI, UKJ	✓	✓			
CCR Property Services Ltd	UKH, UKI, UKJ			✓		
CLC Group	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM				✓	✓
Metro Rod Ltd	ALL			✓		
P Casey (Land Reclamation) Ltd	UKD, UKE, UKF				✓	
Rescue Rod Ltd	UKI, UKJ, UKK			✓		

Frameworkx Agreement:

COMMUNAL MECHANICAL AND ELECTRICAL



Contract Details

Reference: NPC8001

Estimated total value excluding VAT: £900,000,000

Duration: 48 months

Main CPV code: 71315000 - Building services

Framework Live: 23rd January 2024

Framework Workstream

Under Communal Mechanical and Electrical, there are two frameworks, one for Direct Award and one for Mini-Competition. Each of the frameworks is broken down into 6 workstreams:

2A & 2B Active Fire Prevention/Detection

3A & 3B Lifts and Disability Lifting Equipment

4A & 4B Sprinkler Installations

5A & 5B Landlords Electrical Installations

6A & 6B Water Hygiene and Installations Maintenance



Awarded Providers

CONTRACTOR	REGIONS	2	3	4	5	6
Dalkia Scotshield Ltd	UKD, UKM, UKN	✓				
Harmony Fire Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓				
Harmony Fire Ltd	ALL			✓		
HCS Water Treatment	ALL					✓
Lift and Engineering Services Ltd	UKF, UKG, UKH, UKI, UKJ		✓			
Pilon Ltd	UKF, UKH, UKI, UKJ, UKK				✓	
Precision Lift Services Ltd	ALL		✓			
RJ Lifts Group Ltd	ALL		✓			
Rock Compliance Ltd	ALL					✓
Specialised Electrical Solutions Ltd	UKI, UKJ				✓	
Specialist Lift Services Ltd	UKF, UKG, UKH, UKI, UKJ, UKK		✓			
TSG Building Services Plc	UKH, UKI, UKJ				✓	
Ventro Group	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓		✓		

DISABILITY ADAPTATIONS



Contract Details

Reference: NPC9001

Duration: 48 months

Estimated total value excluding VAT: £300,000,000

Main CPV code: 45000000 - Construction work

Framework Live: 23rd January 2024

Framework Workstream

Under Disability Adaptations, there are two frameworks, one for Direct Award and one for Mini-Competition, covering the following workstreams:

1A & 1B

Minor & Major Disability Adaptations

The works may include the following:

> Conversion of bathrooms into Shower Rooms and Wet Rooms

> Conversion of Kitchens to aid disability

> Installation of sanitary fittings to aid disability

> Installations of ramps to aid access

> Installation of grab rails and other aids

> Installation of stair-lifts, through floor lifts and ceiling and bath hoists

> Construction of extensions

> Construction of hard standings and storage facilities for mobility scooters

> Installation of automatic wc's and bidets

> Modification of dwellings to accommodate wheelchair access

> Provision of Occupational Therapist Services

The works are mostly funded by Disability Facility Grants and self funding from Social Housing Providers.

Awarded Providers

CONTRACTOR	REGIONS	1
Advanced Building & Maintenance Services Ltd	UKH, UKI, UKJ, UKK	✓
ATS Gas Services Ltd	UKN	✓
Cardo Group Ltd	UKK, UKL	✓
CLC Group	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓
EffectAble Construction Services Ltd	UKI	✓
Pilon Ltd	UKF, UKG, UKH, UKI, UKJ	✓
R&M Williams Ltd	UKL	✓
Saltash Enterprises Ltd	UKI, UKJ	✓
T Brown Group Ltd	UKI, UKJ	✓
Urban Construction Management Ltd	UKI, UKJ	✓



Frameworkx Agreement:

RESPONSIVE MAINTENANCE 2025



Contract Details

Reference: NPC13001

Duration: 48 months

Estimated total value excluding VAT: £1,200,000,000

Main CPV code: 45400000 - Building completion work

Framework Live: 1st June 2025

Based on: M3NHF Schedule of Rates for Responsive Maintenance & Void Property works version 8

