



THE ROAD TO NET ZERO

PROCUREMENT SOLUTIONS
FOR RETROFITTING SOCIAL HOUSING

INTRODUCTION TO SWPA

SWPA is a not-for-profit organisation offering procurement solutions through frameworks and DPS' that are compliant with OJEU and Public Contracts Regulations (2015), which can be used by all social housing providers.

SWPA's comprehensive portfolio of procurement products enable the delivery of a wide range of projects from the evaluation of homes to the delivery of individual retrofit measures or a full retrofit program.

All forms of funding, including the Social Housing Decarbonisation Fund, can be used to procure retrofit and energy efficiency works through SWPA products.

SWPA are proud to have collaborated with our appointed companies and clients to deliver these projects that have increased the energy efficiency of people's homes in the South West.



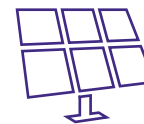
10

Retrofit projects in progress



2

Energy efficiency consultancy projects in progress



2

Solar PV programs completed



1

External wall insulation program completed



2

Energy efficiency consultancy projects completed

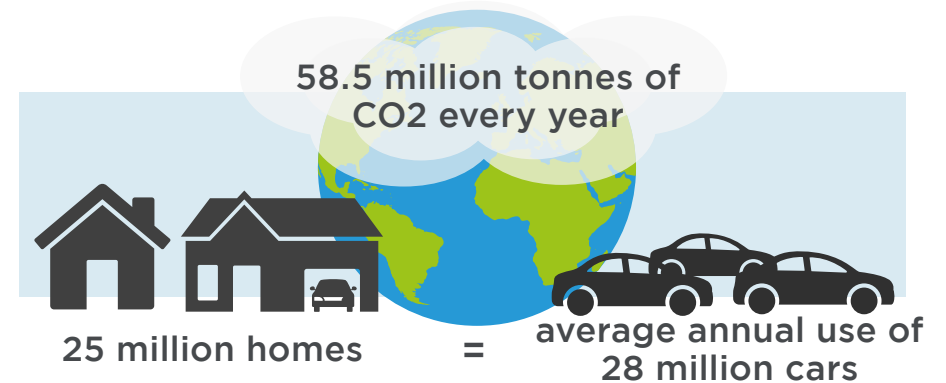
Improving the energy efficiency of homes has never been more important, the combined effects of the climate, and cost of living crisis' mean we must step up and deliver retrofit programs.

By 2050 all homes in the UK should be zero carbon with all social housing being least an EPC C by 2030. The costs to bring the 1.4 million social housing homes currently below EPC C to that standard are estimated at £28 billion, and the costs of bringing all 4 million social housing homes to a zero-carbon standard with deep retrofit are somewhere approaching £280 billion.



The government has pledged £3.8 billion to address the costs of retrofitting up to 2030. The second round of the Social Housing Decarbonisation fund will provide £800 million for two years between March 2023 and 2025. The bidding window will open in late August, bidders are expected to submit detailed plans of how and what they will deliver based on the guidance. Winning bids will be announced in Jan 2023.

Successful bidders will have to act fast to ensure that they can start delivering their projects as soon as possible and will have little time for lengthy procurement processes. At SWPA we have frameworks specifically for refurbishment and energy efficiency measures, our framework appointed companies have gained valuable experience on the previous grant programs and are ready to assist with the planning and delivery the works in an efficient and cost-effective manner.



[Research from the National Housing Federation \(NHF\)](#) calculates that England's 25 million homes – which produce 58.5 million tonnes of CO2 every year – are emitting the equivalent of the average annual use of 28 million cars.

The emissions from homes are so high due to a combination of gas central heating and poor insulation, meaning heat easily leaks out of homes which then require even more gas to keep them warm enough.

Consortium bids

With or without a grant funding, achieving value for money can be difficult – our processes are flexible enough to support the procurement of works that have been unlocked through consortium bids for all social housing providers.

Our products can also support demand between different social housing providers being aggregated, without any additional grant funding, to achieve maximum value for money by creating a pipeline of retrofit work.

This method of collaboration is supported by the [Gold Standard](#) and SWPA have accomplished great savings, as well as a valuable social value contribution by using demand aggregation with Magna Housing and Wiltshire Council to [build new homes](#).

ENERGY EFFICIENCY MEASURES & ASSOCIATED WORKS

N8

This framework comprises of 21 individual measures in workstream one, delivered in partnership with 17 appointed companies. Many of our appointed companies are qualified to deliver more than one of these measures. Workstream two enables all social housing providers to access multiple measures.

