

CHIC CONFERENCE & EXHIBITION 2025

HOUSING MATTERS NOW

People & Building Safety– Creating a Resident First Approach

Chaired by: **Mark Easton**, BBC

Mike Rennie, Specifications Manager, Dorsuite

Jonathan Parkes, Director of Asset Management &
Building Compliance, Epic Housing

Gary Clay, Head of Operations, Novus

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SYNERGIZE

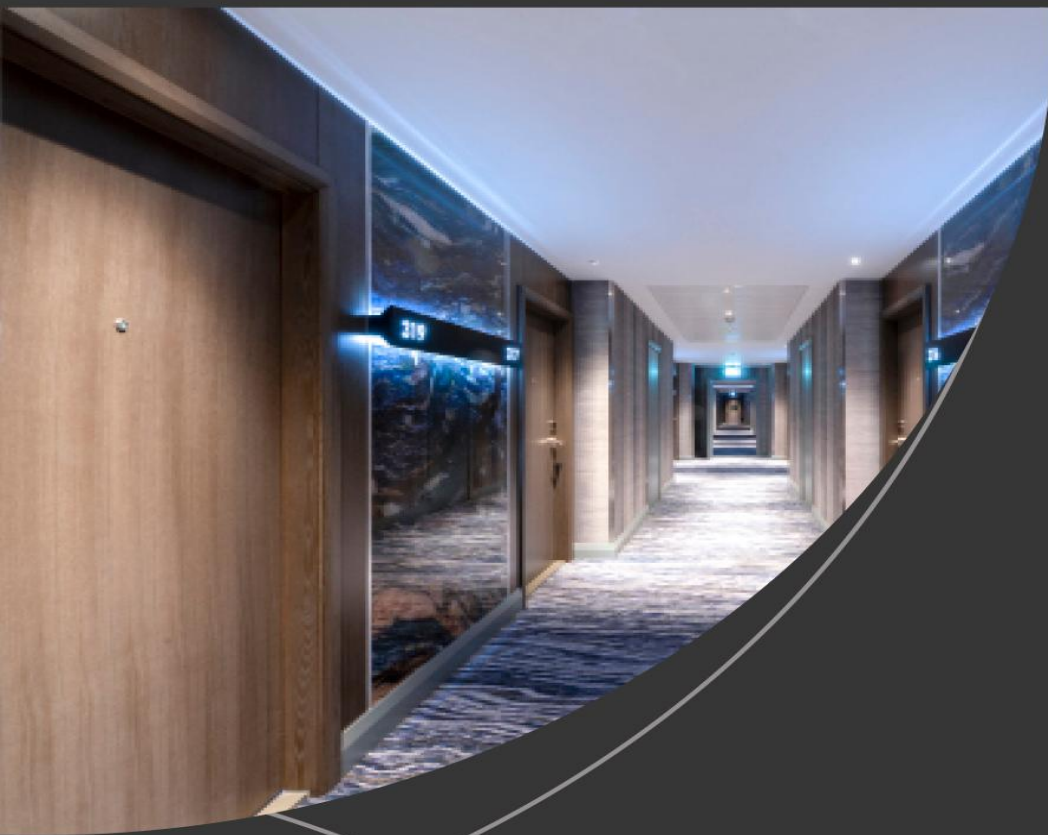


Opening Doors to Better Lives

A resident first approach

MIKE RENNIE

21 May 2025



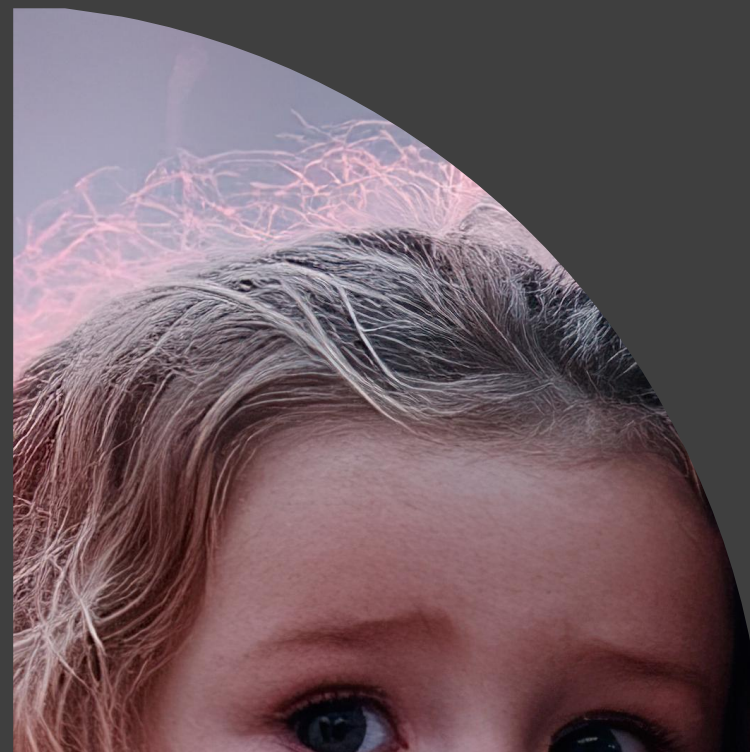
Mike Rennie
Specification Sales Manager, DorSuite

“Safety starts at the door, but trust is built far beyond it.”



A photograph of three men in maroon polo shirts at a trade show. The man in the center is facing forward, wearing a lanyard with a badge that says "DorSuite Hall & Tawse". The man on the left is seen from the back, and the man on the right is in profile. They are all engaged in conversation. The background is slightly blurred, showing other people and trade show booths.

Why Resident First?



*“Safety is Not Just
Technical... It’s
Emotional”*

What Does a Resident-First Mindset Actually Look Like?

01

Starting engagement early
not after decisions are made.

02

Involving residents
in material and design choices when possible

03

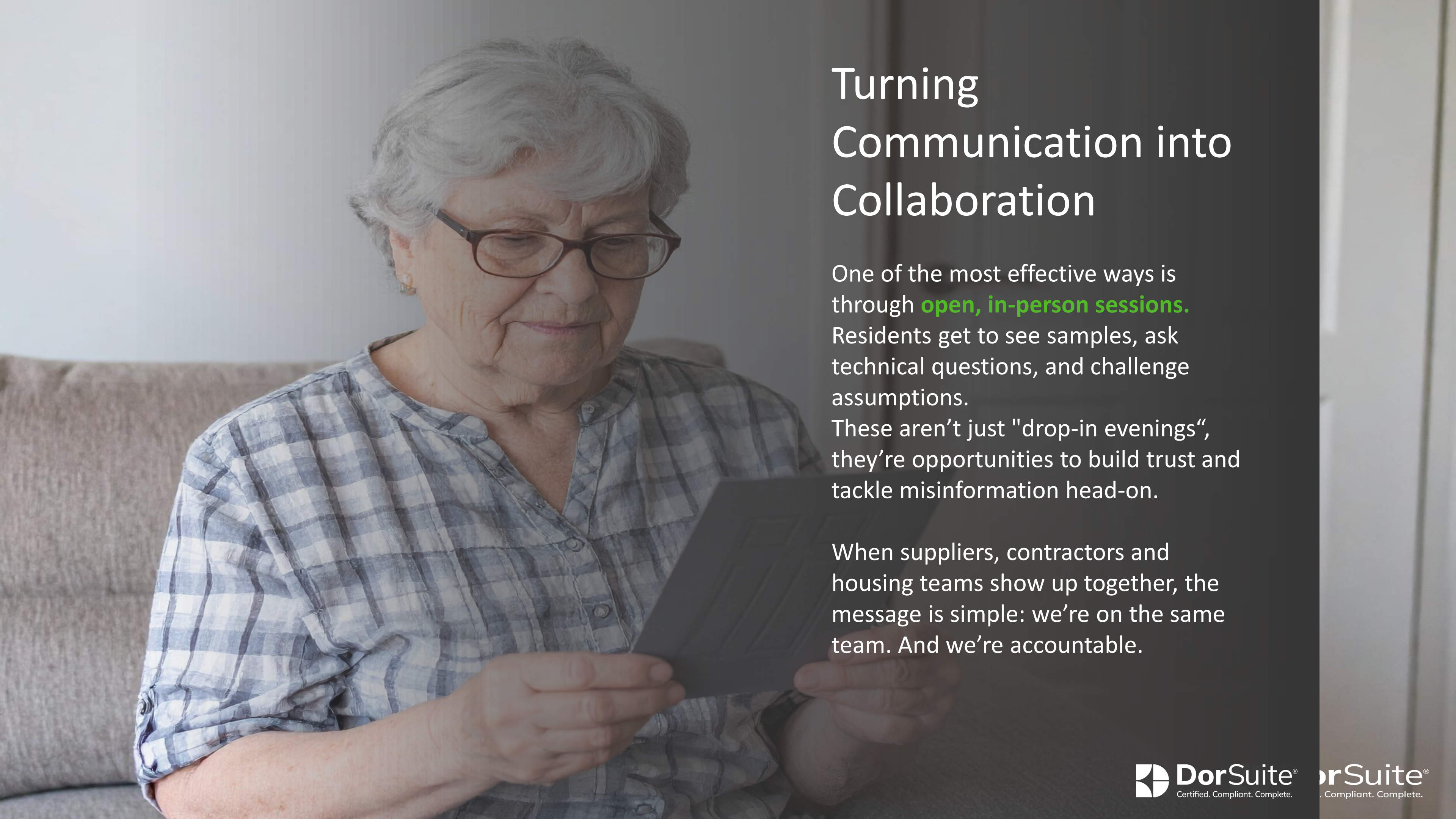
Explaining the 'why'
behind upgrades—not just the 'what'

04

Ensuring that information is clear
practical and jargon-free

05

In-person interactions,
face to face makes a difference to trust.



