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A note from Clive Feeney Group Managing Director:

LHC Procurement Group is a solution-delivering procurement community that is building Britain's next generation of better quality, value-for-money, and affordable social housing. From our beginnings as a procurement framework solution to help London boroughs access better construction solutions, we have grown to be the largest procurement framework solution provider across the country. We offer a simple core service: we bring public sector buyers and suppliers together to build, refurbish, and maintain social housing and public property more efficiently. We offer cultivated frameworks and Dynamic Purchasing Systems (DPSs) that are free to use to local authorities, social landlords, and other public bodies.

We truly understand the challenges of delivering development and effective asset management in this sector. We offer bespoke solutions across England, Scotland, and Wales through brands that understand the nuances of each region.

As a not-for-profit organisation, we return any surplus to our clients to improve social value outcomes in accordance with our primary goal **'working together to deliver better buildings, homes and communities'** and actively contribute to community benefit initiatives.

Clive Feeney
Group Managing Director



What we do

- Our business is to work with social landlords and public sector building owners throughout Great Britain to deliver better buildings, homes and communities through improved procurement.
- We bring buyers and suppliers together to improve the efficiency and effectiveness of procurement within the built environment and to benefit the local community.
- We earn our income through a commission (a 'levy') on the total value of all procurements undertaken and return surpluses to our clients for investment in community benefit schemes.

LHC purpose

- Working together to deliver better buildings, homes and communities.

LHC values

- Our values uphold excellence through:
 - Integrity, respect, trust and transparency.
 - Knowledge and professional experience.
 - Being flexible, adaptable and creative.
 - Employing, developing and maintaining committed teams of happy and healthy employees.

LHC corporate goals

1. Deliver better buildings and homes.
2. Enhance local communities.
3. Engender a high-performing, happy and healthy workforce.

Business Performance
2023-24



Working together with (circa):

379
Clients



285
Suppliers



1358
Projects



Generating:

£536m
Turnover



£1m
Rebates



(Value of project products and services procured)

and invested in community benefit schemes

With a current workforce of:

64
Staff



61%
are female

86%
Collectively



In 2023 were satisfied with LHC as an employer, achieving individual annual performance ratings on average of 42 out of 50.0.

Part of the LHC Group, the South West Procurement Alliance (SWPA) brand was launched in October 2019. The relationship between the LHC Group and the local SWPA team gives SWPA

the unique position of having local knowledge and relationships, while also benefiting from additional resources and expertise from a national framework provider.

16

Frameworks

2

DPS'

56

Members

220+

Projects

To get more details on our products and services visit www.swpa.org.uk



The Scale of the Challenge

The exact scale of the task varies depending on who you ask, but we know it is huge. The social housing sector owns 4.4m properties in the UK, while – according to the Climate Change Committee – there are 1.9m non-domestic public buildings.

Pioneers in energy efficiency frameworks

Through LHC, SWPA has 30 years of experience in the energy efficiency sector, helping contracting authorities implement technical building measures and home improvement programmes.

At SWPA we are acutely aware of the impact of multiple pressures on social landlords, not least the need for a whole-house approach to decarbonisation and retrofit, the drive to adopt greater use of MMC in new build, and the overarching need to keep all residents safe and well.

Our energy efficiency frameworks provide contracting authorities with an easier route to procuring various new and emerging energy efficiency technologies and low-carbon retrofit services.

Implementing these efficiency measures is essential to help reduce fuel bills, improve asset value and performance, and deliver on our obligations to cut greenhouse gas emissions in line with the UK’s ambitious environmental targets.

Our response to the challenge. Retrofit and Decarbonisation (N9) framework

Our new Retrofit & Decarbonisation (N9) framework is the most important net zero framework, since LHC became a CLG.

It will be the successor to our successful Energy Efficiency Measures & Associated Works (N8) framework, which expires in November 2024.

It’s designed to support local authorities, housing

associations, schools, and other public sector organisations in delivering a range of energy efficiency and decarbonisation works, helping them with their journey to achieving net zero and improving the EPC ratings of their stock. This expertly designed framework has cemented social value initiatives at the heart of its procurement process.