- Air to water heat pumps
- Biomass boilers
- Boiler optimisation technologies
- Building energy management systems
- Cavity wall insulation
- Commercial boilers
- Combined heat & power (CHP) or combined cooling & heat & power (CCHP)
- District heating interface units
- Electric heaters
- EV charging infrastructure
- External wall insulation
- Floor insulation
- Gas absorption heat pumps
- Ground source heat pumps
- Insulation materials (Loft)
- Internal wall insulation
- Lighting controls
- Rainscreen and cladding
- Solar PV with battery storage
- Solar thermal systems
- Traditional boilers



Using these 21 retrofit options, social housing providers can increase the energy efficiency of their properties, in line with the country's aim to be net zero by 2050. With the NEA stating that the price cap rise in April 2022 saw [2 million more UK households plunged into fuel poverty](#), totalling 6.5 million, this action also benefits residents by [reducing their heating bills](#).

This framework runs until 8th November 2024.

ENERGY EFFICIENCY CONSULTANCY

N8C

This framework is linked to our Energy Efficiency Measures framework, as a minimum for this framework were required to have the capability and experience to provide consultancy services for the delivery of the 21 energy efficiency measures.

This framework can provide services for:

| Building Energy Management | Building Energy Certificates |
|---|--|
| <ul style="list-style-type: none">• Building Energy Policy & Strategy Development• Energy Surveys and Audits• Monitoring and Targeting• Independent Report on Metering Arrangements (IRMA)• Chartered Surveyors Reports• Domestic and non-domestic BREEAM Assessments (for existing buildings)• Funding and Finance | <ul style="list-style-type: none">• Display Energy Certificates (DEC) and Advisory Report (AR)• Energy Performance Certificates (EPC) Domestic• Energy Performance Certificates (EPC) Non-Domestic |
| | Project Management |
| | <ul style="list-style-type: none">• Project Manager• Clerk of Works• Health & Safety• Principle Design duties• Health & Safety Advisors |
| Asset Management, Project Specification | |
| <ul style="list-style-type: none">• Energy Stock Condition Surveys and Reports• Product Specification and Procurement• Quantity Surveyors | |

This framework runs until 8th November 2024.

WHOLE HOUSE REFURBISHMENT AND ASSOCIATED WORKS

WH2

Some retrofit programs integrate well with asset management, this framework gives social housing providers the flexibility to add elements into this. With our multi-disciplinary workstream you can build a package of works suitable for your needs.

| Workstream 1 - Individual whole house refurbishment specialisms with associated works |
|--|
| <ul style="list-style-type: none">• Kitchens and bathrooms with associated repairs• Landscaping• Electrical works• Painting and decorating |
| Workstream 2 - Multi-disciplinary services |
| <ul style="list-style-type: none">• Heating and electrical• Disabled adaptations• Supply, renewal of gas fired central heating and upgrading of boilers• Electric heating installations• Roofing• Electrical wiring• Cladding• Renewal of windows and doors, including fire doors• Fire detection, suppression systems, sprinklers |
| <p>This framework has an associated DPS used for smaller value works, and to enable local SME's to still participate in projects as they can apply throughout the lifetime of the DPS.</p> |

This framework runs until 8th November 2024.

SWPA offer the following frameworks and DPS, in addition to those already covered in this guide.



Windows and Doors - Aluminium



Windows and Doors - PVC-U



Doorsets, Fire Doors and Communal Entrance Doors



Windows and Doors - Timber



Roofing Systems and Associated Works



Fire Safety



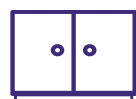
New Build Housing Construction



Offsite Construction of New Homes



Offsite Project Integrator



Supply of Kitchen Units and Worktops



Vacant Property Protection



Low Carbon Housing DPS



Engineering Inspection Services

COMMUNITY BENEFIT FUND

Public sector members of SWPA can nominate eligible groups, in their area, to receive a grant from our fund.

To date the fund has delivered £44,000 worth of grants to 31 individual community groups.

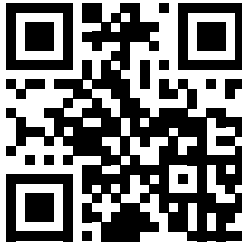


Rooftop Housing used our Energy Efficiency Measures and Associated Works framework to install solar PV on some of their properties, and because of this work we were able to award a grant to Goals Beyond Grass.



Operating in Gloucestershire, Goals Beyond Grass are passionate about helping disabled children and adults by reducing social isolation and engaging the whole community in accessible sport and social activities.

GBG venture out into the local community and beyond, offering sessions within schools, care homes, day centres, colleges, and universities. Participation in sport and physical activity increases self-esteem, develops social skills and team cohesiveness whilst also enhancing mental wellbeing.



SWPA SOUTH WEST
PROCUREMENT
ALLIANCE

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

In association with

LHC

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