

# vfm

# 2026



**£230M**

TOTAL  
FRAMEWORK  
SPEND

**£30M**

TOTAL  
SAVINGS



**803**

PERMANENT EMPLOYMENT  
SECURED FOR LOCAL RESIDENTS

**£898K**

CASH SUPPORT TO

**84%**

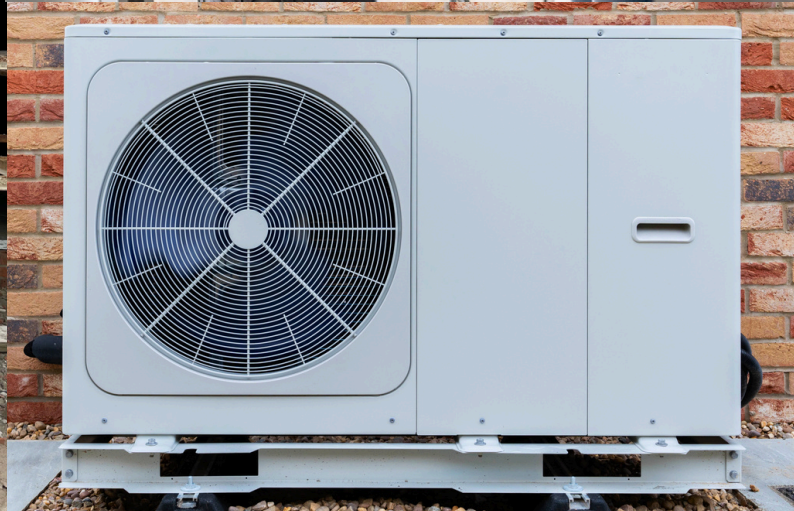
RETENTION

**79%**

PRIORITY GROUPS

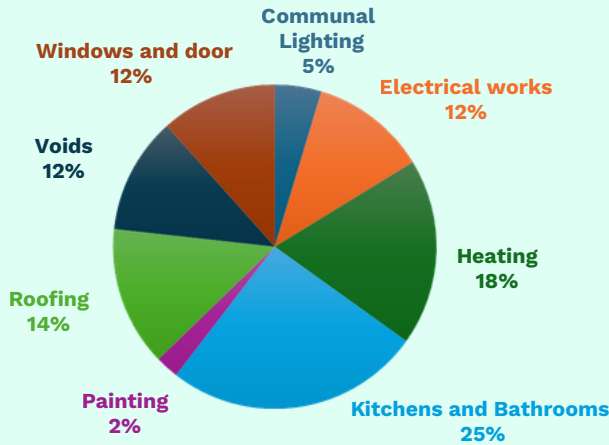
**41**

COMMUNITY GROUPS



There has been a clear movement from landlords to commence with traditional decent homes type works with the following streams being procured. Landlords have also opted for longer term arrangements with the average call off duration being **2.3 years**.

### Workstreams procured during the financial year:



We are expecting elements such as external wall works to increase and are ensuring contractor capacity to deliver the new standards.

## Market Volatility



**MARK HOLT**  
COMMERCIAL  
MANAGER

### Labour:

“We are seeing a lot of resource movement between contractors, particularly in the site supervision roles. To address this landlords are awarding longer contracts to ensure continuity for site teams and ensure quality is driven upwards with the stability it brings.”

### Materials:

“Supply chain demand across all sectors was down and this led to a cautious approach to price change from our framework suppliers to our housing customers. This is now starting to change with the war in Iran and increasing cost bases but is being addressed by temporary surcharges that can be removed when the market stabilises.”



**DAVID TAYLOR**  
SENIOR SUPPLY  
CHAIN MANAGER

2025/26 Inflation	PP	CPI	RPI
Labour	0.8%	3.3%	4.1%
Materials	1.6%		

Despite the market volatility the commercial team have worked hard to maintain the Procure Plus prices as market leaders and this is demonstrated by the inflation numbers.