Framework Workstream

Under Responsive Maintenance, there are two frameworks, one for Direct Award and one for Mini-Competition, covering the following workstreams:

1A & 1B Responsive Maintenance

2A & 2B Void Property Works

3A & 3B Responsive Maintenance and Void Property Works

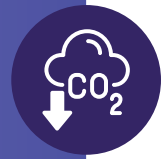


Awarded Providers

CONTRACTOR	REGIONS	1	2	3
Axis Europe plc	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK	✓	✓	✓
BPM Contracting Services Ltd	UKJ, UKK	✓		
Buston and Maughan Ltd	UKC, UKD, UKE	✓	✓	✓
C Hanlon Facilities Management Ltd	UKC, UKD, UKE, UKM	✓	✓	✓
Cardo Group Ltd	UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓	✓	✓
Chigwell London Plc	UKH, UKI, UKJ	✓	✓	✓
Combined Facilities Management Ltd	UKN			✓
DR Jones Yeovil Ltd	UKH, UKI, UKJ, UKK, UKL	✓		✓
Elite South Ltd	UKJ, UKK	✓	✓	✓
Etec Contract Services Ltd	UKH, UKI, UKJ		✓	
Gilmartins Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKM	✓	✓	✓
Houghton Group	UKH, UKI, UKJ	✓	✓	✓
Ian Williams Ltd	ALL except UKN	✓	✓	✓
Kabaku General Services Ltd	UKI, UKJ	✓		✓
KBH Building Services Ltd	UKH, UKI, UKJ	✓	✓	✓
Laker Building Management Solutions	UKF, UKG, UKH, UKI, UKJ			✓
MCP Plus Ltd	UKF, UKG, UKH, UKI, UKJ	✓	✓	✓
MD Group	UKJ, UKK, UKL	✓	✓	✓
MNM Property Services Ltd	UKI	✓	✓	✓
Prestige Domestic Property Maintenance Ltd	UKH, UKI		✓	
PK Murphy Construction Ltd	UKN	✓	✓	✓
Purdy (Part of Sureserve)	UKH, UKI, UKJ	✓	✓	✓
R. Benson Property Maintenance Ltd	UKI, UKJ		✓	
Saltash Enterprises Ltd	UKI		✓	
T Brown Group Ltd	UKI, UKJ	✓	✓	✓
UI Social Infrastructure	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ	✓	✓	✓
Westone Housing	UKF, UKH		✓	

Frameworkx Agreement:

PLANNED MAINTENANCE, NET ZERO CARBON AND PASSIVE FIRE SAFETY WORKS 2025



Contract Details

Reference: NPC14001

Duration: 48 months

Estimated total value excluding VAT: £3,000,000,000

Main CPV code: 45400000 - Building completion work

Framework Live: 1st July 2025

Based on: M3NHF Schedule of Rates for Planned Maintenance, Net Zero Carbon and Passive Fire Safety version 8

Framework Workstream

Under Planned Maintenance, there are two frameworks, one for Direct Award and one for Mini-Competition, covering the following workstreams:

1A & 1B Planned Maintenance - External and Communal Works

2A & 2B Planned Maintenance - Internal Works

3A & 3B Planned Maintenance - External, Communal and Internal Works

4A & 4B Net Zero Carbon Works

5A & 5B Passive Fire Safety Works

Awarded Providers

CONTRACTOR	REGIONS	1	2	3	4	5
AD Construction Group	UKH, UKI, UKJ	✓	✓	✓	✓	✓
AJS Ltd	UKH, UKI					✓
Bell Group Ltd	ALL	✓	✓	✓	✓	✓
BPM Contracting Services Ltd	UKJ, UKK				✓	
Buston and Maughan Ltd	UKC, UKD, UKE		✓			
Cardo Group Ltd	UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓	✓	✓	✓	
CBM Group Ltd	UKG, UKH, UKI		✓			