Turning Communication into Collaboration

One of the most effective ways is through **open, in-person sessions**.

Residents get to see samples, ask technical questions, and challenge assumptions.

These aren't just "drop-in evenings", they're opportunities to build trust and tackle misinformation head-on.

When suppliers, contractors and housing teams show up together, the message is simple: we're on the same team. And we're accountable.

Responding to Individual Needs... Not Just Households



The Role of Ongoing Support, Not Just Installation





**Building Trust is the
Hardest Work, and the
Most Important**

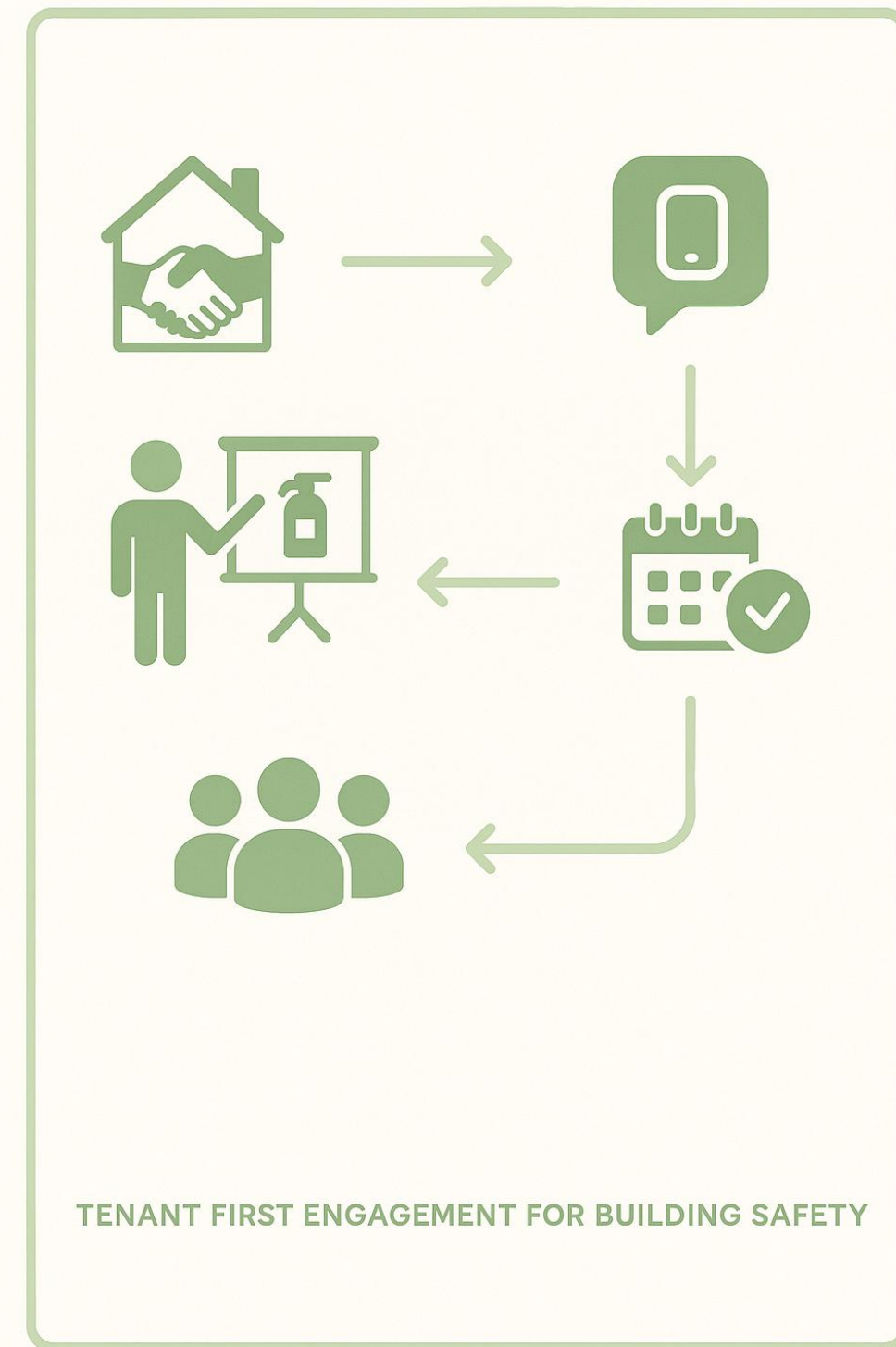
People & Building Safety – Creating a Tenant First Approach

EPIC

Jon Parkes – Director of Asset Management & Building Compliance

Reframing Safety – People first, not paper first.

- Safety is more than compliance.
- It's about trust, wellbeing, and dignity.
- Tenants are **stakeholders** in their homes.



Consumer Standards – Safety & Quality Standard

Requires the landlord to:

- Have accurate, up to date and evidenced understanding of their homes
- Provide safe and good-quality homes that are well-maintained.
- Meet all statutory health and safety responsibilities.
- Be proactive in identifying and addressing safety issues.

Focus on engagement, prevention, and accountability, critically it shifts the focus from ‘tick box’ compliance to proactive tenant informed delivery. Standards are interdependent.

What ‘Tenant First’ Looks like

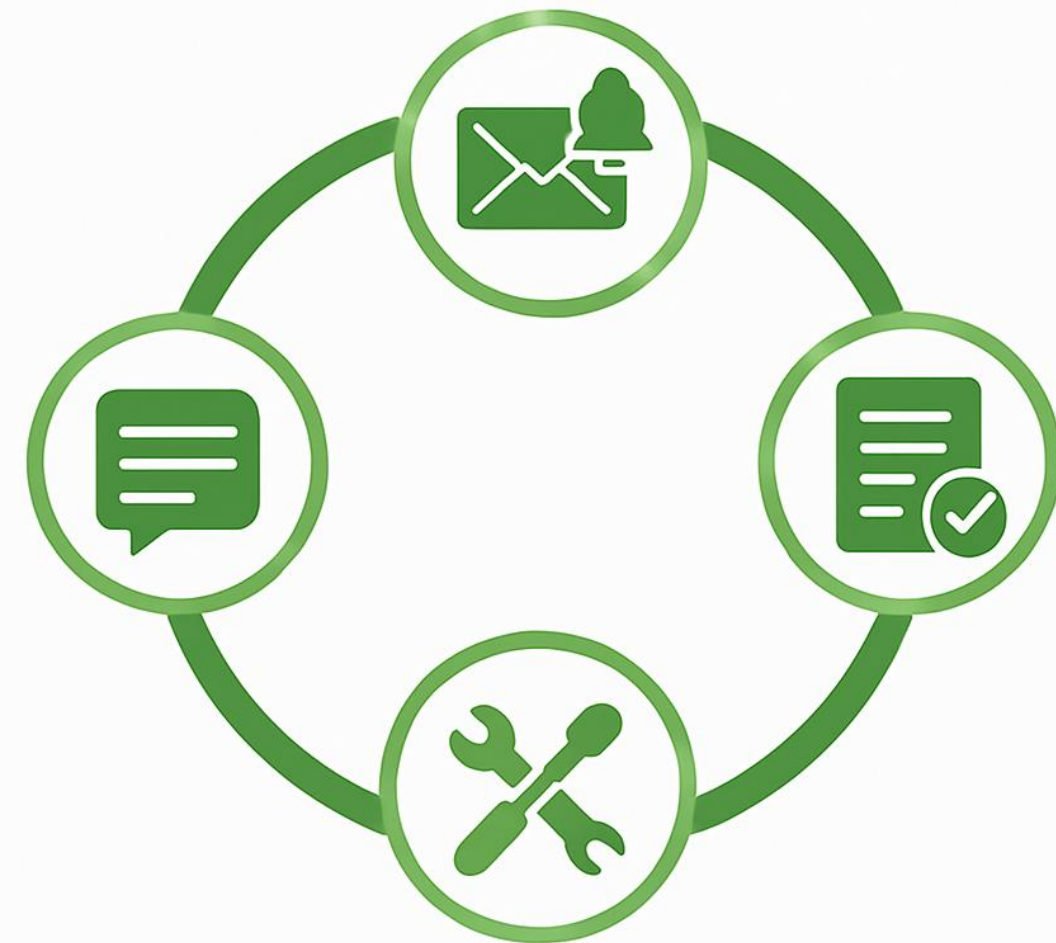
Requires three commitments:

- **Visible Accountability:** Tenants need to know who is responsible for their safety—and how to contact them. This includes named contacts, not faceless departments.
- **Co-Design and Listening:** We must treat tenants as partners in safety, not passive recipients. Listening sessions, safety walkabouts, and local tenants panels help build shared ownership of safety.
- **Beyond Technical Compliance:** Consider the mental and emotional impact of safety failures—damp, structural issues, cladding concerns. Peace of mind is as important as structural integrity.