## Stock condition survey evolution

With the new Decent Homes Standard (DHS), stock condition to assess adequacy are becoming more complex including additional assessments such as:

- Health and Safety Rating System (HHSRS)
- Minimum Energy Efficiency Standards (MEES)
- Damp and Mould with returns in line with Awaabs Law
- Photographs of key elements

Alongside the need to stay within legal timeframes and align with decarbonisation plans.

This data is critical to creating effective asset strategies to maintain compliance and deliver customer expectations. Whilst AWAABS law and the consumer standards have made reacting to conditions within properties essential, the move to the new DHS by 2035 will bring greater strategic consideration. PP has considerable experience in data management and shaping the insights needed alongside the skills and experience to build cost effective asset strategies and plans. Combining these with the PP routes to market, supply chain management and support within housing communities will continue to deliver best value through the financial challenges that these changes will bring.

## Cost streams

	UNIT COSTS 2025/26	
	LOWEST DELIVERED*	PP FRAMEWORK AVERAGE
<b>Kitchens</b>	£3,949	£4,971
<b>Bathrooms</b>	£2,946	£3,594
<b>Heating</b>	£1,826	£2,172
<b>Roofing</b>	£8,935	£10,191

\* Average cost delivered by one landlord for a project

Procure Plus supported Casey, a care leaver, through training and a work placement, leading to an apprenticeship and paid employment with Casey Group.



“

Despite having no previous site experience, he quickly adapted, showed real potential, and made a great impression with the team.

-John, Casey Group.

”

Our Retrofit Programme Delivery Services DPS has been particularly popular this year with call offs across the country. The potential to admit contractors during the term has enabled us to grow our level of SME engagement in each region and ensure competitions deliver the optimum solutions from the local markets.



**THOMAS HAGUE**

**SUSTAINABILITY & BUILDING SAFETY LEAD**

## Improving the energy efficiency of homes across the country

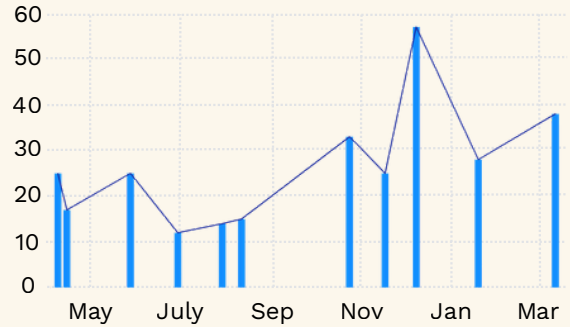


The evolution and learning has been incorporated into our new Low and Zero carbon framework that is now live and active. Last financial year also saw the conclusion of several funding streams (HUG, SHDF, LADS) and the commencement of the next ones. We have been busily procuring works under the Warm Home social housing fund and Local grant and have commenced delivery late in the operational year.

## Retrofit bidding trends

We have seen good levels of activity in this market for the new funding streams using the retrofit DPS. The spike you see from December coincides with the announcement to conclude the ECO funding works as contractor capacity quickly increased in the retrofit arena.

Number of bidders (May 25 - Mar 26)



## Cost streams

	UNIT COSTS 2025/26	
	LOWEST DELIVERED*	PP FRAMEWORK AVERAGE
ASHP	£9,160	£9,739
GSHP	£23,091	£23,266
PV	£3,766	£6,271
Battery	£1,887	£2,607
External Wall Insulation	£15,716	£25,379

\* Average cost delivered by one landlord for a project

Procure Plus supported Kane into construction through Skills Academy training and a work placement, leading to a full-time External Wall Insulation trainee role.



“ Since starting on site, the team have been really good with me and I have been trained in installing fire pins, boarding, applying mesh and using a trowel. I now want to apply myself, learn more, get an NVQ and become fully qualified.

-Kane

## Customer journeys across the regions

### Midlands

“

The service from the Procure Plus team from inception to practical completion has been excellent. Having a trusted partner working with us throughout the term ensures that issues are addressed quickly and efficiently and this is essential in effective delivery of large scale retrofit.

-Rob Johnson, WMCA.