CONTRACTOR	REGIONS	1	2	3	4	5
Chigwell London Plc	UKH, UKI, UKJ		✓			
CLC Group	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM	✓	✓	✓	✓	✓
Combined Facilities Management Ltd	UKN			✓	✓	✓
DR Jones Yeovil Ltd	UKF, UKG, UKH, UKI, UKJ, UKK, UKL	✓	✓	✓		✓
Elite South Ltd	UKJ, UKK	✓	✓	✓		✓
Etec Contract Services Ltd	UKH, UKI, UKJ	✓	✓	✓		
Fieldway Supplies Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL					✓
Greyline Group Ltd	UKI	✓	✓	✓	✓	✓
Holden Building Solutions Ltd	UKC, UKD, UKE	✓	✓	✓	✓	✓
Olli Construction	UKI	✓	✓			✓
Hollmark Ltd	UKH, UKI, UKJ					✓
Houghton Group	UKH, UKI, UKJ	✓	✓	✓	✓	✓
Hugh LS McConnell Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKM	✓	✓	✓		✓
Hughes & Associates Property Services Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK,					✓
Ian Williams Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL	✓	✓	✓	✓	✓
Integrated ComPartment Solutions Ltd	UKD					✓
JNR Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM					✓
KBH Building Services Ltd	UKH, UKI, UKJ	✓	✓	✓	✓	✓
Laker Building Management Solutions	UKF, UKG, UKH, UKI, UKJ			✓		
MD Group	UKJ, UKK, UKL	✓	✓	✓	✓	✓
MNM Property Services Ltd	UKI	✓	✓	✓	✓	✓
Mulalley and Company Ltd	UKH, UKI, UKJ	✓	✓	✓	✓	✓
NEO Property Solutions Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKJ, UKK, UKL, UKM					✓
Polyteck Building Services Ltd	UKI		✓			
R. Benson Property Maintenance Ltd	UKI, UKJ		✓			✓
R&B Refurbishment	UKH, UKI, UKJ	✓				✓
Saltash Enterprises Ltd	UKI, UKJ	✓	✓	✓	✓	
SGD Fire Protection Ltd	ALL					✓
Sureserve Compliance Fire	ALL					✓
Sureserve Energy Services UK Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ, UKK, UKL, UKM				✓	
Synergize Ltd	UKC, UKD, UKE, UKF, UKG, UKH, UKJ, UKK, UKL				✓	✓
Trail Group Ltd	UKG, UKH, UKI, UKJ					✓
UI Social Infrastructure	UKC, UKD, UKE, UKF, UKG, UKH, UKI, UKJ	✓	✓	✓	✓	✓
Ventro Ltd	ALL					✓

Framework Agreement:

NEW FRAMEWORK AGREEMENTS FOR 2026



We will be re-procuring the following agreements:



Energy Consultancy Services



Asset Management Consultancy Services

Coming soon:



Specialist/Sub-Contractor Services



Security, Access and Life Support Systems



Structural Repairs & Civil Engineering

The Specialist/ Subcontractor Services agreement will include:

- | | | |
|-----------------------------|------------------------------|--------------------------|
| > Groundworks | > Pitched Roofing including: | > Painting & Decorating |
| > Road and Path Surfacing | > Rainwater Goods | > Plumbing |
| > Fencing | > Flat Roofing | > Electrical Works |
| > Drainage Works | > Asphalt Works | > Pest Control |
| > Brickwork | > Carpentry and Joinery | > Damp & Mould Treatment |
| > Damp Poof Injection Works | > Plasterwork | |
| > Concrete Repairs | > Wall and Floor Tiling | |
| > Stonemasonry | > Floor Finishes | |

All new agreements will be procured under the new Procurement Act 2023 regulations. Service Providers will be invited to tender over the coming months.

To register your interest and for updates, please visit: etenders.nhmfframeworkx.org.uk

IMPORTANT INFO & FAQ'S



Who can use NHMF Frameworks?