Tenant Voice drives action

- Embedding tenants in decision making process
- “If it affects them, it should involve them.”
- Feedback shaping investment priorities
- ‘Closing the loop’

CLOSING THE LOOP KEEPING TENANTS INFORMED



Managing Competing Pressures

Balancing Budgets Without Sacrificing Safety - regulatory deadlines, decarbonisation, stock condition data, and limited budgets.

So how do we stay tenant first without losing grip?

- **Data-led Prioritisation:** Use risk-based models to target interventions where they're needed most. Triangulation of Property & People Data is key and supports access.
- **Transparent Trade-Offs:** If something can't be done now, *communicate why, what will be done, and when.*
- **Integrate Safety into All Projects:** Whether retrofitting or repairs, safety must be non-negotiable, not an afterthought.

Safety is Emotional

- Ultimately, this is about more than systems and sensors—it's about how people *feel*.
- A compliance certificate doesn't guarantee peace of mind.
- Damp, leaks, fire risks affect physical and mental wellbeing.
- Tenants' perception of safety is as important as the structural reality

People & Building Safety

Creating a Resident First Approach



Gary Clay, Head of Operations – Midlands & South East

21st May 2025



Implementing a Resident-First Approach

Establish Who...

Customer (Resident)

- Prioritise their needs and perspectives
- Promote a sense of ownership and involvement
- Gain trust and buy-in

Neighbourhood Officers

- Collaboration with our client's, they should know the customer best
- Aided by long-term approach & strategic partnerships

CLO (Customer Liaison Officer)

- Align contractors people with the correct client contacts
- First and ongoing point of contact advocating for the resident
- Potential to employ from within the customer base / community for key roles



Customer Journey & Induction

Importance of Communication

Effective communication strategies are crucial for sharing important safety information to the community. This starts with correct notification and a detailed customer induction visit

Form tenant profile and jointly agree a plan

- Ask and listen. Capture correct data and confirm
- Understand vulnerabilities and adapt
- Explain improvements - utilise case studies – sell not tell
- Educate on potential hazards - be honest
- Provide regular updates in agreed format

Building Trust

Transparency fosters trust, supporting a safer more connected customer

- Respect homes
- Keep promises
- Understand needs



Wider Role of Contractor

Community Events & Integration

- Open houses, see real case studies
- Coffee mornings – Retrofit as an example, especially isolated sites
- School or Community training, raise awareness of works

Supply chain integration

- Extension of the Novus workforce
- Shared values and behaviours
- Demonstrate competency and compliance

Client integration

- Handover information
- How we gather and retain information for asset management

Training

- Competency and compliance
- Future-proofing – future maintenance requirements / on-going support

Educate and facilitate training

- Future-proofing – future maintenance requirements (EWI)
- Guidance and usage for new technology (smart controls)



Welcoming Innovative Safety Measures

Smart Technology Integration

Integrating smart technology into homes can offer significant improvements to monitoring conditions and ensuring correct maintenance of buildings

IoT Devices for Safety

IoT devices can help to provide real-time data and alerts, enhancing response times to repairs to non-safe conditions and encouraging customer interaction

Customer buy-in

Innovative safety measures will not be as effective where the customer can not or will not support the correct usage or interaction. It requires trust and education for buy-in



Continuous Improvement and Feedback Loops

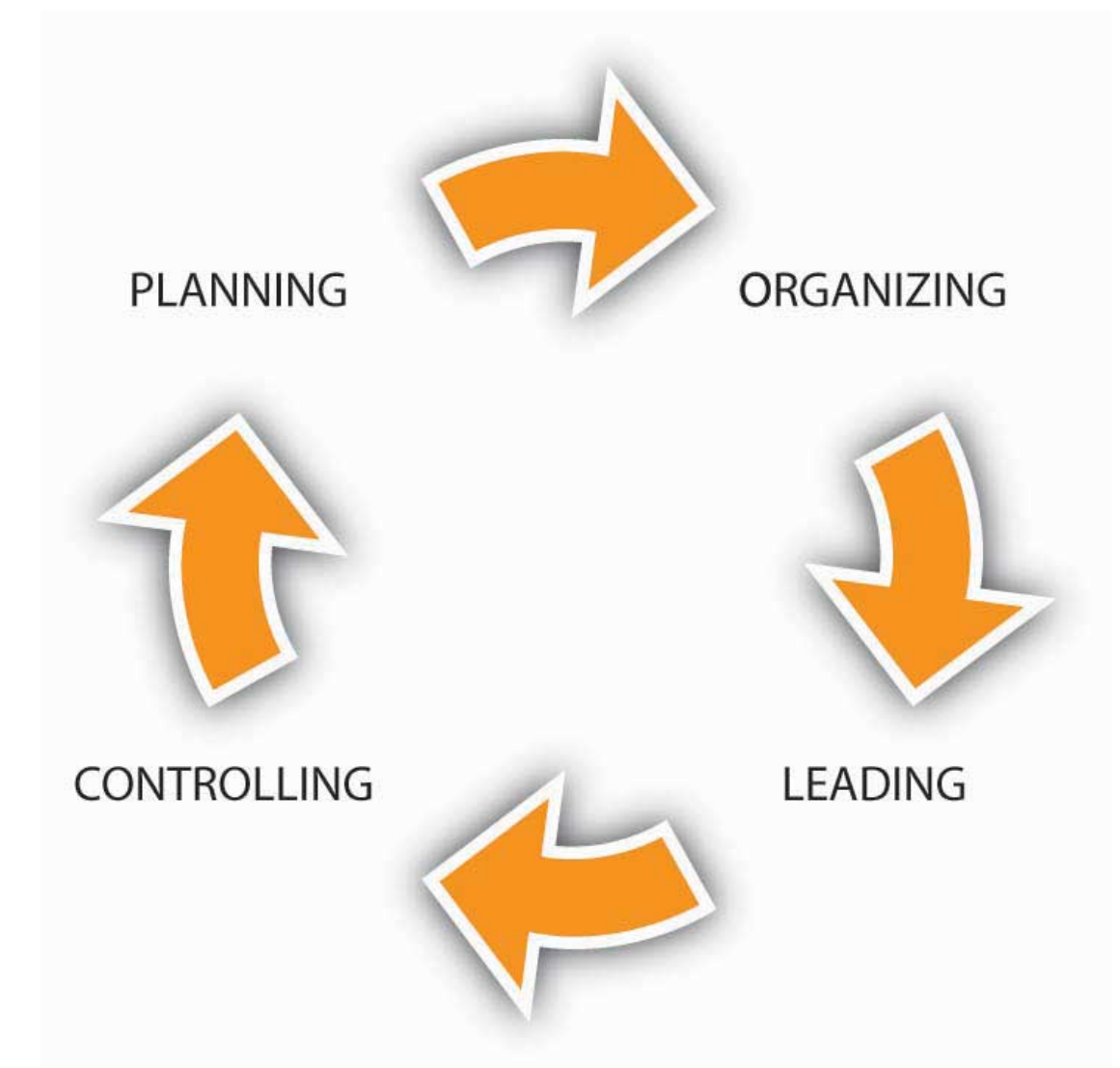
To evolve resident involvement in Building Safety we need to encourage and instill the importance of feedback

Feedback loops empower residents to share their insights, which can enhance and refine safety protocols effectively.

Leading to... Enhanced and adapted Safety Protocols

By integrating resident feedback, safety protocols can be continuously improved, ensuring a safer environment

As clients and customers, we need to ensure that feedback is actively encouraged from all angles – this includes customers and those closest to them i.e. trade colleagues and those in day-to-day roles to inform asset management



Conclusions

Embedding in the community

Respect and promises

Strategic partnering

Full circle partnering

Customer engagement and education

Holistic Safety Perspective

By addressing residents' concerns comprehensively, the resident-first approach ensures a more effective and inclusive Building Safety strategy

PROUD OF OUR PROMISE

Thank You



NOVUS

Property Solutions



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CHIC CONFERENCE & EXHIBITION 2025

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COMING UP:

11:15 – 12:30

**Asset Management
Best in Class**

HOUSING MATTERS NOW



**CHIC Conference
& Exhibition**

CHIC CONFERENCE & EXHIBITION 2025

HOUSING MATTERS NOW

Asset Management – Best in Class Integrating Data, Net Zero and Decent Homes

Chaired by: **Mark Easton**, BBC

Lee Wood, Head of Planned Maintenance, Birmingham CC

Mark Jones, Director, Synergize

Carl Yale, Regional Refurbishment Director, Lovell

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Investment Programmes

Where are we now?