”

### North East

“

The service we've received throughout has been nothing short of exceptional. Sharon and the team have been consistently professional, extremely thorough, and clearly committed to meeting tight deadlines. Their support, attention to detail, and responsiveness have made the entire process smooth and reassuring, and I've been genuinely impressed with the standard of work delivered.

-Adam Pearce, North Star.

”

Several of the projects that were held at Gateway 2 in the last financial year have been progressing well this term with the replacement of cladding systems and ground source heat pump installations being delivered to ensure residents are safe and warm in their homes.

Landlords are starting to concentrate on lower rise buildings with the demand for compartmentation works increasing during the year and several long term projects being procured. Our new Building Safety and compliance works and associated consultancy framework is now live covering both regional and national requirements for all building safety design and works.



Pendelton Fire Remediation Works

## Lift framework added to compliance offering



We have added a framework for the design, supply and maintenance of lifts to our suite of compliance solutions. The framework contains specialist suppliers and ensures we have routes to market for all compliance needs.

## Innovation and efficiency



Our commercial team are constantly interacting with the market to identify new innovative ways to address the challenges in the sector. Several landlords were introduced to Tic Mould Control who provide a unit that sprays rooms with a solution that kills all the spores to make the area safe to both the residents and operatives as they treat the problem.

## Cost streams

	UNIT COSTS 2025/26	
	LOWEST DELIVERED*	PP FRAMEWORK AVERAGE
Sprinklers	£4,071	£4,148
Compartmentation works	£489	£574
Alarms	£1,218	£1,408
Damp and mould	£204	£1,017

\* Average cost delivered by one landlord for a project

Procure Plus supported Tyler into construction by funding his CSCS and COTS training and connecting him with an employer, leading to a full-time scaffolding role.



“

Getting this job has made a huge difference to me. It's completely changed my life as it's my first job, I'm earning money, I can treat my Mum and pay rent.

-Tyler

”

# MAKING A DIFFERENCE IN COMMUNITIES



## Social value report

803

OF PEOPLE SUPPORTED INTO EMPLOYMENT DURING THE YEAR

79%

OF PEOPLE STAYED IN WORK FOR AT LEAST 3 MONTHS

504

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

£898K

WAS COMMISSIONED BY RE:VISION/PP WITH 41 COMMUNITY AND VOLUNTARY ORGANISATIONS ACROSS PP CLIENT NEIGHBOURHOODS

84%

OF PEOPLE WERE FROM AT LEAST ONE OF OUR CUSTOMERS PRIORITY GROUPS

361

EMPLOYERS HAVE ENGAGED AND PROVIDED EMPLOYMENT FOR CANDIDATES

£590K

EXTERNAL FUNDING SECURED TO ENHANCE SOCIAL VALUE ACTIVITY

3.4

EMPLOYMENT OUTCOMES PER £1M SPEND



## YEP programme

Procure Plus has been working with authorities in Greater Manchester to establish a Youth Employment Pathway programme. The YEP programme works to build capacity with local alternative (education) providers by providing resources to develop the interventions needed to see young people excluded from mainstream education progress to become 'EET not NEET@' (in education, employment or training rather than Not in education, employment or training). The groundbreaking approach has seen 93% of young people not just start jobs, apprenticeships or college courses, but to crucially stick at it.

## Keeley goes to Downing Street

Procure Plus has worked in a variety of prisons for over 15 years, and in 2025 worked with HMP Styal to establish the first construction workshop in a women's prison. Keeley Danson, Procure Plus' strategic partnerships lead, has worked closely with HMP Styal since 2021, and in 2025 became the chair of the employment advisory board at Styal prison. As part of this role, Keeley was invited to No10 to meet David Lammy (deputy prime minister) and Lord James Timpson (prisons minister). Along with other EAB chairs, Keeley was able to discuss how having employers directly involved in the training and resettlement offering in prisons has a significant impact on women gaining real employment and reducing reoffending.

## HMP Styal

Rachel attended a construction course funded by PPH at HMP Styal in November 2025, where she gained her CSCS card and valuable hands-on practical experience. Following an employer event, she was offered a ROTL (Release on Temporary Licence) position with one of the contractors and has been working with them since January 2026. Feedback from all parties has been incredibly positive, and as a result, she has been offered the opportunity to continue in her role with the contractor upon her release.

