

OFFSITE CONSTRUCTION OF NEW HOMES

1ST MAY 2019 - 30TH APRIL 2023

NH2 FRAMEWORK GUIDE



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MEET THE TEAM



MARY BENNELL
Director

✉ mary.bennell@swpa.org.uk
☎ 07498 719 930



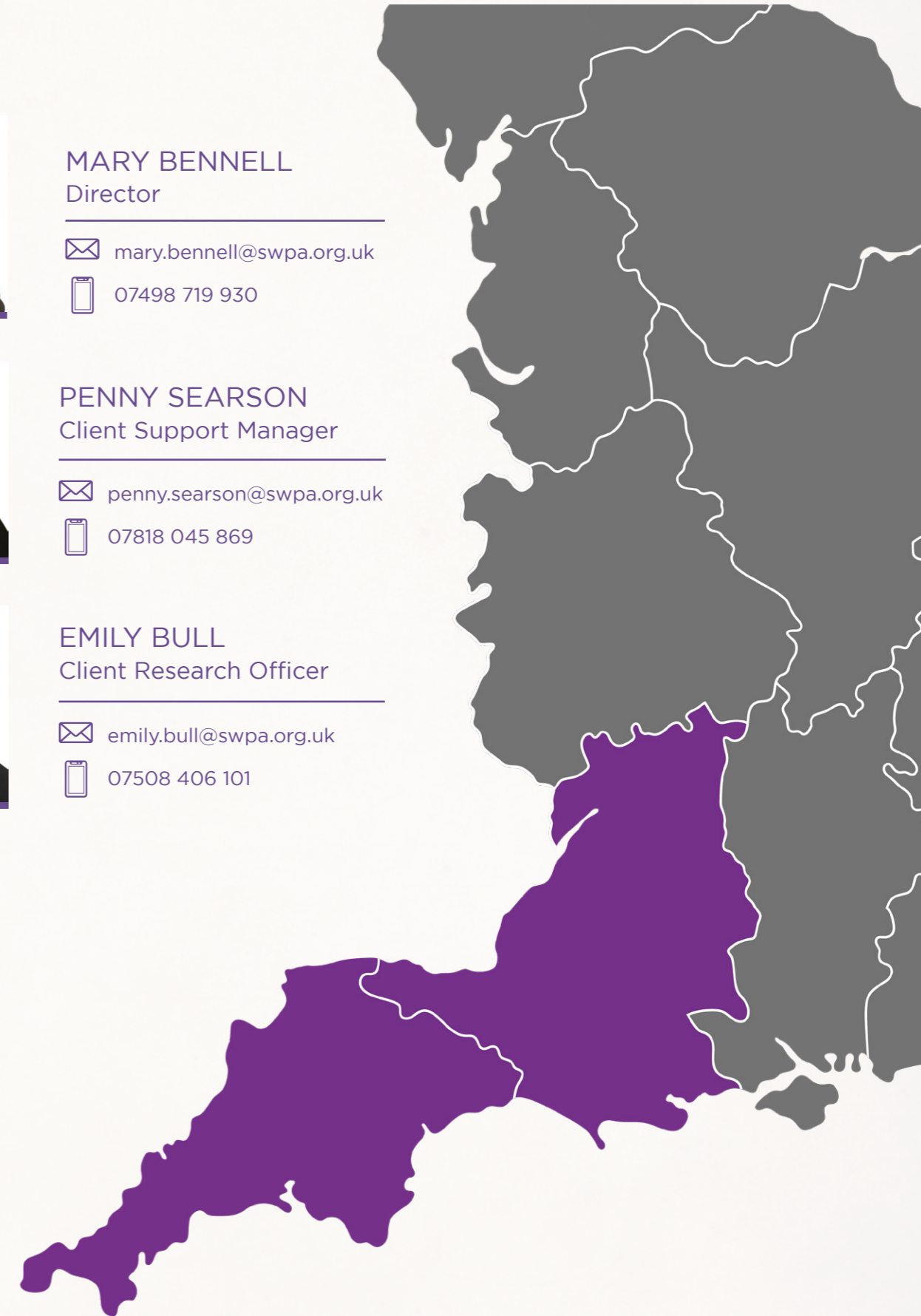
PENNY SEARSON
Client Support Manager

✉ penny.searson@swpa.org.uk
☎ 07818 045 869



EMILY BULL
Client Research Officer

✉ emily.bull@swpa.org.uk
☎ 07508 406 101



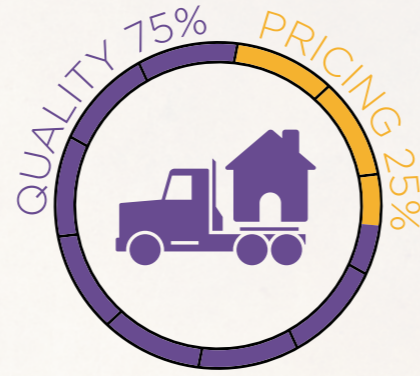
ABOUT THIS FRAMEWORK

SWPA's framework for Off-site Construction of New Homes (NH2) is for the delivery of: housing, apartments, multi-occupancy buildings including care homes, sheltered accommodation and student accommodation.

Where a project is a mixed development of residential and commercial buildings or schools and community buildings, the framework may also be used to deliver the non-residential element.

Fully OJEU compliant, it provides local authorities, housing associations and other social landlords with easy access to off-site manufactured volumetric, panelised, highrise and turnkey building systems for the use in new home build projects.

This framework is split into four workstreams with options to provide services under each workstream. All workstreams operate independently of one another.



WORKSTREAM 1 Volumetric building systems

WORKSTREAM 2 Panelised building systems

WORKSTREAM 3 Highrise systems - enhanced

WORKSTREAM 4 Turnkey delivery of offsite systems.

SWPA APPROVED APPOINTED COMPANIES



APPOINTED COMPANIES*

- > BWF Construction Services
- > Castleoak Care Partnerships Ltd
- > Engie Regeneration Limited
- > hatch. Homes Accelerator Limited
- > Ilke Homes Limited
- > Impact Modular