Lee Wood

Head of Planned Maintenance – City Housing



Introduction



Birmingham City Council own and manage over 58,000 homes

We have a £1.6bn capital investment programme over the next 7 years

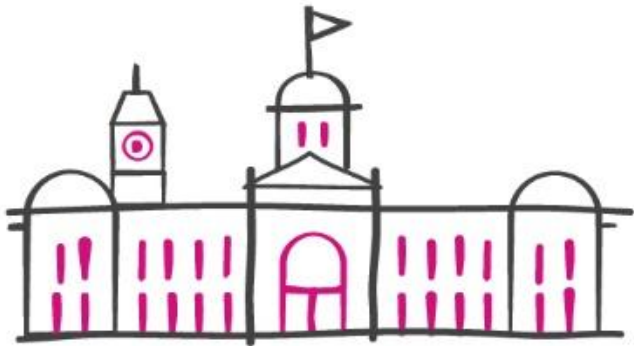
Completion of SHDF Wave 2.1 Sept 25 Investing over £100m with circa £23m grant

Our homes have been allocated £25m devolved retrofit funding over the next 3 years

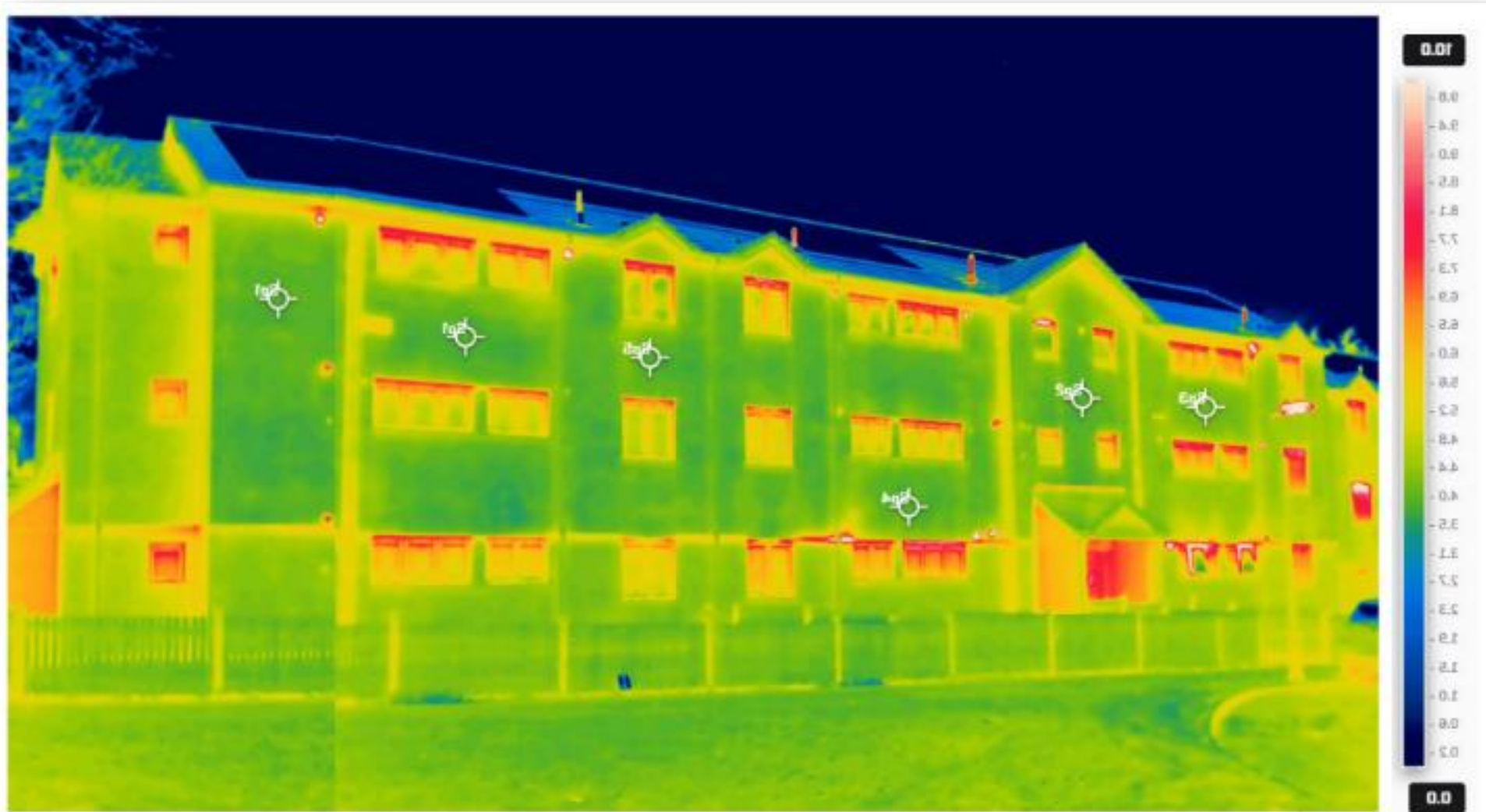
We have procured 3 ECO providers for fully funded works in our homes and across the city – Include £20m over 3 years



SHDF : Large Scale Pilots



SHDF: Thermal Performance



SHDF Scheme 1: Dreghorn Road, B+ Low Rise



- Whole House Retrofit Pilot (Bromford Estate) Low-rise and Crosswall Properties)
- 300 Properties
- External Wall Insulation, New Roof, New Windows, Ventilation , External Landscaping



SHDF Scheme 2: Greenvale Avenue

- High Rise (11 Y Blocks and Jordan House) Tile Cross, Bromford Ward End
- 369 Properties
- External Wall Insulation, New Roof, New Windows, Ventilation , External Landscaping



SHDF Scheme 2: Bradfield House



SHDF Scheme 2: Greenvale Avenue



SHDF Schemes 3 & 4: Our current projects



- Low Rise (Sheldon) and Solar PV
- 308 Properties & 369 PV Installations
- External Wall Insulation, New Roof, New Windows, Ventilation , External Landscaping
- Cavity Wall Insulation, Loft Insulation, and Solar Panels



SHDF Scheme 5: BISF Carnford Road

- Non-Traditional BSIF (Sheldon)
- 187 Properties
- External Wall Insulation, New Roof, New Windows, Ventilation , External Landscaping



SHDF Scheme 5: BISF Carnford Road



SHDF Scheme 7 & 8: Middlepark estate

- Low Rise & Medium Rise (Middlepark Estate)
- 415 Properties
- External Wall Insulation, New Roof, New Windows, Ventilation, External Landscaping