“ Rachel is really succeeding in her role in construction and can see a much brighter future on release thanks to the training and ongoing support from PPH ”

-Lauren - Prison Employment Lead at HMP Styal



## Merchants

Our merchants solution:

- Uses van stock profiling and core stock analysis to ensure high-usage items are in the right branches, improving first-time fix rates.
- Partners with landlords and merchants to deliver social value, provide tailored insight reporting, and resolve day-to-day issues efficiently.
- Maintains pricing control, benchmarking quarterly to flag inflation and maximise manufacturer contract value, delivering **total contract savings of 10%**.

## Waste

“Through using Procure Plus and Sommers Waste Services via the Procure Plus Waste Management Framework, we were able to procure and mobilise with minimal disruption to our operations. We would recommend the Procure Plus Waste Framework to any similar organisations to ourselves at Connect.”

-Steven Cusworth, Service Manager Planned and Estates Maintenance, Connect Housing

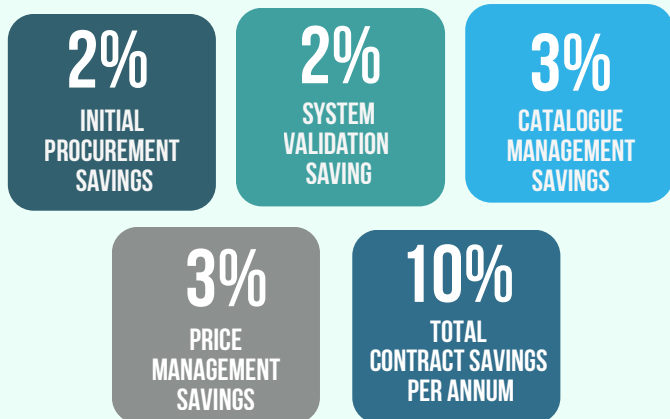


## Fleet

“We are extremely pleased with the service from PPH all the way through from quotation to delivery, perfect vans for our needs, the knowledge of the sector and over all experience have been excellent, we were working to a tight and challenging time scale that PPH managed to adhere to and deliver the vans on time with no issues. It goes without saying we intend to use PPH again for our future fleet requirements.”

-Daniel Rooke, Portus.

## Contract savings per annum



## Meet Vicky: Our New Responsive Repair Manager

My experience spans supply chain, procurement, contract management, logistics, fleet, and plant and tool hire. I joined the housing sector in 2014 with Great Places, where I carried out an options appraisal on materials services to identify inefficiencies and recommend improvements.



**VICTORIA BERRY**  
RESPONSIVE REPAIRS  
FRAMEWORK MANAGER

Following its success, the service expanded commercially, securing an external contract with Trafford Housing Trust. I have also worked within a national merchant as a Project Manager and as a Contracts Manager for a housing association, giving me a full understanding of the sector from both supplier and customer perspectives.

This led to developing and delivering an in-house distribution centre, covering everything from site setup and systems to supplier procurement and van stock management.

**Coming from the housing sector and responsive repairs what attracted you to the role at procure plus?**

Procure Plus is a customer-led organisation that offers far more than a typical framework provider, supporting customers from options appraisal through to contract delivery. We tailor responsive repairs solutions to each organisation's needs, ensuring value for money while taking the complexity out of the process.

The role gave me the opportunity to use my experience across the responsive repairs sector to support multiple landlords. I understand that while organisations often share the same goals, every landlord's requirements are different. My experience across the sector means I can deliver data-led recommendations that provide visibility, control, efficiencies, and cost savings.

**What have you been working on at Procure Plus, and what stands out about working here?**

We are not just a compliant route for responsive repairs spend; we work closely with our customers and suppliers to ensure all aspects of the contract run efficiently and support continuous improvement and efficiency gains. What stands out most is the level of data I have access to, which makes it easier to identify opportunities and drive ongoing improvements.