Set to launch late 2024, N9 will be available nationwide through LHC’s five business units: Midlands, London and South East (LSE); Consortium Procurement Construction (CPC); South West Procurement Alliance (SWPA); Welsh Procurement Alliance (WPA); and Scottish Procurement Alliance (SPA).

ENERGY EFFICIENCY, DECARBONISATION AND RETROFIT

Building refurbishment and modernisation Energy efficiency consultancy

Our refurbishment and modernisation product offer includes both framework and Dynamic Purchasing System (DPS) options that give clients quality and flexible solutions to enable them to deliver important refurbishment, modernisation, and improvement works within and around their buildings to keep their assets well maintained.

The framework is split into a range of specific workstreams and multi-disciplinary options to provide flexibility to clients to engage with contractors most suited to the projects they have, as follows:

- Kitchens and bathrooms with associated repairs
- Landscaping and external works
- Electrical works
- Painting and decorating
- Multi-disciplinary works

Decarbonisation and energy efficiency measures

The Decarbonisation and Energy Efficiency framework allows local authorities, social landlords and other public sector bodies to source specialist suppliers for the delivery of a wide range of retrofit, decarbonisation and energy efficiency works.

Split into a number of individual measures covering all elements of the building, this framework provides the client with specialists to carry out the supply and installation of a range of solutions including:

- A range of internal and/or external insulation measures
- Domestic and non-domestic traditional, and renewable heating systems
- Low energy lighting
- Solar PV, and EV charging
- Ventilation

In addition, the framework provides access to main contractors who can deliver a whole house / fabric first approach, bringing together a range of retrofit works under a single project.

Our energy efficiency consultancy framework provides access to a range of specialist consultants who can assist clients with the drive to achieve net zero. The framework is split into a number of key disciplines, as follows:

Building Energy Policy & Strategy

To assist clients with developing their own strategy and approach to the management of their assets from an energy efficiency and management perspective. Typical services provided within this workstream include:

- Strategy Development
- Energy Surveys, Audits Monitoring and Targeting
- Independent Report on Metering Arrangements (IRMA)
- Domestic and non-domestic BREEAM Assessments (for existing buildings)
- Assistance with Funding and Finance

Project Management

A range of specialist technical and project support to help with the delivery of retrofit, decarbonisation and energy efficiency-related projects including project management, clerk of works, health & safety, and principal designer duties.

Asset Management, Project Specification and Procurement Support

Providing access to external consultants to assist with the assessment and categorisation of client stock and follow on project planning activities such as stock condition surveys and reports, project specification and procurement support.

Building Energy Certificates

Specialist contractors who can carry out assessments and provide a range of certifications such as

- Display Energy Certificates (DEC) and Advisory Report (AR)
- Energy Performance Certificates (EPC) Domestic
- Energy Performance Certificates (EPC) Non-Domestic

COMPONENT SOLUTIONS



Roofing systems

The Roofing Systems framework provides procurement solutions for the design, supply, and installation of roofing systems and associated works in all types of public sector refurbishment and new build projects. The framework scope provides the following options:

- Traditional Flat Roofing Systems
- Liquid Flat Roofing Systems
- Profiled Metal Roofing Systems
- Pitched Roofing
- Mixed roofing projects comprising a combination of the above

All are suitable for new installations and the removal of existing and replacement of roof coverings.



Kitchens and Associated Products

The kitchens framework has been developed to provide an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies to source specialist manufacturers for the design and supply of domestic and inclusive kitchens.



Windows and doors

LHC offers a portfolio of frameworks for the design and supply and installation of all types of windows and doors including:

- PVC-U Windows and Doors
- Composite Doors
- Timber and Composite Fire Doors
- Communal Entrance Doors
- Aluminium Windows, Doors and Curtain Walling
- Timber and Aluminium-clad Timber Windows

The frameworks are suitable for the refurbishment of all low, medium and high rise housing schemes, schools and colleges and all other public sector buildings.