- > Innovare Systems Limited
- > ISO Spaces South West Ltd
- > LoCal Homes
- > M-AR Offsite
- > Rollalong Limited
- > Zed Pods



*LISTED ALPHABETICALLY

APPOINTED COMPANY WORKSTREAMS

APPOINTED COMPANIES	HOUSING				OPTIONS APARTMENTS				ADAPTIVE PODS				ROOM ON ROOF				TEMPORARY ACCOMMODATION				OPTIONS MIXED DEVELOPMENTS WITH A COMMUNITY BUILDING REQUIREMENT/ WITH ONSITE CONSTRUCTION				ENHANCED ENERGY PERFORMANCE			
	WS 1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
> BWF Construction Services	✓	✓			✓	✓							✓				✓								✓			
> Castleoak Care Partnerships Ltd	✓	✓			✓	✓	✓										✓								✓			
> Engie Regeneration Limited				✓				✓																				✓
> hatch. Homes Accelerator Ltd					✓																							
> Ilke Homes Limited	✓				✓																				✓			
> Impact Modular	✓			✓	✓			✓	✓			✓	✓			✓	✓			✓					✓			✓
> Innovare Systems Limited		✓				✓																						
> ISO Spaces South West Ltd					✓								✓				✓											
> LoCal Homes				✓				✓																				✓
> Module-AR Limited	✓			✓	✓			✓					✓			✓				✓				✓				
> Rollalong Limited	✓			✓	✓		✓	✓																✓				
> Zed Pods	✓			✓	✓			✓	✓			✓	✓			✓	✓			✓				✓				

WORKSTREAM 1 - MMC CATEGORY 1

Volumetric building systems are factory produced three-dimensional units that are transported to site for fixing together.

WORKSTREAM 2 - MMC CATEGORY 2

Panelised building systems are factory produced flat panel units that are transported to site for assembly.

Options Available:	OPEN PANEL	INSULATED PANELS	CLADDING AND WINDOWS FITTED	ENHANCED ENERGY EFFICIENCY
> BWF Construction Services	✓	✓	✓	✓
> Castleoak	✓	✓	✓	✓
> Innovare Systems		✓		

WORKSTREAM 3 - MMC CATEGORY 1/2

Highrise systems - enhanced.

