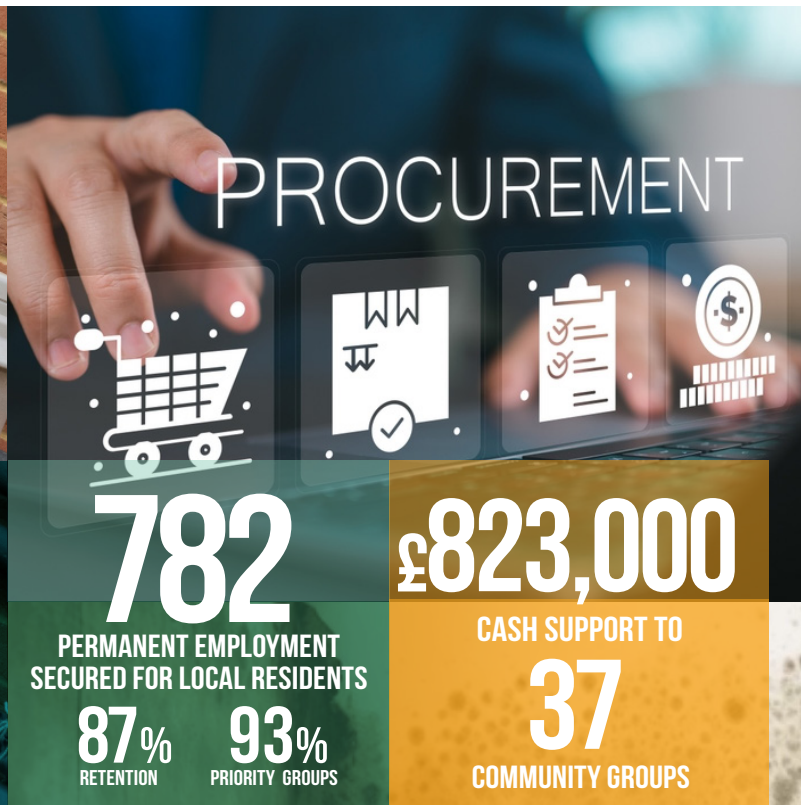
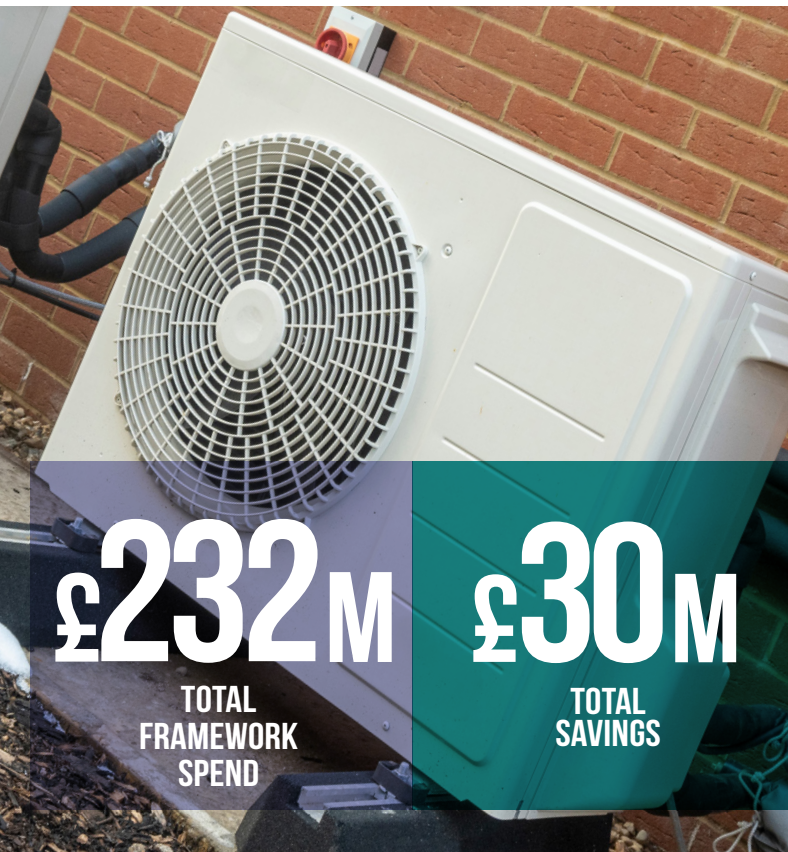