CONSULTANCY SERVICES



Offsite integration

A comprehensive solution to help the public sector understand project risks and manage integration of all aspects of the delivery of offsite solutions for housing, care homes and student, NHS and ‘Blue Light’ accommodation plus manage the delivery of non-residential projects.



Consultancy services

Frameworks provide easy access to a range of professional disciplines, such as architects, project managers, employers agents, structural and civil engineers, quantity surveyors, clerks of works, health and safety advisors, EPC assessors and PAS 2035 & 2038.

Our consultancy solutions have been created to help public sector refurbishment and new build projects of all sizes build capacity strength, by providing access to a comprehensive range of high-quality consultancy services across multiple disciplines to the public sector, who can deliver projects across a range of public buildings including:

- Publicly funded schools, universities, and colleges
- NHS healthcare building
- Fire, ambulance, and police stations
- Public buildings and associated works
- Residential properties (when part of a mixed-use development)
- Student accommodation
- Commercial to residential conversions
- Community buildings
- Public offices



Engineering inspection services

Developed in response to new forms of engineering inspection that are now required by law, we developed a comprehensive framework to provide public sector bodies access to companies who are registered and qualified to carry out inspections on a UK-wide scale in accordance with insurance requirements.



Energy efficiency

Energy efficiency consultancy services allows local authorities, social landlords and other public sector bodies to source specialist consultants and suppliers for both the installation and retrofitting of energy efficiency measures and associated works in new and existing building both domestic and non-domestic.

CONSTRUCTION AND MAJOR WORKS

DOMESTIC

MMC New Homes Construction

The Modern Methods of Construction of New Homes framework provides a market-leading MMC solution for clients wishing to deliver a wide range of domestic accommodation projects using an offsite solution. The framework provides a wide range of high quality manufacturers and contractors, providing both 2D panelised, volumetric systems and adaptive pod solutions.

The framework caters for a wide range of domestic accommodation including:

- Low rise residential housing
- Care and supported living
- Medium and high rise developments
- Refurbishment, extensions and adaptations

Clients have flexibility to deliver their MMC project via a choice of project delivery models, tailored to their specific requirements and priorities including supply only, supply and installation or the ability to appoint a main contractor to provide a full turnkey solution. In addition, clients can engage with specialist contractors to carry out standalone groundworks and site preparation projects.

Low Carbon Offsite Housing Construction (LCH) Dynamic Purchasing Systems

This open market procurement solution created in partnership with Constructing Modern Methods (CMM) and Housing Festival enables all publicly owned bodies in the South West to access suppliers capable of providing low carbon solutions to housing construction.

SWPA's fully compliant Dynamic Purchasing System (DPS) is an open market solution designed to provide buyers with access to a pool of pre-qualified manufacturers and contractors in respect of Offsite Housing Construction work for use in public sector new build and development.

NON DOMESTIC

Public Buildings Construction and Infrastructure

The Public Buildings Construction and Infrastructure is available to all local authorities and other public sector bodies providing a comprehensive route to market for the construction of new buildings, extensions and the refurbishment of public buildings and associated infrastructure works including educational, healthcare, blue light, offices, community and leisure facilities.

This solution provides clients with access to quality contractors with experience in carrying out new build only, refurbishment only and a combination of new build, extension, refurbishment, conversion and mixed use development as well as associated infrastructure works to suit the needs of their project.

Modular Buildings

The Modular Buildings framework provides clients with access to a wide range of high quality manufacturers and contractors providing MMC solutions for non-domestic buildings.

The framework covers the design, supply, and installation of new permanent non domestic modular buildings, as well as the ability to purchase refurbished modular buildings. In addition the framework provides clients with the ability to source temporary modular buildings on a short, medium or long term basis.

Both non domestic frameworks contain value bands to ensure the list of potential contractors available are suitable for the size and scale of each project.

COMPLIANCE AND SAFETY

Fire safety

Our current fire safety framework comprises a suite of specialist fire safety services for both existing domestic and non domestic buildings.