High Rise Blocks



Key Challenges

Timeframes

Resource Capacity

Initial Planning Permissions

Asset Data

DESNZ Funding Reporting

Skills Gap

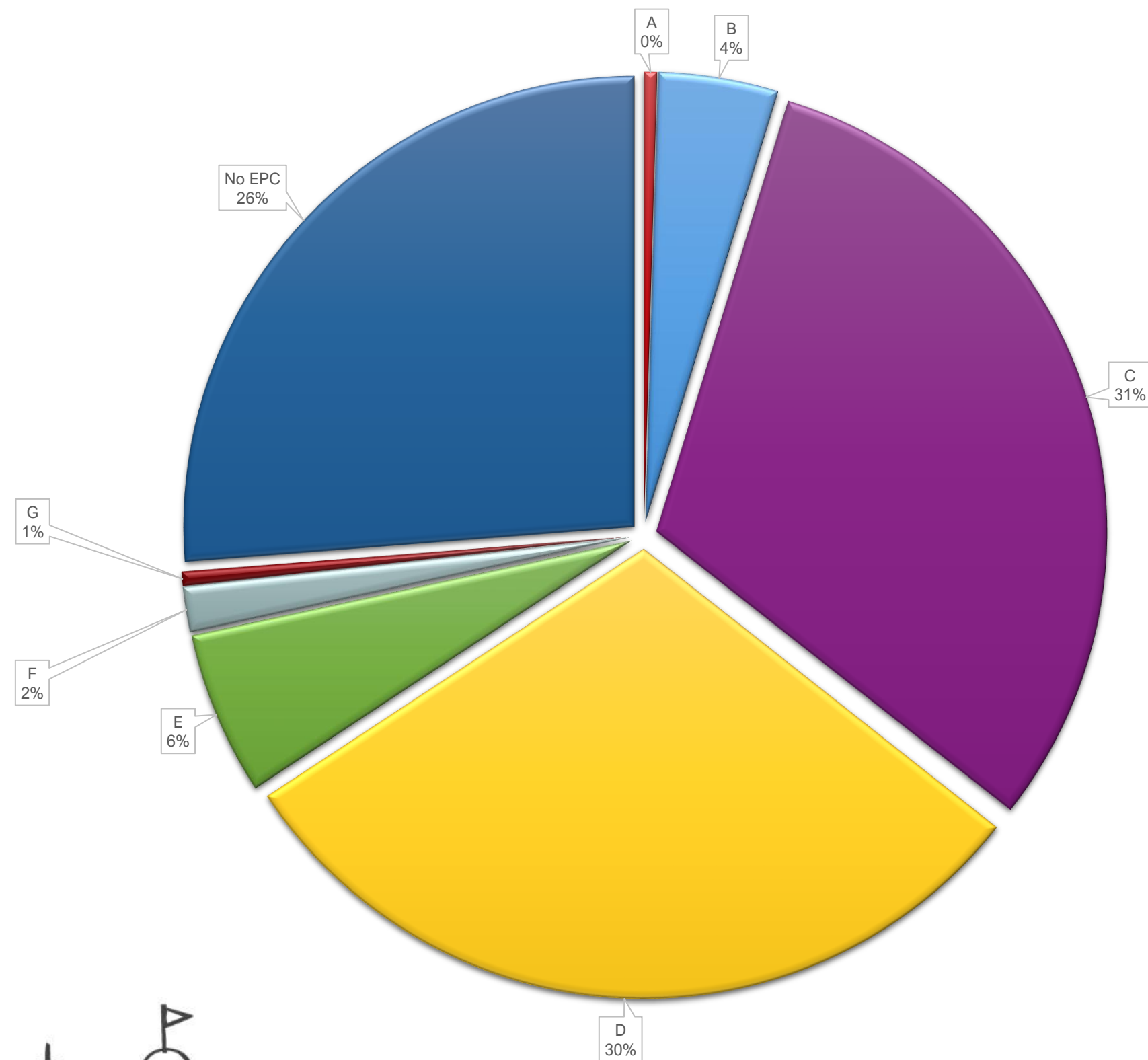
Trustmark Lodgements



Taking stock **(Reset)**

Average SAP: D66

- 35% of our homes attain EPC C
- 26% do not have a registered EPC
- 12,000 Stock con and SAP surveys per year



Strategy Core Principles (Reshape)

Data Informed	Decisions led by accurate and current data
Policy Aligned	Aligned with local, regional and national policy
Retrofit as BaU	Retrofit must be part of asset capital programmes
Tenant Centred	Tenant inclusive and ensures just transition
Process Led	Decisions follow processes using evidenced methods
Funding Optimised	Making best use of funding and finance opportunities



Delivery models

Enhanced BAU

£1.6b over 7 years, £140m ringfenced for retrofit

ECO

Anticipated £20m grant over 3 years

DEVO

£25m grant over 3 years, match funded

Smaller intervention
(larger volume)

Larger intervention
(specific and urgent need)



What our residents say



Positive Feedback:



Home is warmer



Home feels safer – balconies being covered has helped



Reduction in ASB in corridors



Feel happy to invite friends round now the house looks nicer



Reduction in fuel bills



Alleviated damp and mould



Feel more confident/happier/less anxious



RESET

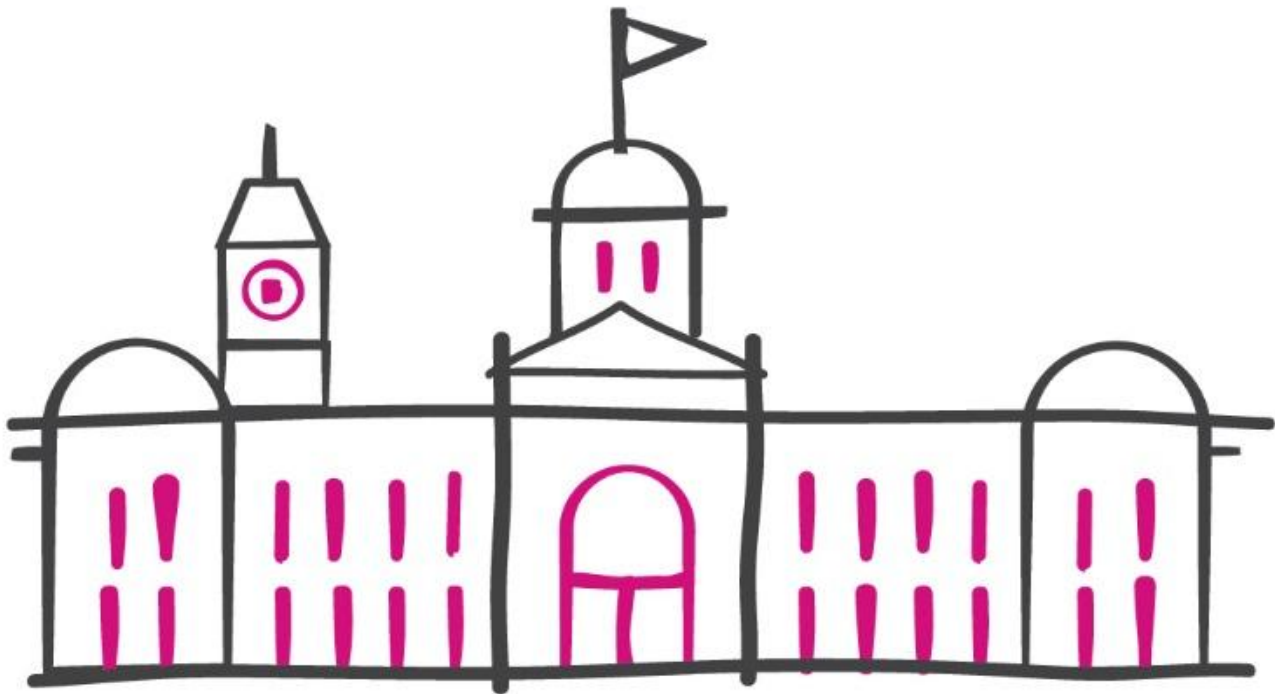


RESHAPE



RESTART

Thank You



 **RESET**

 **RESHAPE**

 **RESTART**



Asset Management – Best in Class

Integrating Data, Net Zero and
Decent Homes

Presented by Mark Jones





Introduction

- Triple mandate: Decent Homes, Net Zero, Efficiency
- Focus: data, sustainability, and compliance



What Does 'Best in Class' Mean?



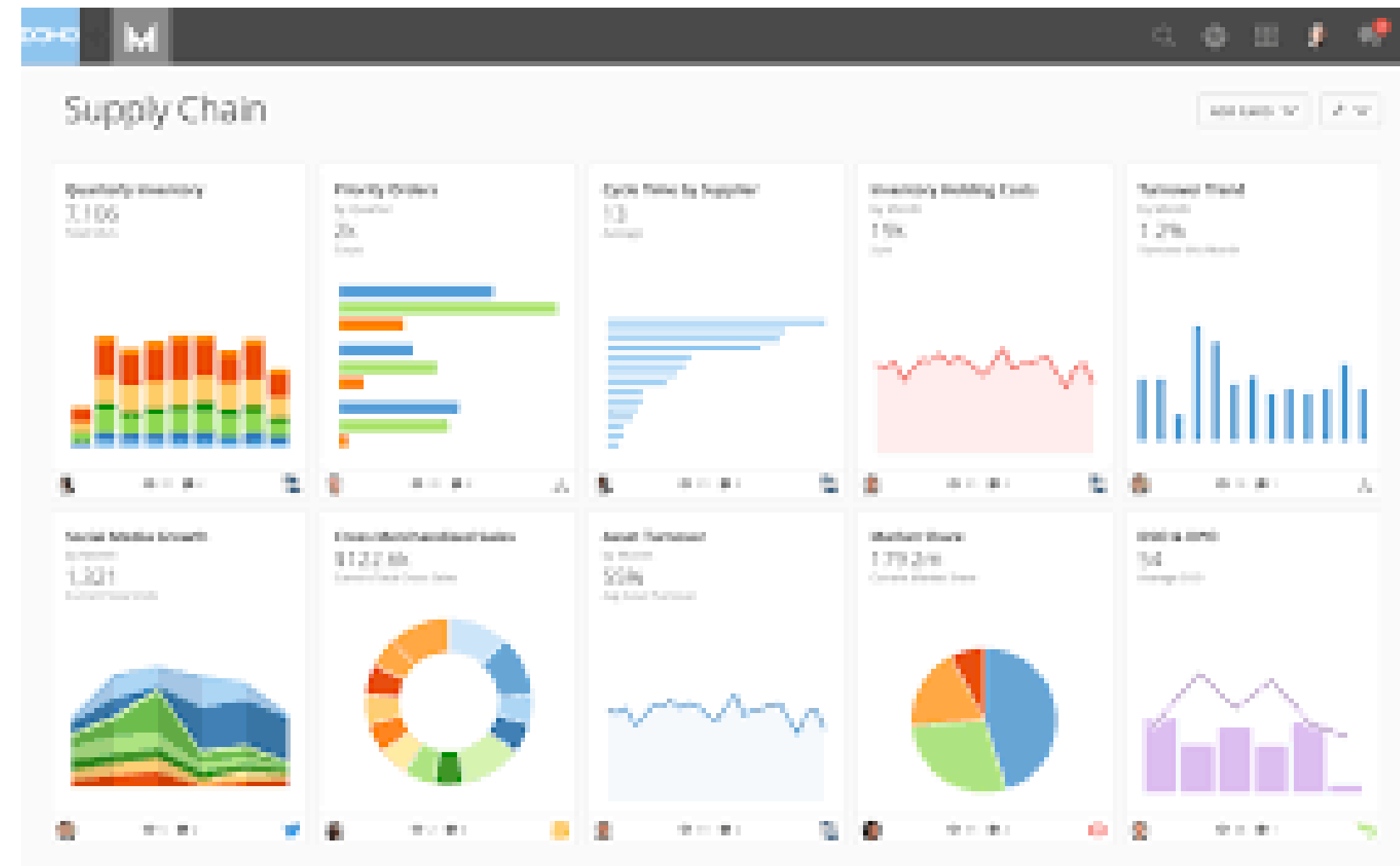
- Strategic, evidence-based decisions
- Whole-life cost/value analysis
- Resident-centred outcomes
- Compliance by design
- Integrated systems: no silos