vfm 2025



INVESTMENT DELIVERY

decent homes

Landlords
are spending

**26%
MORE**

on decent homes
type works

Decent Homes 2 is still awaited, but product life cycles and a desire to ensure decency means many landlords cannot wait and are awarding large-scale contracts for elements such as kitchens and roofing. **Procure Plus** has continuously developed specification and value in these areas, realising savings on their standard specification and landlords are investing those into additional works, improving the tenant offer and extending the life cycle for the future. This is illustrated in the table below, showing the difference between a **Procure Plus** base cost and what landlords on average are spending.

	NUMBER OF PROPERTIES	UNIT COSTS 2024/25	
		BASE	AVERAGE
Kitchens	2,104	£4,026	£4,981
Bathrooms	1,980	£2,794	£3,226
Heating	7,960	£1,579	£2,076
Roofing	1,322	£6,977	£9,409

retrofit works

HUG FUNDING

ALLOCATED
£42,285,372

DELIVERED
£27,851,065

SHDF FUNDING

ALLOCATED
£29,341,994

DELIVERED
£29,341,994

WARM HOMES
SOCIAL
HOUSING FUND
ALLOCATED
2025/26
£47M

WARM HOMES
LOCAL
GOVERNMENT
SCHEME
2025/26
£22M

Following the challenges of the heavy administrative burden and slow processing on HUG funded works, **Procure Plus** facilitated collaborative discussions between landlords, gathering experience and feeding it back to DESNZ. It is hoped this coordinated feedback across the housing sector will be heeded allowing optimum delivery for future funding streams, where **Procure Plus** is already seeing a strong pipeline develop across next year and beyond.

damp & mould and consultancy services

The raised awareness around damp and mould has led to a significant increase in landlords seeking specialist contractors to identify the source and install measures to prevent re-occurrence. **Procure Plus's** structure approach, utilising consultants to assess and local contractors to deliver the works has enable landlords to capture a much greater level of information on the condition of the homes in their portfolio in a cost-effective way whilst dealing with the issues at source. One of the responses has been to use savings generated in decent homes works to increase ventilation measures, proactively preventing future maintenance requirements.

6,603

VENTILATION
MEASURES
INSTALLED

32,470

STOCK CONDITION
SURVEYS
COMMISSIONED

SME

92% of our decent
homes work was
delivered by Small and
Medium Enterprises

Planned investment activity changing lives in the community



Women and Manual Trades (WaMT) aims to increase the proportion of women within construction and building trades. WaMT supports women currently working in construction trades, as well as those aspiring to enter the industry. We also assist employers and trade bodies seeking to address the gender imbalance in their workforce. Carrie, a 37-year-old woman working in the social housing maintenance sector, faced significant challenges on her path to securing her dream job. When offered redundancy in her mid-30s, Carrie made the bold decision to enroll in a maintenance college course. However, without prior work experience, finding an employer proved difficult. Through WaMT's 3:2 Programme, which provides female students with paid work placements during their college studies, Carrie gained valuable hands-on experience. The programme offered her the opportunity to work two days a week with contractors on site, enhancing her skills and helping her build a network in the industry.

'MY BIGGEST ACHIEVEMENT IN LIFE IS COMPLETING MY APPRENTICESHIP AND END POINT ASSESSMENT'

Carrie successfully completed her apprenticeship and now works as a maintenance operative with Jackson and Jackson, a contractor she was introduced to through the 3:2 programme. Simply visit the PP website to read Carrie's full story.