Our comprehensive fire safety offering available, includes a wide range of fire safety services:

- Fire Safety Consultancy
- Fire Risk Assessments and Fire Safety Inspections
- Installation of Passive and Active Fire Protection
- Installation of Fire Suppression Systems
- Active Fire Protection Testing, Servicing and Maintenance
- Fire Suppression Systems Servicing and Maintenance
- Cladding Remedials and Replacement
- Waking Watch Services

Heating and ventilation services

This product provides specialist services to assist public sector clients in meeting their landlord responsibilities and the safe and efficient operation of their heating and ventilation systems.

- Gas Heating Systems Inspection, Servicing and Remedial (Domestic)
- Gas Heating Systems Inspection, Servicing and Remedial (Commercial)
- Ventilation Systems Inspection, Servicing and Maintenance
- HVAC (Air Conditioning) Servicing and Maintenance

Electrical Services:

This provides an efficient route to market for clients to ensure they are compliant with all necessary electrical safety regulations. These services are offered by a range of contractors across two lots:

- Fixed Wire Testing (EICR) and Remedials
- Portable Appliance Testing

Legionella control and water management

Providing clients access to specialist services for the testing, treatment, and management of legionella and other water borne pathogens within their buildings' water systems. Split across two lots:

- Water Hygiene Testing and Consultancy
- Water System Maintenance, Remedials and Associated Services

Property Protection and associated Services

Our framework provides access to specialist contractors offering a comprehensive solution for a wide range of property security and management services that reduce the time public sector properties stand vacant. Services include:

- Property Security and protection (both vacant and in use)
- General Property Clearance and Cleaning Services
- Specialist Cleaning and Clearance Services

Asbestos services

This framework provides public sector organisations access to a range of expert contractors to enable them to assess, manage and remove the risk of asbestos within their properties and fulfil their duties, in line with regulatory requirements. Split into three lots:

- Asbestos Consultancy
- Asbestos Surveys and Testing
- Asbestos Removals and Remedial

FRAMEWORKS

LIVE

Construction and Major Works

- Low Carbon Offsite Housing Construction DPS
- Modern Methods of Construction New Homes
- Modular Buildings
- Public Buildings Construction and Infrastructure
- Refurbishment & Modernisation
- Whole House Refurbishment DPS

Consultancy

- Consultancy Services
- Energy Efficiency Consultancy Services
- Engineering Inspection Services
- Offsite Project Integrator

Energy Efficiency, Decarbonisation and Retrofit

- Energy Efficiency Measures & Associated Works

Compliance and Safety

- Asset Safety and Compliance
- Fire Safety

Component Solutions

- Kitchens and Associated Products
- Doorsets, Fire Doors and Communal Entrance Doors
- Roofing Systems and Associated Works
- Windows and Doors - Aluminium
- Windows & Doors - PVC-U & Timber

IN DEVELOPMENT

Energy Efficiency, Decarbonisation and Retrofit

- Energy Efficiency and Decarbonisation



We deliver instant access to compliantly tendered and quality evaluated products, services and contractors.

Framework tender and award

Our technical specialists, working with our regional teams, carry out research into the products and services we identify as required by our public sector clients.

From this feasibility stage we draw up performance specifications and the tender documents.

- All PINs, contract opportunity and award notices are published on Find a Tender, Sell2Wales and public contracts Scotland (PCS)

Companies have open access to the tender and offer documentation (ITT) and are asked to respond to assessment questions covering:

- Company standing
- Financial standing
- Employment practices
- Environmental awareness
- Sustainability and social value
- Capacity and geographical range
- Technical and service capability
- Quality systems management capability
- Testing and certification
- Experience of supply to the public sector
- Specifications for products and services
- Pricing

A detailed evaluation report is prepared which shows the following for each tenderer:

- Weighted score under each heading
- Value for money index



The Appointed Companies

Within each lot and/or region, companies are appointed based on their scores and ranking.

Our aim is to give our clients a choice of approved framework suppliers to work with.