Collect Data NOT Paper™



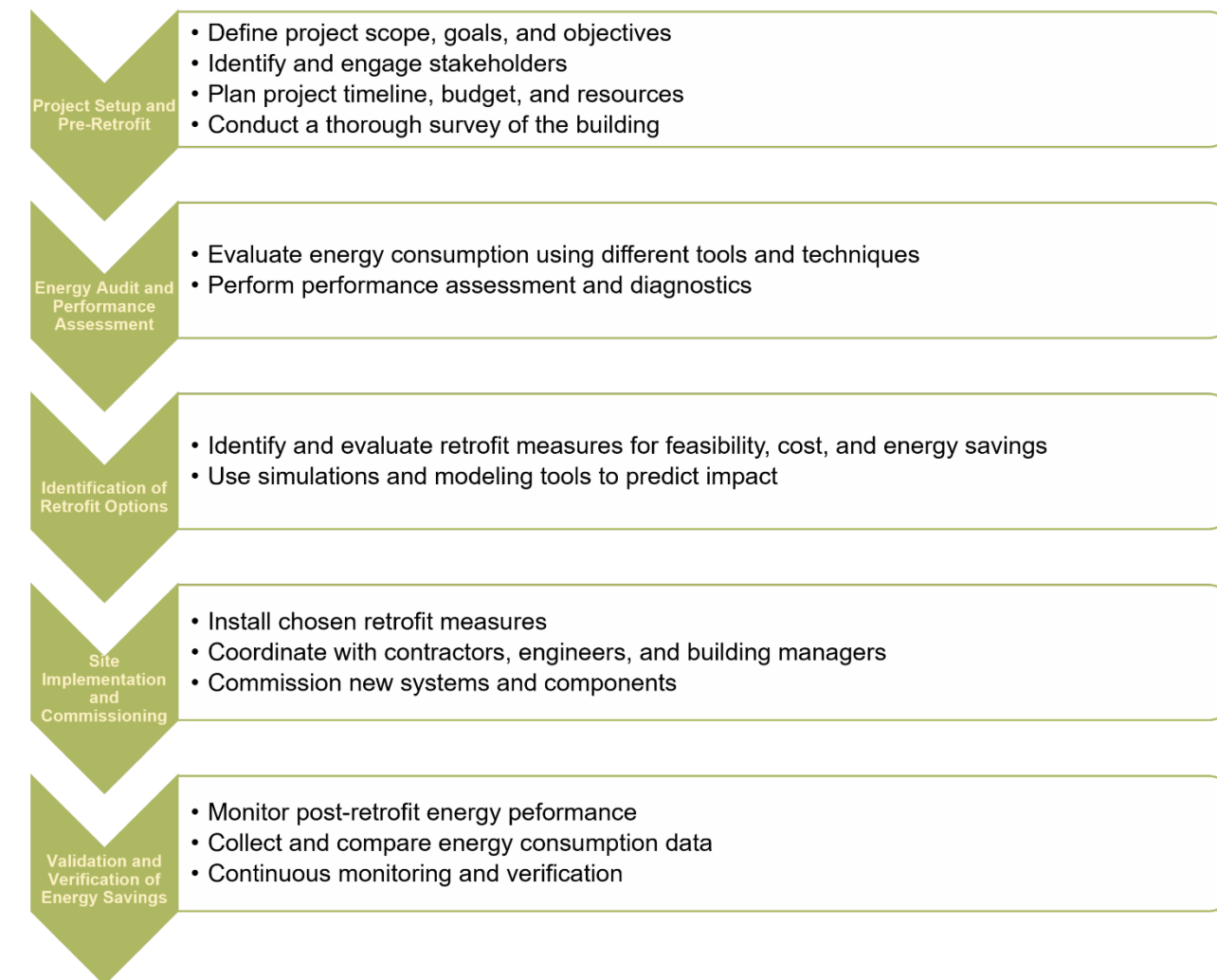
The Role of Data in Asset Management

- Accurate, real-time data for:
- Maintenance planning
- Investment prioritisation
- Risk management



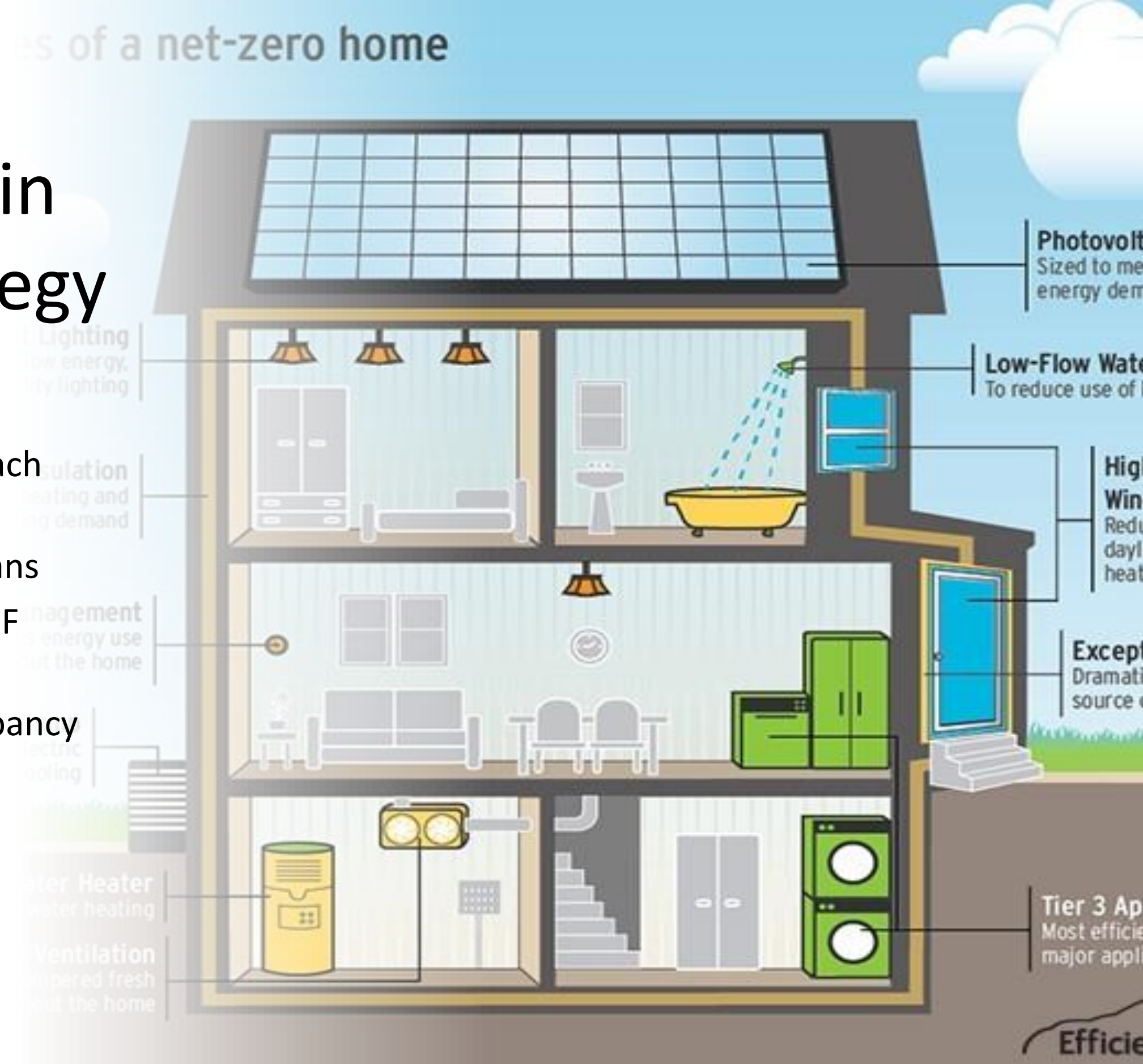
Data-Driven Decision Making

- Dashboards and data visualisation
- Prioritise by cost, carbon, and comfort
- AI/ML for scenario planning



Net Zero in Asset Strategy

- Retrofit-first approach
- Whole stock decarbonisation plans
- PAS 2035/30 & SHDF alignment
- Monitor post-occupancy performance