Under Regulation 33(5) PCR 2015 any contracting authority “clearly identified in the call for competition” for an NHMF (NPC) Framework can use that NHMF (NPC) Framework. The “call for competition” for an NHMF (NPC) Framework consists of the Find a Tender Service Contract Notice (“FTS Notice”) accompanied by the procurement documentation required to be published on the date of publication of the FTS Notice in accordance with Regulation 53(1) PCR 2015.

Under the Procurement Act 2023 NHMF (NPC) Ltd was set up as an “association formed by contracting authorities” and was a contracting authority under the Public Contracts Regulations 2015 (“PCR 2015”). All its members are contracting authorities (local authorities and registered providers of social housing) and it sets up framework agreements for those members to use. It is therefore subject to public authority oversight within the meaning of section 2(3) Procurement Act 2023 (“PA 2023”). Paragraph 7 of the Cabinet Office Guidance on the Contracting Authority Definition makes it clear that the new definition in PA 2023 is intended to cover organisations that contracting authorities under PCR 2015, so NHMF (NPC) Ltd continues to be a contracting authority under PA 2023 on the same basis.

For the initial frameworks, and in compliance with the principles of transparency and equal treatment, the procurement documentation referenced in the FTS Notice included the Register of NHMF (NPC) Members and “Associates”. This register lists the contracting authorities eligible to use NHMF (NPC) Frameworks as of the date of the FTS Notice’s publication. For later frameworks the relevant FTS Notices also include a list of categories of contracting authorities permitted to use each framework. This approach ensures that contracting authorities who become Members or Associates after the publication date can also access and use these frameworks.

It is not necessary for an organisation to be a contracting authority to use Frameworks. Their procurements are not regulated by PCR 2015 and Procurement Act 2023. However, as set out above, before being permitted to use the frameworks, these organisations must first sign an Authorising Agreement and therefore become “Associates”

Copyright in the Frameworks documentation belongs either to NPC or to Rand Associates Consultancy Ltd and Hammar South West (in which case its use is licensed to NPC for the Frameworks). It would be a breach of that copyright to use those documents without permission from NPC. Members of NPC are entitled to use Frameworks by virtue of their membership of NPC. Non-Members (whether or not they are contracting authorities) can be given permission to use Frameworks by NPC, subject to their signing an Authorising Agreement. NPC may make a charge to those non-Members for use of Frameworks.

Why there are separate frameworks for direct award and mini competition?

If a single framework agreement includes both direct award and mini-competition as potential call off methods both PCR2015 and PA 2023 require the choice between direct award and mini-competition to be based on “objective criteria” which defines when each option is to be used. However, this does not apply where there are different framework agreements; one of which provides for call-offs by direct award and one of which provides for call-offs by mini-competition.