Numbers vary per framework, in line with anticipated demand and subject to the number of qualifying suppliers that can adhere to our strict criteria.

- All suppliers are notified of the results and the unsuccessful tenderers can choose to have a debrief to help improve future offers
- All PINs, contract opportunity and award notices are published on Find a Tender, Sell2Wales and public contracts Scotland (PCS)

Awarding 'call-off' contracts

When members and clients are ready to choose a framework supplier for an individual project, they should start the process by talking to our team. We can help with specifications prior to the start of a call-off procedure and encourage dialogue with framework suppliers. Then we will coordinate either:

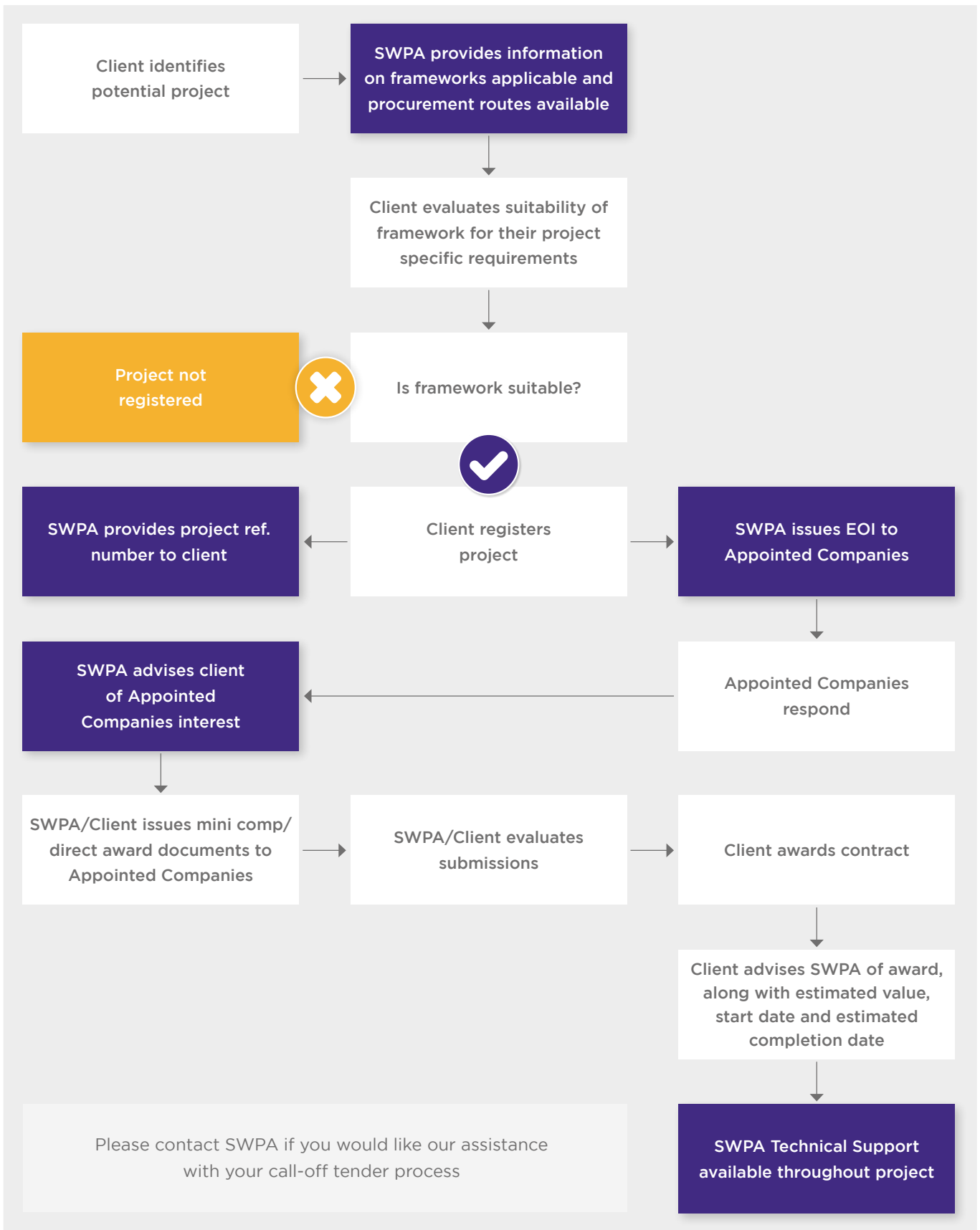
- A mini competition involving the eligible appointed companies which have declared an interest in the project, or
- A direct award made to a single company, with justifiable reasoning, without reopening competition. (We can provide the relevant framework evaluation report to assist with this decision).