Decent Homes Standard – 2025 & Beyond

Compliance: legal and ethical

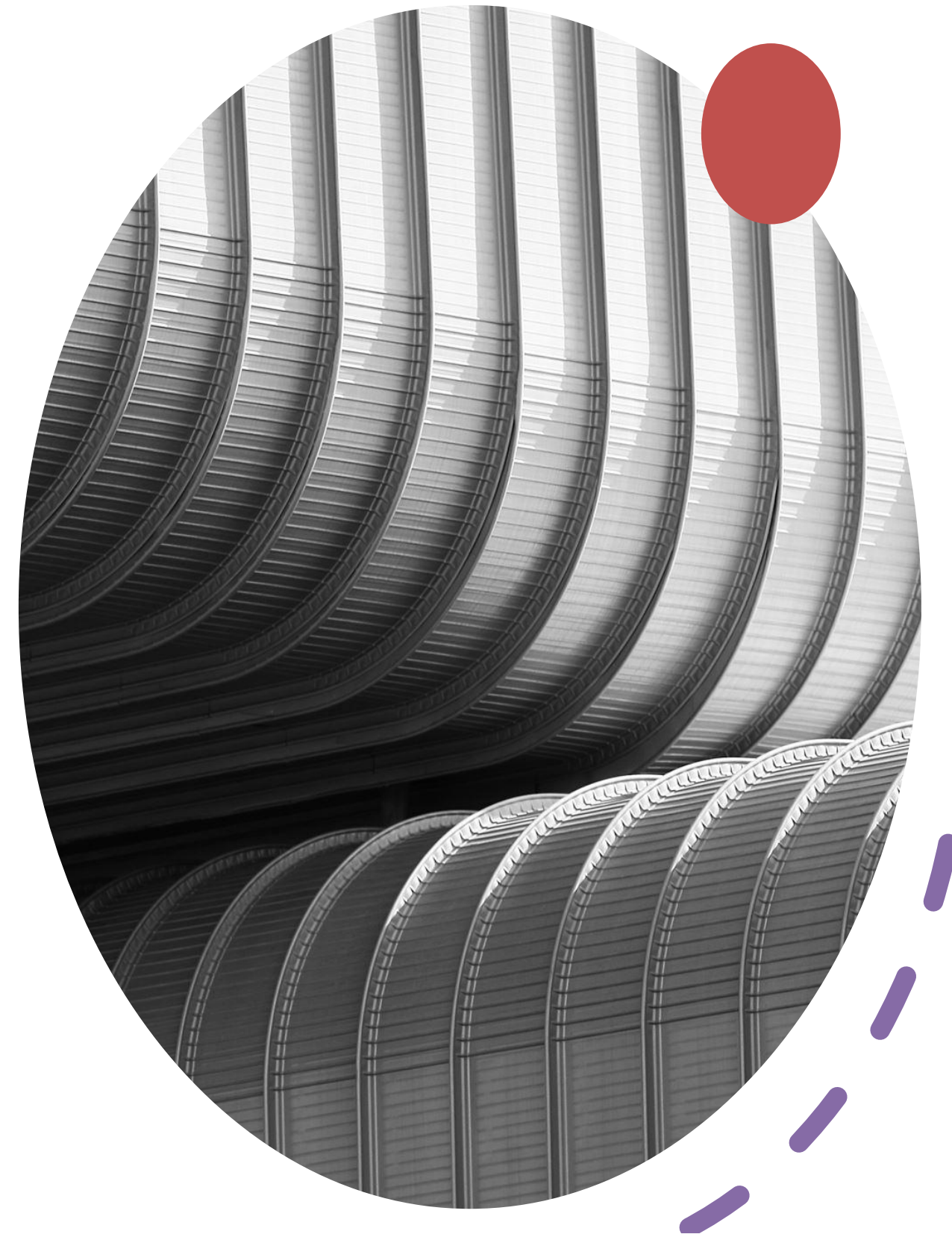
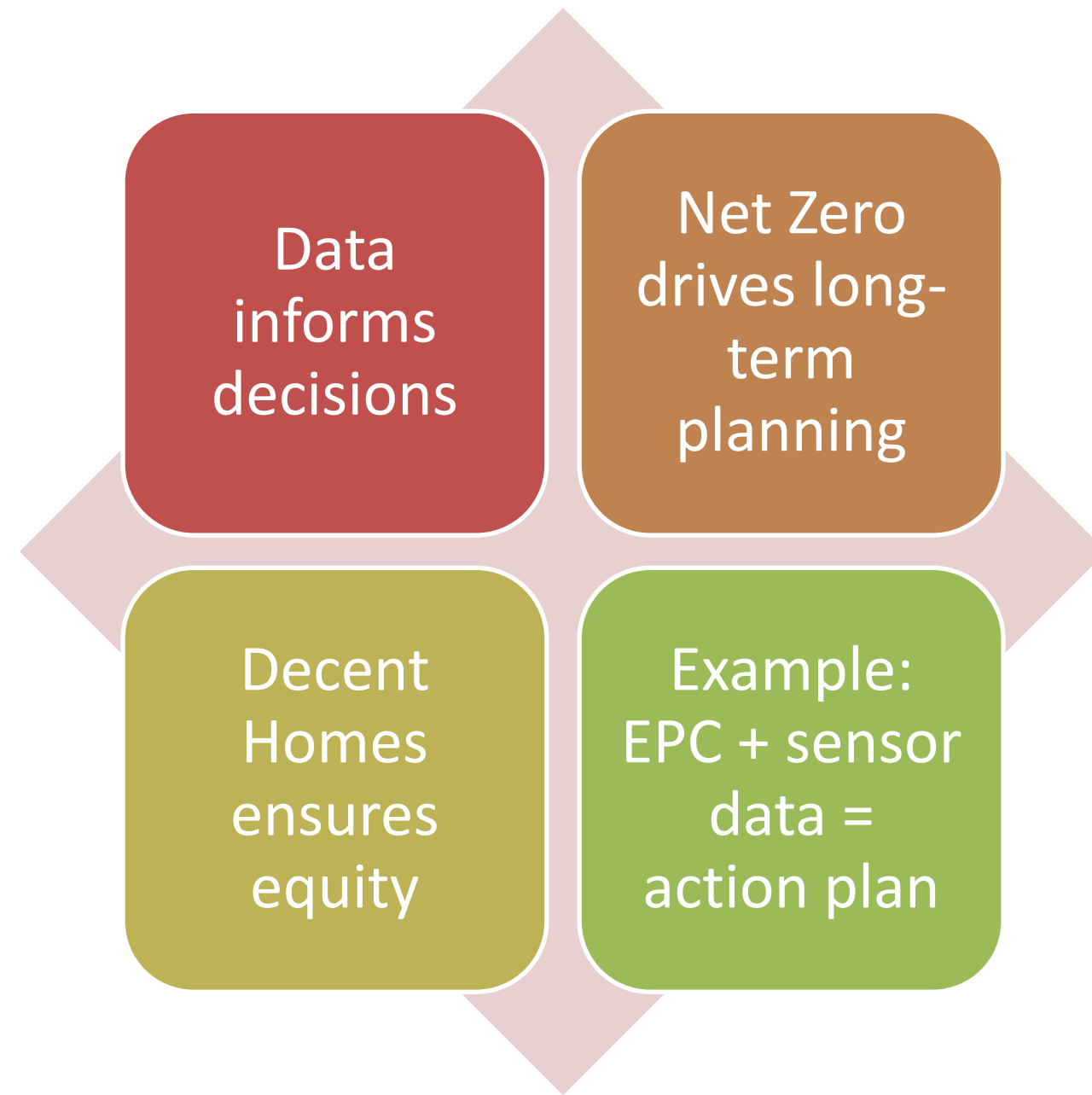
New DHS includes:

Health & Safety, energy efficiency

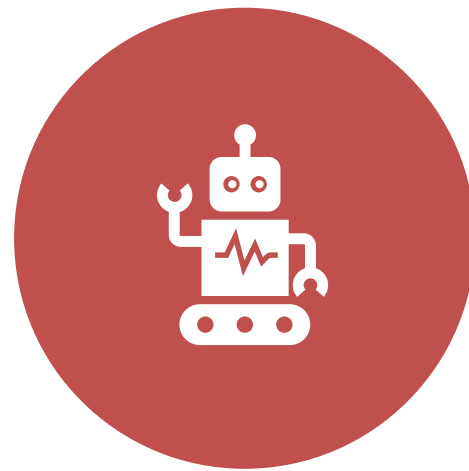
Damp & mould, tenant satisfaction



Integrating the Three Pillars



Technology Enablers



CAFM, DIGITAL TWINS, IOT



RESIDENT PORTALS



CYBERSECURITY AND DATA
ETHICS



Things to Remember

Commit yourself to a collaborative process

Be inclusive and **communicate** openly with everyone involved



Early on in the process, **establish a way** for the group to arrive at decisions