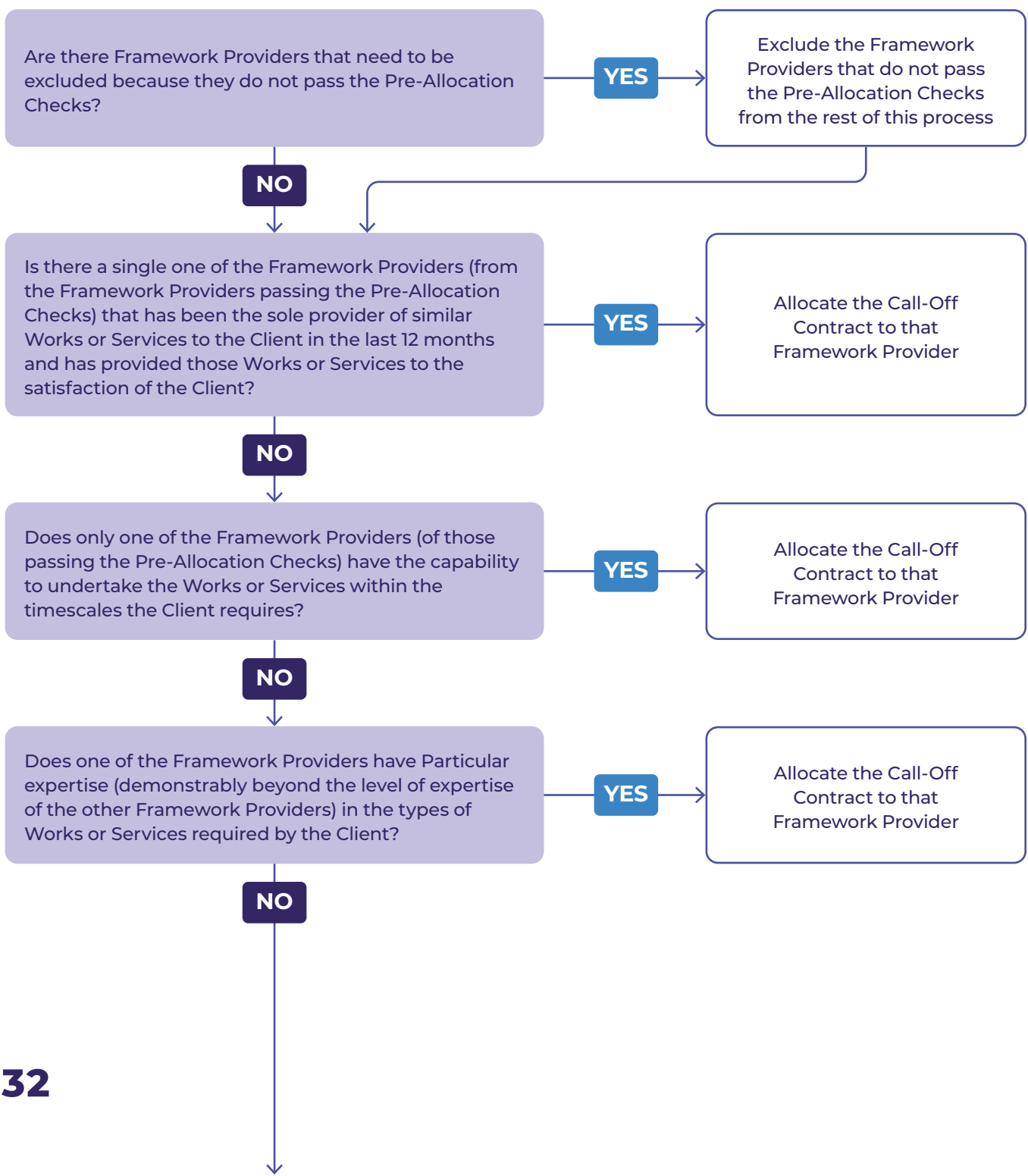
We have therefore procured separate framework agreements for call-offs by direct award and for call-offs through a mini-competition so users of Frameworks can decide which to use.