Project and programme support

We provide support and technical assistance throughout the duration of a project or programme of works as required to ensure:

- High quality standards are maintained
- Expected service levels are achieved
- Project timescales are met
- Client and customer satisfaction is delivered

We actively pursue feedback on our projects in order to monitor the outcomes and strive to continually improve everything we do. We will be happy to meet you during the life of a project and after project completion to discuss how we, as well as the framework suppliers, could improve the level of performance.



LHC Procurement Group frameworks can be used by all publicly funded organisations across Britain. All contract notices are issued by LHC on behalf of our regional brands.

Our frameworks can be used by:

- Local authorities
- Registered Housing Providers
- Education authorities
- Publicly funded schools
- Universities
- Colleges
- Further education establishments
- NHS
- Emergency services
- Central Government departments and their agencies as listed



FLEXIBLE FRAMEWORKS



Our flexible frameworks are designed with Partners interests in mind:

- Addressing local, financial, quality, social value and sustainability objectives
- Options on technical specifications

A BENEFICIAL PROCESS



- Our partners will save many hours every year by using our frameworks
- Our partners gain back valuable time to focus on the needs of their communities

LHC and its regional organisations, like SWPA, are not-for-profit providers of procurement and delivery solutions to all public sector organisations.

Surpluses are reinvested into the communities in which we operate to achieve improved social value outcomes in accordance with our primary goal –

We work together with our members, clients, suppliers, and communities to ensure social value is delivered in many ways:

01

To develop organisational policies to promote improved social, economic and environmental outcomes.

02

To look at the ways and means by which social value can be achieved on all projects delivered through our frameworks, bearing in mind that each project and context can be very different.

03

To define a standard set of outcomes on all projects to ensure that additional value is generated for the communities.

04

To identify priority areas for local community benefit programmes funded by our surpluses.

‘Working together to deliver better buildings, homes and communities.’

Our regional business units operate across England, Scotland and Wales connecting construction companies, manufacturers, and service providers with the needs of our clients. We bring buyers and suppliers together, to build and maintain public property more efficiently and cost effectively, and to benefit local communities.

Our activity is guided by our regional committees which are made up of Local Authorities and Housing Associations from each of the regional areas we operate in.

As a not-for-profit organisation, surplus generated by our activity is returned to communities via our Community Benefit Fund, managed in partnership with our delivery partners. Each year, around £1 million is being invested in community projects. Projects are assessed with regard to benefits achieved, monetary investment and the social impact they have on the wider communities.

Benefitting The community

LHC, through our regional teams working in close partnership with our community and charity partners across the UK, manage our Community Benefit Funds to enable our partners to apply for funding to support charitable causes, activities, groups and projects which relate to the community benefit themes of:

- Social Mobility
- Individual Wellbeing
- Planet and Environment



Social Value is at the core of everything we do here at SWPA.

Being a non-profit organisation, we believe in giving our surplus back to our communities through our Community Benefit Fund. With a strong history of investing in the communities our partners serve, we are committing to strengthening our funding further and extending our impact through a targeted and transparent approach to delivering added social value.

Our mission is to improve lives and places through quality procurement solutions by maximising public benefit, re-investing surplus in communities, and through living our values.

Published in March 2024, our three-year Social Value Strategy, produced by LHC PG, defines our social value priorities and how we will work with our partners to deliver them.