Options Available:	LOW RISE	7.4-18M	18-60M	ENHANCED ENERGY EFFICIENCY
> Castleoak	✓	✓		
> Rollalong Ltd	✓	✓		

WORKSTREAM 4 - MMC CATEGORY 1/2

Turnkey delivery of offsite systems.

BENEFITS OF USING SWPA FRAMEWORKS

RECOGNISED TECHNICAL EXPERTISE

Our technical expertise is built on continuous research by our team of technical specialists who consult with clients on the outcomes they need and suppliers on the range of available solutions.



KNOWLEDGE AND EXPERIENCE OF PROCUREMENT

Our organisation began half a century ago and over five decades we've developed and shaped our service to meet the evolving needs of our clients.



ONGOING PROJECT SUPPORT

SWPA technical and project management specialists continue to monitor every project through to completion, helping as much or as little as required, acting as an impartial observer, advisor and – where necessary – mediator, to help get the job done!



FAST AND EFFICIENT PROCUREMENT

The process of calling off projects and commissioning work from appointed companies is very efficient. Terms and rates have been agreed and even when a mini competition is required, the majority of contractual arrangements have already been finalised. Project work can start quickly.



FINANCIAL GAINS

Once awarded to an SWPA framework suppliers spend less time bidding, and more time delivering projects, so there is more money to pass on in savings to the client, in addition to the economies of scale achieved through the reach of SWPA frameworks.



COMMITMENT TO BETTER BUILDINGS AND HOMES

Our ultimate goal is helping our clients deliver better environments for the communities they serve, a goal we support through our frameworks that address every aspect of quality, and our selection of the most appropriate suppliers.

WHO CAN USE THE FRAMEWORKS

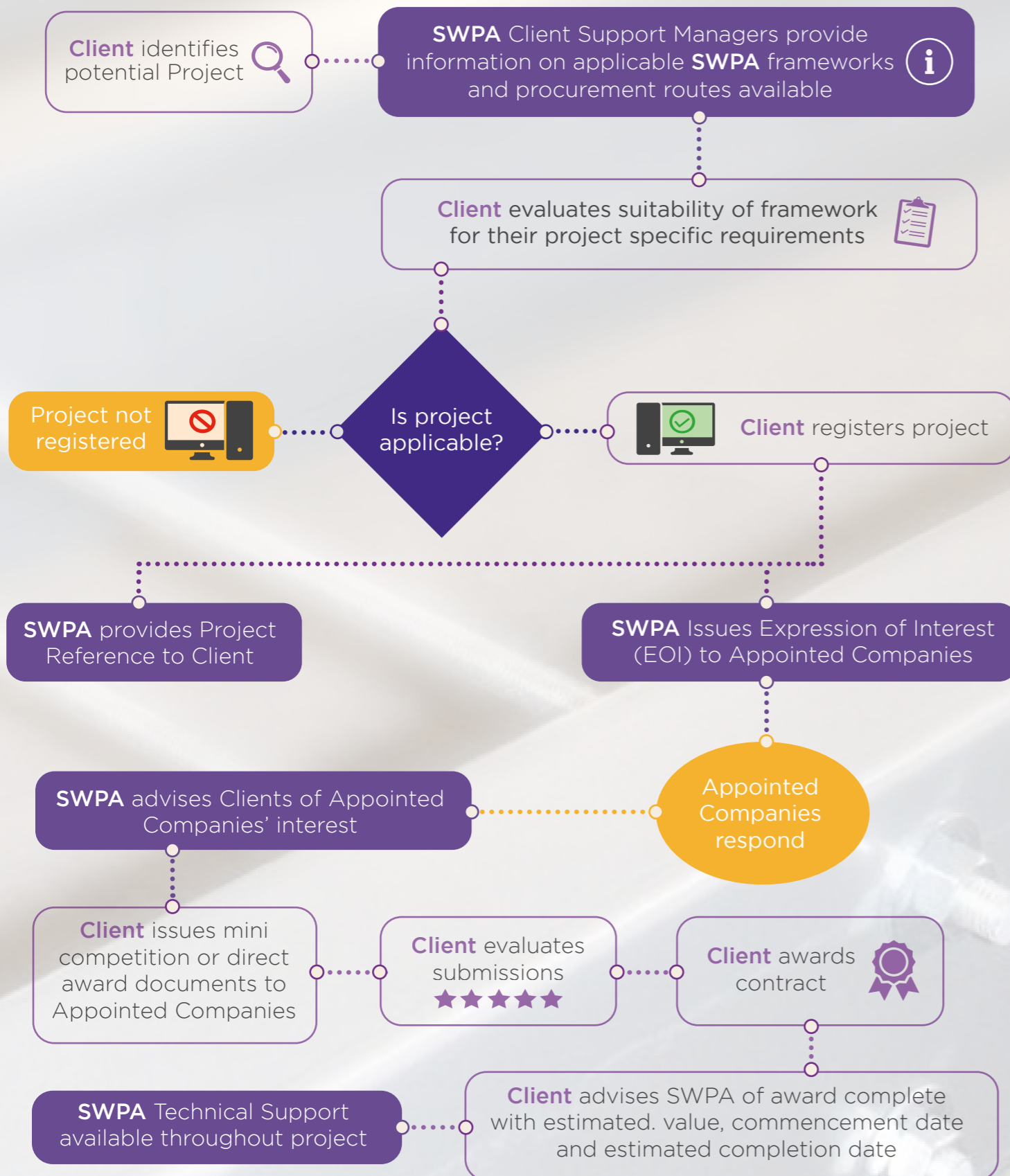
SWPA is a not-for-profit, governed by public law and a central purchasing body providing procurement services. Over 200 publicly funded organisations throughout England use LHC frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings.

- > Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities.
- > Registered Social Landlords (RSL), Tenant Management Organisations (TMOs) & Arm's Length Management Organisations (ALMOs)
- > Health Authorities, Councils, Boards and Trusts
- > Publicly Funded Schools
- > Universities and Further Education Establishments
- > Colleges
- > Police Forces
- > Fire and Rescue services
- > Registered Charities

Details of those contracting authorities identified are listed at www.lhc.gov.uk/24



THE PROCESS OF USING OUR FRAMEWORK



SWPA FRAMEWORK LIST

SWPA's OJEU compliant frameworks are FREE-TO-USE, and can be used by local authorities, social landlords and other public sector bodies to procure works, products and services for the construction, refurbishment and maintenance of social housing and public buildings:

- | Construction, Extension and Refurbishment
 - Offsite Construction of New Homes (NH2)
 - House Building (H1 Workstream 2)
 - Schools & Community Buildings (SCB2)
 - General Refurbishment (N7)
 - Modular Buildings (MB1)
 - Whole House Refurbishment and Improvement (WH2)
 - | Kitchens and Bathrooms
 - Supply of Kitchen Units & Worktops (K6)
 - | Energy Efficiency
 - Energy Efficiency & Refurbishment (N7)
 - Heating Services (HS1)
 - | Roofing, Windows and Doors
 - Pitched Roofing (PR3)
 - Flat Roofing (FR2)
 - Entrance Doorsets (C7)
 - Communal Entrance Doorsets (CED1)
 - Windows & Doors - PVC-U (U10)
 - Windows & Doors - Timber (T4)
 - | Consultancy
 - Offsite Project Integrator (OPI1)
 - South West Consultancy (H1 Workstream 1)
 - | Property Protection and Maintenance
 - Asbestos Services (AS2)
 - Fire Safety (FS1)
 - Vacant Property Protection & Associated Services (V7)
 - Water Management (WM1)
-
- Coming soon
- Energy Efficiency & Refurbishment (N8)
 - Windows & Doors - Aluminium (A7)



 01392 574 100

 www.swpa.org.uk

 info@swpa.org.uk

 @SWPAProcure

 [swpa-south-west-procurement-alliance](https://www.linkedin.com/company/swpa-south-west-procurement-alliance)

IN ASSOCIATION WITH:

LHC

Trusted procurement for
better buildings and homes