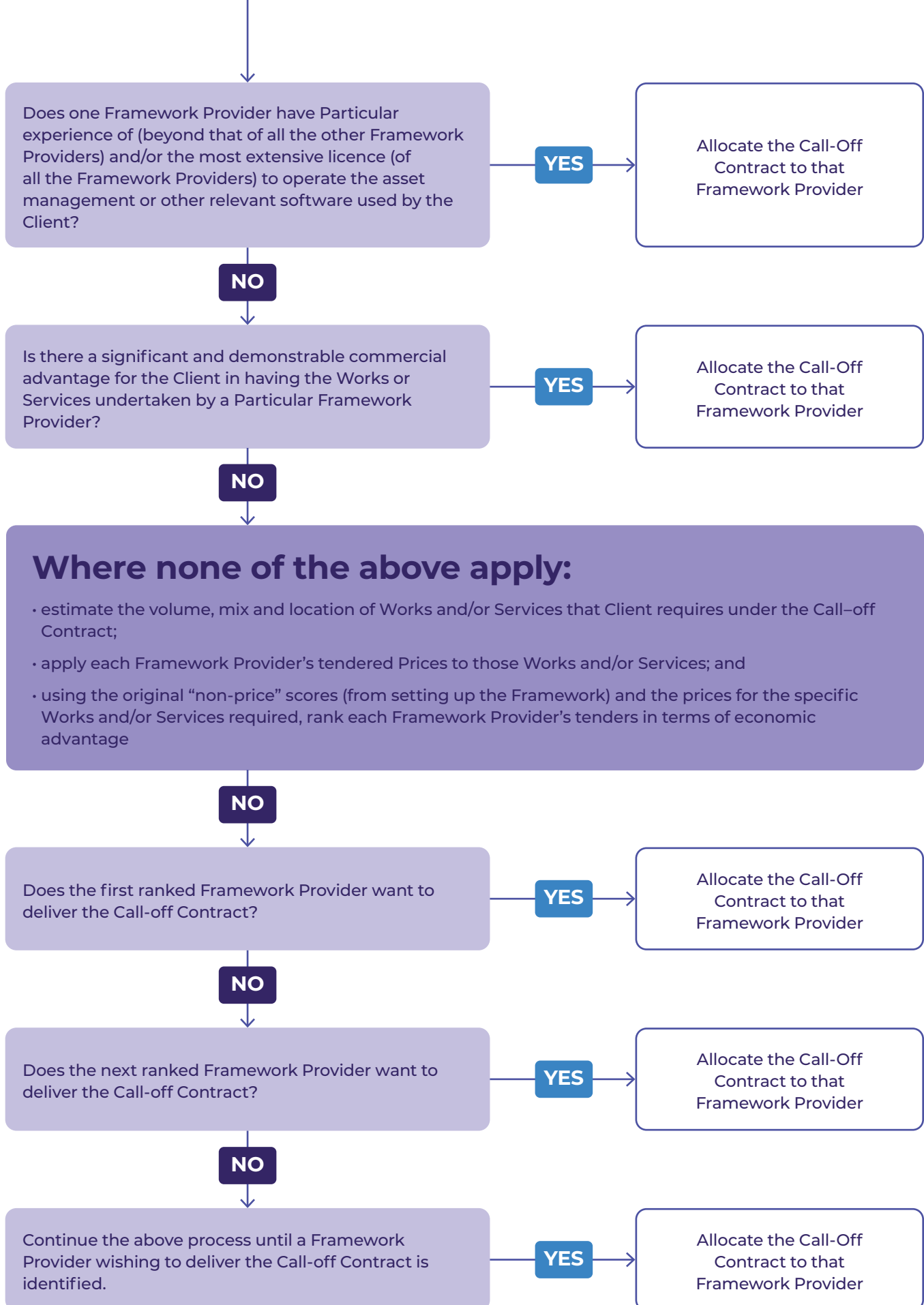
Direct Awards

Contracts called off by Direct Award must be awarded in accordance with “objective criteria” to select which Framework Provider is to be awarded the call-off contract.

Users of Frameworkx (“**Clients**”) should therefore use the following flowchart for Direct Awards to determine to which of the Framework Providers their contract is to be awarded. This flowchart mirrors the award process in Schedule 4 to the Framework Agreements for the Direct Award frameworks.

Frameworkx: Direct Award Flowchart





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.

How to run a mini competition

NPC will provide full support to Clients who wish to use a Mini-Competition to call off a contract from one of the frameworks. The procedure is set out in the “Call-off Contract Allocation Procedure” in Schedule 4 to the Mini-Competition Framework Agreements for Frameworkx and is briefly described below.

The first stage of a Mini-Competition is to determine which of the Framework Providers are capable of meeting the Client’s requirements for the Call-off Contract. This is done by applying the Pre-Allocation Checks (set out in Paragraph 1 of Schedule 4) to all of the Providers on the framework.

An Invitation to Submit a Mini-Tender (“**IMT**”) is then issued to all of the Framework Providers who have been deemed to be capable of performing the Call-off Contract in the Pre-Allocation Checks procedure. This IMT must include details of:

- the award criteria for the Mini-Competition;
- the Mini-Tender submission requirements (including any Prices) that the Framework Provider is required to submit to tender for the Call-off Contract;
- the date until which those Prices must be held open for acceptance; and
- the Mini-Tender submission deadline.