Through partner and staff engagement we have identified three social value priority areas that, as a provider of construction frameworks in the public sector, LHC PG and SWPA are well placed to support and deliver.

Our social value priorities will be delivered through three key 'impact' areas. By leveraging the collective power of these three impact areas, we will deliver a meaningful and lasting impact for communities and the people who live within them.

- | | |
|----|------------------------------|
| 1. | Procurement with Added Value |
| 2. | Community Impact |
| 3. | Living our Values |



MEET THE SWPA TEAM



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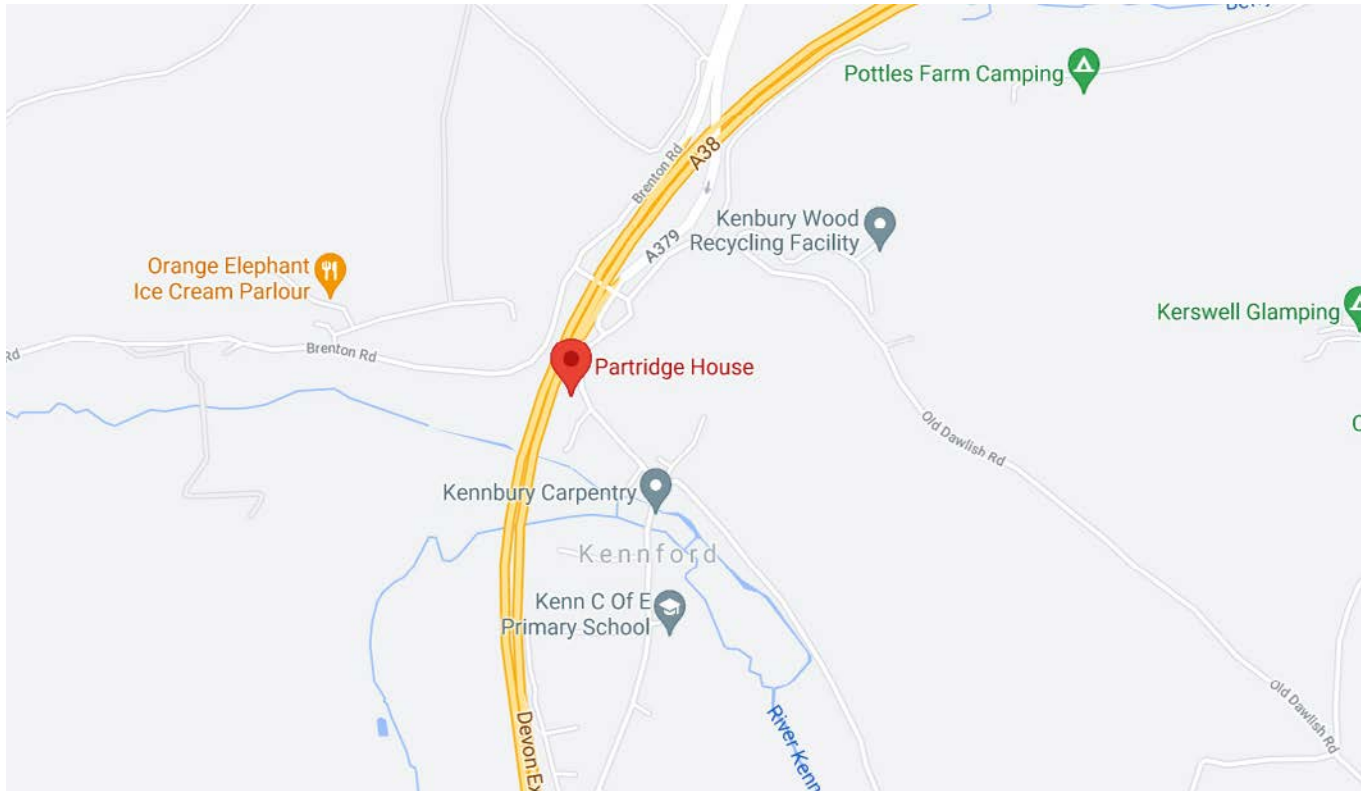
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