



NEWS



Award Winning Partnership.



Together Housing Multi-regional Shared Loop Ground Source Heat Pump Project has just won the HEAT PUMP CITY OF THE YEAR (HPCY) Award.

Together Housing's Shared Loop Ground Source Heat Pump Project fought off stiff competition from 110 cities across 27 countries around the world to be crowned Heat Pump City of the Year.

The Heat Pump City of the Year (HPCY) Award is an EHPA project which recognises the most efficient, smart and sustainable Heat Pump project at local level.



We are delighted to receive this award from the European Heat Pump Association. This has been Together Housing's first major commitment to heat pump technology and it will make a great difference to our tenants' carbon impact. The project paves the way for a much wider application of heat pumps as we move away from fossil fuels in our properties.

Patrick Berry
MD Together Energy Services



Background

Working with Together Housing we recognised early on the important role that GSHP and, specifically, shared loop installs would play in helping landlords address fuel poverty and climate change across their stock.

That's why we were the first framework service provider to procure a social housing focused suite of GSHP frameworks. After supporting Together Housing Group to use this framework to successfully deliver a small pilot project of 120 units to test the solution, we were asked to help develop a procurement approach that allowed them to have ultimate control and visibility over the products used and the installation standards

required – a traditional 'contractor supply and install' tender wouldn't cut it here.

We were able to run a procurement to identify which heat pump manufacturers were to be specified across a wide range of

properties using a stringent performance based specification and evaluation process testing not only performance of the product and physical size of units but also the ongoing support available from manufacturers to Together Housing Group's yet to be appointed installation contractor, their in house maintenance teams and 'help desk' staff as well as tenants on using their new heating systems.

As this project needed to be contractor supply and fit so as to attract the lower rate of 5% VAT, we were also able to agree the commercial rates that manufacturers committed to supply to any installation contractor at. This process identified Kensa Heat Pumps and NIBE as the specified manufacturers of heat pumps up to 6kW output and over 6kW outputs respectively.

By comparison, the installation mini-competition process was more straight forward and, testing quality and cost on a 60 /40 split, Kensa Contracting were appointed as the most economically advantageous tenderer.

Again, key considerations in the evaluation were how the contractor would work with Together staff and residents to ensure systems were handed over defect free and everyone knew how to operate them most efficiently and respond to service and maintenance queries.



Additional complexity...

Given the scale of the programme, it was only to be expected that the complicated got even more complex as the schemes and buildings from years two and three of the programme were brought into the frame.

One such scheme, the Daisyfield Towers (3 tower blocks in Blackburn) required a revised approach to hot water storage and the solutions originally explored were deemed financially unviable and the 180 households were to be considered for more traditional solutions and removed from the project.

Through Procure Plus' supply chain relationships we were able to propose an alternative solution which proved both technically and financially viable which that ensured residents were able to benefit from the new low cost GSHP heating systems.



As well as the different GSHP equipment needed, Daisyfields also required sprinklers and a fire alarm system installing too.

Together were able to procure from our dedicated Fire Risk and Mitigation framework a specialist sprinkler installation company to their exacting specification, with full design liability resting with the specialist and with full visibility of rates.

These contracts were executed as a sub-contractor package to Kensa Contracting with collateral warranties in place between the specialists and Together. Kensa Contracting undertook a managing contractor role, coordinating delivery along with their own installation programme to minimise disruption to

residents of having repeated contractors in the buildings and also reduce costs to Together through paying for rework and repeated prelim costs. Schemes Plus was utilised to transact all the elements of materials, labour and subcontract packages to ensure transparency and reference to the original tender documents was maintained and delivered on site.

Use of the Procure Plus frameworks and Schemes Plus has provided full transparency and control over all elements of this project, as well as cost certainty to Together over the duration of the programme, on myriad property types and with varying install and materials requirements. Using a web-based portal means the whole project team could access the project information and details at any time



Together Housing Multi-Regional Shared Loop GSHP Project - is the largest social housing heat pump installation programme in the U.K. Once finished the scheme will benefit up to 1,500 households across several counties in the North of England and so far 473 properties have been completed with 510 more to complete this year. The project is fighting two important battles at once, addressing fuel poverty and climate change by using shared loop ground source heat pump technology to provide more efficient and reliable heating which reduces energy consumption, residents' bills and carbon emissions.

David Kemp
Sustainability and Growth
Procure Plus



during the project to monitor financial progress and identify any issues at a time when they can be proactively addressed.

This is becoming more and more important as remote working looks set to be a big part of future plans and new technologies mean project teams need to work even closer to ensure the service is delivered excellently at the right price. The value of storing data in one place that can be accessed for years to come cannot be underestimated and when you couple this with support from a team of construction professionals who have access to this data across the country this is an exciting prospect for the continued delivery of low and zero carbon technologies in the future. The flexibility that our frameworks allow, coupled with our web-based purchase to pay platform, Schemes Plus, really came into the fore here.



At Procure Plus we are increasingly working with landlords on projects that have multiple specialist contractor requirements. Daisyfields was initially a GSHP project that was identified could benefit from sprinkler and alarm system installation. Together Group wanted to appoint a principal contractor but retain control over the specialist sub-contractors and through the framework we procured each package to facilitate this all tied together under one contract. Landlords are finding it more and more important to have direct relationships with the full supply chain and using an OJEU compliant framework to select them. In the new, emerging world of remote working our web-based schemes plus system was also utilised to process the various valuations and ensure commercial oversight of the project was available to all stakeholders in real time.

Krystle McCarey
Project Coordinator
Procure Plus