The award criteria used in a Mini-Competition and their weightings must be “based on” those used for the award of places on the Framework Agreement. However, those criteria may be “more precisely formulated” (i.e. tailored to the Client’s specific requirements for the Call-off Contract).

The prices submitted by Framework Providers in the Mini-Competition must be based on the prices submitted by those Providers in the competition for places on the framework. If they are not, their Mini-Tender can be declared to be non-compliant and rejected.

Standstill and contract award

It is optional whether or not a Client adopts a standstill period for a call-off from one of the frameworks. For Direct Awards this would be unusual, as there is no “competition” on which to feed back scores etc.

Where a Mini-Competition is used and there is no standstill period, this is one of the circumstances in which a court can set aside a Call-off Contract. This is a risk if there has been any breach of PCR 2015 or PA 2023 in the way in which the Mini-Competition has been run.

Where a standstill period is used, the Client provides feedback to the Framework Providers through a standstill letter. This standstill letter must include details of:

- the name of the successful Framework Provider;
- the award criteria used;
- the scores achieved by the Framework Provider that is awarded the Call-off Contract and the Framework Provider to whom feedback is being given;
- the characteristics and relative advantages of the Mini-Tender submitted by the successful Framework Provider; and
- when the standstill period ends.

The standstill period will begin in line with the relevant regulation that the framework was procured under (either PCR 2015 for earlier frameworks or PA 2023 for frameworks launched after February 2023).

Call-Off Contract documentation

The call-off contract documentation for each of the frameworks comprises:

- **Articles of Agreement and Contract Details:** The “**Articles**” are the Part of the Contract that set out details of the Parties and which incorporate all of the other Contract Documents. There is a section in the Articles for any bespoke amendments to the Contract Conditions (and, for some of the frameworks, the Preliminaries) that the Client requires. However, these cannot include any “substantial changes” to the template Call-off Contract terms.

The **Contract Details** set out how the “variables” in the Contract Conditions (and, for some of the frameworks, the Preliminaries) are to be completed. There are several Appendices to these which include things like the Client’s policies that the Provider must comply with in delivering the Call-off Contract. The Client will need to provide some of the information necessary to complete these Appendices;

- **Contract Conditions:** These set out the main terms and conditions of the Call-off Contract. They deal with things like the provision of staff, information handling and termination;
- **Specification** OR (depending on which of the frameworks is being used) **Preliminaries and Specification** (separate documents): This describes the works, materials or products to be delivered under the Call-off Contract and the contractual standards that must be met. Where there is a separate Preliminaries document, this describes the “processes” for undertaking the works or services (eg appointments, working hours etc). In these circumstances the Specification describes the standards of work and detailed works on-site. Where there is a single Specification, it includes both of these elements
- **Price Framework and Price List** OR **Schedule of Rates:** The **Price Framework** is the important Contract Document that sets out the basis of payment, including inflation indexation, invoicing procedures and VAT.

The Price Framework will cross reference to either a **Price List** (setting out the Prices payable under the Call-off Contract) or the pre-priced Schedule of Rates document (against which Framework Providers have tendered percentage adjustments);

- **KPI Framework:** This sets out the Key Performance Indicators which are a set of quantifiable measures of performance in specific areas of delivery of the Works and/or Services under the Contract. For these there are generally KPI Targets (setting the expected level of performance) and KPI MAP (Minimum Acceptable Performance) levels, performance below which can trigger a process leading ultimately to termination of the Call-off Contract;
- **Parent Company Guarantee** (optional): This is a guarantee by a parent company that its subsidiary (which is the signatory to a Call-off Contract) will perform a Call-off Contract; and
- **Performance Bond** (optional): This is a guarantee by a bank or bond provider that the Provider will perform a Call-off Contract. This is not normally be required other than for “capital projects”.

Want to know more about Frameworkx? We're here to help – get in touch today:



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