PROCUREMENT ACT

CLARE TETLOW
PROCUREMENT

The eagerly anticipated Procurement Act went live on the 24th February 2025. Procure Plus welcomes the new legislation and are busy adapting our service to customers to support with the additional activities that will be required. We are excited to be procuring our first framework agreement under the Act currently out to market with our Low and Zero Carbon Technology frameworks which will be available for call off from November. All our existing routes to market are still current and will run under the old legislation until their expiry.

Procure Plus continue to lead the NW Communities of Practice as part of the Housing roll out from the Cabinet Office. Should any procurement teams wish to join, please contact clare.tetlow@procure-plus.com.

LOW & ZERO CARBON
TECHNOLOGIES
FRAMEWORKS
**RENEWING
NOVEMBER
2025**
.....
ACT NOW

FRAMEWORK	EXPIRY DATE
Framework Agreement for Fire Risk and Mitigation Works and Services	19/05/2026
Framework Agreement for Goods and Materials (Planned Maintenance Works)	31/07/2028
Framework Agreement for Installation and Repair (North West and Midlands)	31/07/2028
Framework Agreement for Merchant and Distribution	27/02/2029
Framework Agreement for Fleet Management Services	07/11/2030
Framework Agreement for The Supply and Installation of Low & Zero Carbon Technologies	21/11/2025
Framework Agreement for Waste Management Services	29/03/2027
Framework Agreement for Servicing and Repair of Gas and Renewable Heating Equipment	04/07/2028
Framework Agreement for Plant and Tool Hire	06/02/2028
Framework Agreement for Installation and Repair (North East, Yorkshire and Humberside)	22/10/2029

DYNAMIC PURCHASING SYSTEMS	
Dynamic Purchasing System for Retrofit Programme Delivery Services	23/02/2029
Dynamic Purchasing System for Consultancy Services	23/02/2029
Dynamic Purchasing System for Commercial Retrofit	23/02/2029
Dynamic Purchasing System for Water Hygiene Services	03/11/2028
Dynamic Purchasing System for Installation and Repair Works (Midlands)	05/01/2029

SOCIAL VALUE REPORT

782 PEOPLE
SUPPORTED INTO
EMPLOYMENT
DURING THE YEAR

87% OF PEOPLE
STAYED IN WORK
FOR AT LEAST
3 MONTHS

93% OF PEOPLE WERE
FROM AT LEAST
ONE OF OUR
CUSTOMER'S
PRIORITY GROUPS

292 EMPLOYERS HAVE
ENGAGED AND
PROVIDED
EMPLOYMENT
FOR CANDIDATES

301 PEOPLE ENGAGED ON
PP COURSES TO
SUPPORT PEOPLE INTO
EMPLOYMENT WITHIN
THE CONSTRUCTION
INDUSTRY

£832,000

WAS COMMISSIONED BY RE:VISION/PP
WITH 50 LOCAL COMMUNITY AND
VOLUNTARY ORGANISATIONS ACROSS
PP CLIENT NEIGHBOURHOODS

£471,268

EXTERNAL FUNDING
SECURED

TO ENHANCE SOCIAL VALUE ACTIVITY

3.4
EMPLOYMENT
OUTCOMES
PER £1M OF SPEND



With the skills gaps high on the sector agenda, Procure Plus has been working with City and Guilds to deliver subsidised upskilling training to operatives within our landlord communities.

We have supported **208** PEOPLE in the following disciplines:

- Scaffolding
- Career in plant
- Green electrical upskill package
- Air source heat pump installer package

£482K
OF TRAINING COSTS SAVED



Over the last 4 years, Procure Plus has worked with the Construction Industry Training Board as an onsite experience hub and has supported

1,324 PEOPLE INTO
EMPLOYMENT

in the construction industry. We have now secured the next phase of funding and are looking forward to supporting

A FURTHER **365** INTO WORK over the next 12 months.

Ruby's remarkable achievements



School wasn't the right fit for Ruby. Having not attended school for the last three years, missing years nine, ten and eleven, Ruby became NEET (not in education, employment or training).

She was referred to the Kings Academy by Flintshire County Council's progression team, she told them that she struggled to concentrate in big environments, if there are a lot of people or a lot of noise, and they assured her that the class size would be no greater than five, this convinced her that she could commit to the programme. It became clear that the environment offered at Kings Academy was what she needed to flourish. With newfound motivation and self-belief, Ruby's confidence has soared. This hands-on experience is not only accelerating her learning but is also opening doors to new opportunities that once felt unreachable.

Ruby said: "I can't express how much this opportunity has changed my life, I would never have gone to college and don't know what I would have done with my time instead."

Ceri, course leader, Kings Academy said: "We are so very proud of Ruby's achievements so far and looking forward to her continued success and celebrating gaining her qualifications."

Simply visit the PP website to read Ruby's full story.

COMMERCIAL UPDATE

diverse market pressures

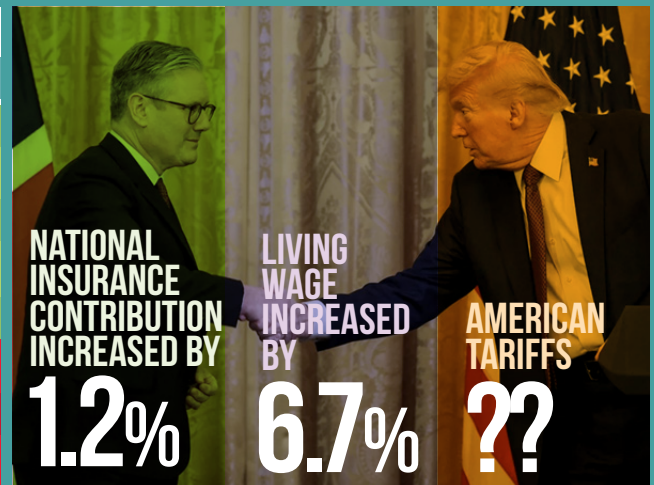
Differing pressures have affected the supply chain this year. The commodity market has been relatively stable with many elements reducing over the year and the position of the pound ending the financial year relatively stronger against the Euro and American Dollar. Shipping prices have increased considerably over the year, and this looks set to continue driven by the uncertainty of the American tariffs. In the UK the increases in national insurance contribution and living wage is starting to impact the supply chain and price changes have been received with this as a direct justification.



DAVE TAYLOR
SUPPLY CHAIN

commodity pricing table

COMMODITY	MAY-24	MAY-25	UOM	CHANGE
GAS	67	65	P/KWH	-3.08%
OIL	\$83	\$61.39	\$ BARREL	-35.20%
ELECTRICITY	7.98	7.78	P/KWH	-2.57%
STEEL	\$590	\$550	\$ TONNE	-7.27%
COPPER	\$10,000	\$9,500	\$ TONNE	-5.26%
ALUMINIUM	\$2,350	\$2,590	\$ TONNE	9.27%
POLYMOR (PLASTIX)	2,640	2,720	POINTS	2.94%
CONTAINER COSTS	\$1,900	\$4,000	1 UNIT	52.50%



Procure Plus continue to work with the supply chain to understand how these changes directly impact their products and to maintain our market leading price position. The supply chain welcome this interaction and particularly the level of data Procure Plus is able to provide around pipeline and transparency.

	PP INFLATION	MARKET INFLATION
MATERIAL	0.5%	5%
LABOUR	1.6%	

“The data we receive from Procure Plus and particularly Schemes Plus is vital to our business to be able to plan our forward strategy. With the demand in many sectors down is it key to understand that housing is buoyant and can still be used to baseline our production lines”

KEITH RIDDING – REGIONAL SALES DIRECTOR, GEBERET

Collaborating with our supply chain and contractor partners to reduce their risk and ensure continuity of work has kept our pricing market leading and widened the gap between PP and the others

Commercial activity supports community regeneration



Embassy is a Greater Manchester based charity that helps people break the cycle of homelessness by providing a home, skills training and wraparound support. Re:vision has awarded match funding to enable Embassy to increase its capacity and support more people - including women - by recruiting two Resettlement Workers, Pip and Kathy.

Since Pip and Kathy were recruited, Embassy has reported that the number of people they are working with has steadily grown. Over the last three months, one person has completed a college course, six people have either started or continued on a training course, and one person has secured his CSCS card, enabling him to work on a building site with the brickwork company who are building Embassy Village - Embassy's purpose built village which will soon begin construction.

Embassy staff have found that women take a little longer than men to move on to independence, so the extra staffing capacity which Re:vision funding allows has helped enable them to continue to support those who need it. Embassy has been able to increase the number of social events they hold for residents and found that this is helping them to gain the trust of some of the people they work with, and that as a result, activities like budgeting sessions and preparing for employment are getting better engagement.

Simply visit the PP website to read Embassy's full story.

RESPONSIVE REPAIRS

constantly improving operative efficiency

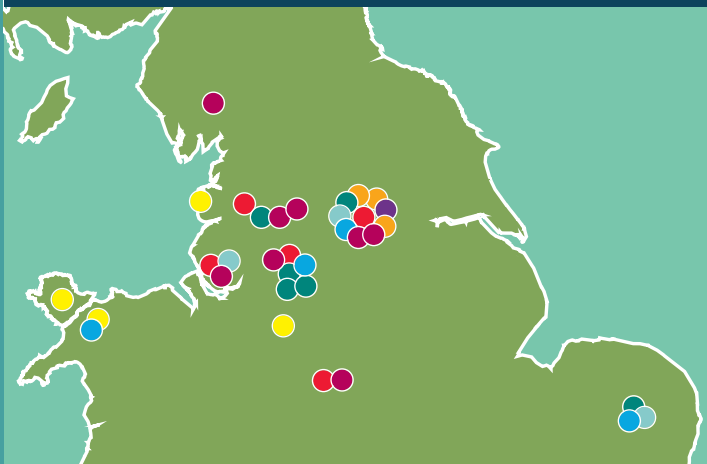
IAN HALFORD
FRAMEWORK

We are now providing the responsive repairs materials to landlords across the country utilising 9 merchants and managing relationships with over 50 direct manufacturers.

The drive to achieve a value for money service has never been greater and we have been exploring efficiencies in delivery models and

the effective use of data to ensure operative efficiency is constantly improving. In the financial year we have transacted over 4.1 million items, managing 58% of items as core catalogues. This activity and our service provision has enabled us to generate savings across several key areas and support 113 people distant from the labour market into employment.

active responsive materials call offs



contract savings per annum

INITIAL
PROCUREMENT
SAVING **3-6%**SYSTEM
VALIDATION
SAVINGS **1%**CATALOGUE
MANAGEMENT
SAVINGS **2-3%**PRICE
MANAGEMENT
SAVINGS **2%**TOTAL CONTRACT
SAVINGS PER ANNUM **8-12%**

Sadie's story in North Yorkshire



Smart Works Leeds supports women across all areas of Yorkshire, from a range of backgrounds, into employment. They provide unemployed women with the interview training and support, coaching, and the interview and work clothing they need to get a job and change the trajectory of their lives.

Sadie, in North Yorkshire, was suddenly let go from a job she'd started after relocating, and this severely impacted her confidence. When the Smart Works team met her, she was in the middle of a rigorous job search. Sadie has a background in teaching but was struggling to find any teaching roles to apply for. She felt that her age was the main barrier to her finding work, as well as being in a new and unfamiliar city. She told the Smart Works team that she was very worried about securing work quickly so that she could pay her bills and support herself and her two children..

Sadie said: "Smart Works is amazing. All the staff were welcoming, happy to listen and made me feel relaxed. When I came to see them, I had lost faith in my own abilities. I was feeling quite low and they made me feel positive. It was a great experience" Sadie is now working as a Kitchen Designer for a Kitchen Manufacturing Company and she has been in post for six months. Sadie said: "Smart Works is positive, empowering and supportive. They gave me a massive confidence boost, at a time when my confidence was very low."

Simply visit the PP website to read Sadie's full story.