Think big, but keep your expectations realistic

Share your success stories and lessons learned with your colleagues

Organisational Culture & Skills

Case Study

Approach,
challenges, and
results







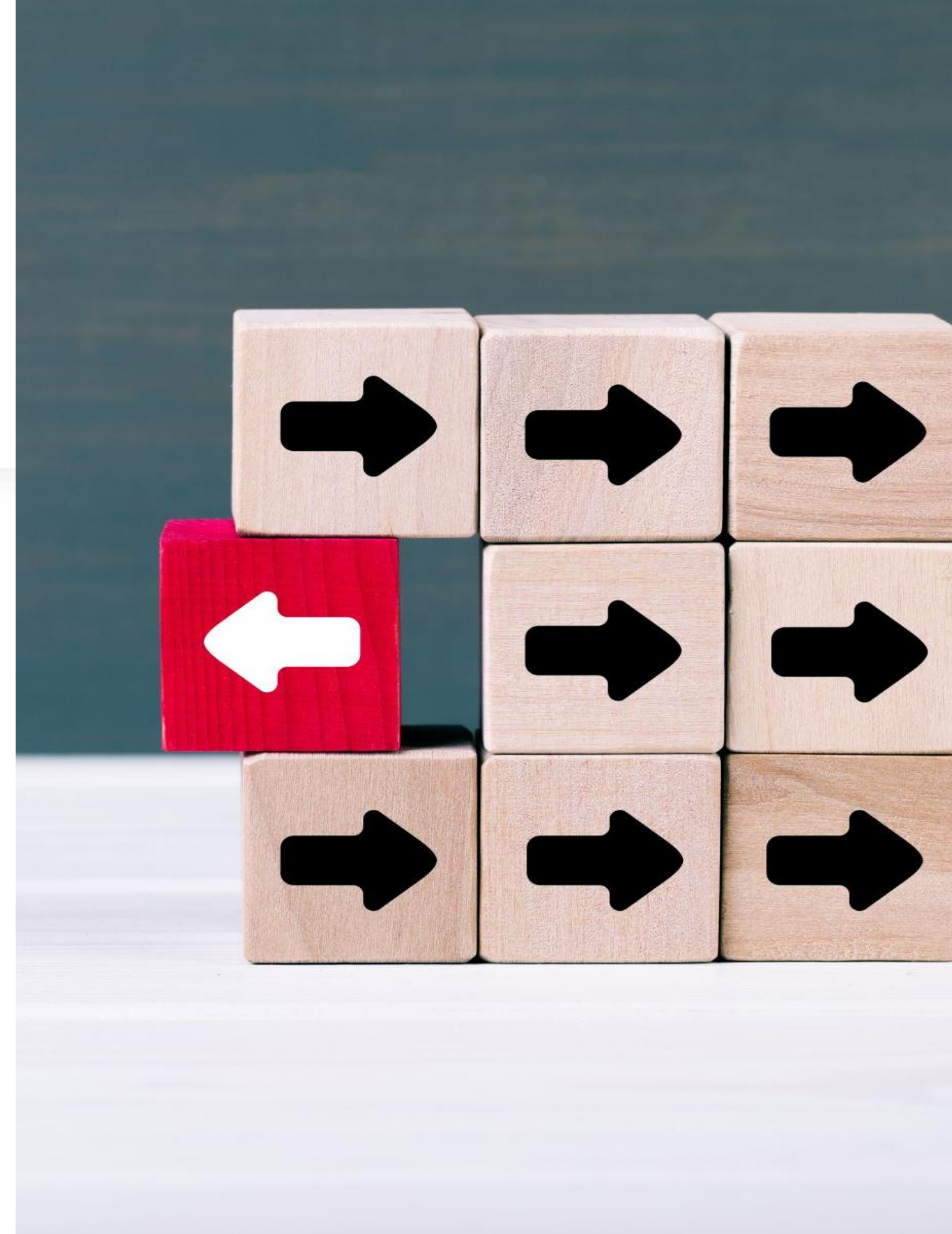
Benefits of Integration

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- Reduce risk and costs
- Increase satisfaction and ROI
- Resilient, future-proof stock

Next Steps / Recommendations

- Audit data maturity
- Develop Net Zero-aligned AMP
- Build cross-functional teams





- Data drives insight
- Net Zero shapes ambition
- Decent Homes ensures dignity
- Integration is the enabler



Conclusion



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RENEW

Carl Yale
Refurbishment Director

Carl.yale@lovell.co.uk

INSIDE HOUSING

News story

RSH sets new standards to drive improvements in social housing

City councils handed C3 grade over 'serious failings'

NEWS 15.01.25 11.15 AM BY GRAINNE CUFFE

Two city councils have received non-compliant consumer grades from the Regulator of Social Housing (RSH) over a lack of stock condition surveys, overdue disrepair cases and poor repairs services.

A PRACTICAL GUIDE TO THE HOUSING HEALTH AND SAFETY RATING SYSTEM (HHSRS)



RACHEL COYLE
Law Brief Publishing

Awaab's Law

What It Means for Landlords
and Tenants



COMPETING CHALLENGES



LOVELL

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Planned +

**Upgrade properties
to EPC 'C'**

**Whilst we are delivering planned
component replacement
programmes**

Challenges

- Stock data incomplete
- Silo working – void team, asset/investment, net zero team
- Contractor interface to data set
- Incomplete data sets
- Extended mobilisation periods to collect the data
- Survey fatigue
- No access/refusals

Solutions...

LOVELL
RENEW

Create
a digital model -
without impacting
your existing workflow

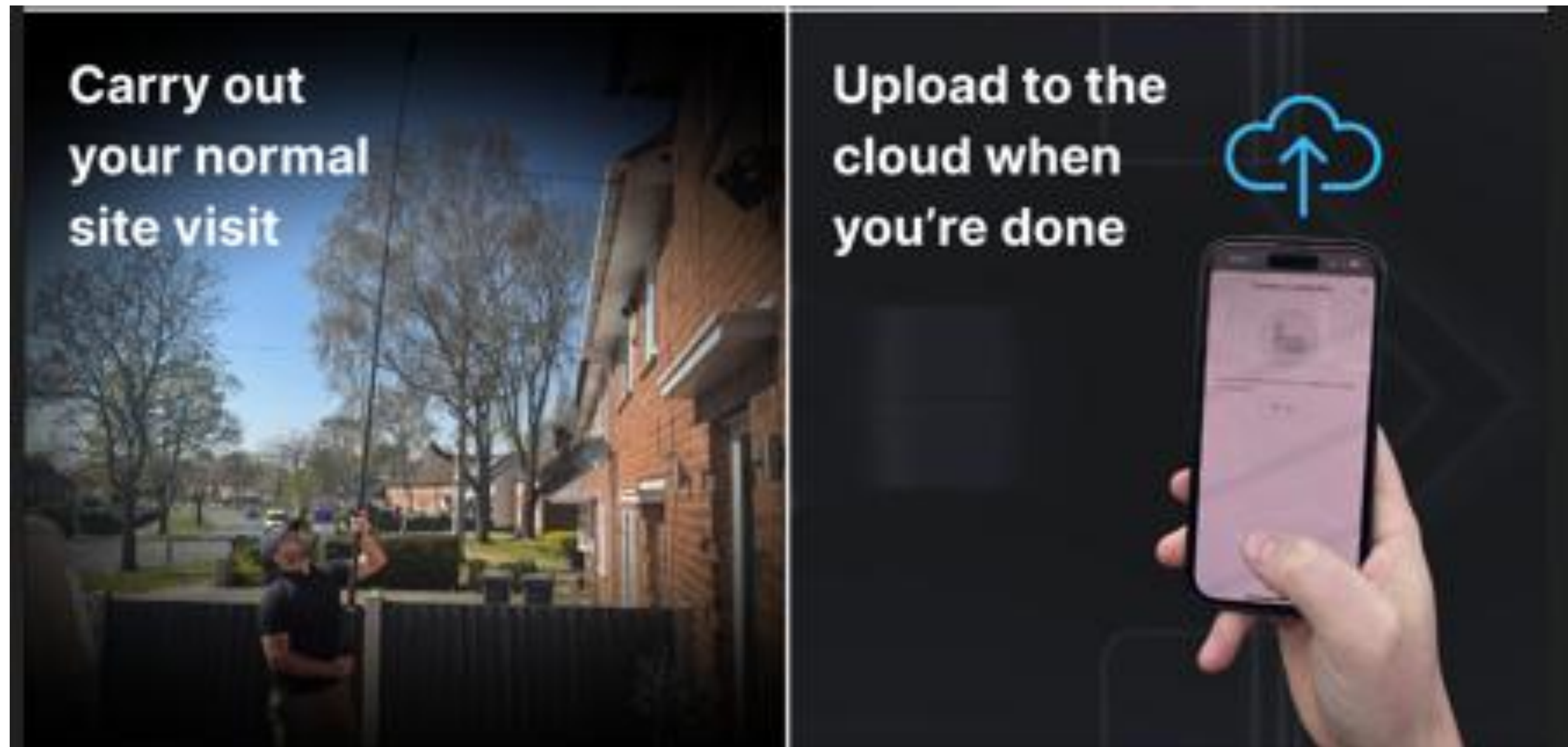


Place a 360
camera on your
bump-cap



AIM Platform

LOVELL
RENEW



AIM Platform

LOVELL
RENEW

Navigate, validate,
measure, annotate & share



Visualise your sites -
anytime, anywhere
with **AIM**

aimplatform.co.uk



Solutions...




- Digitize your assets – create 3D digital twins of assets
- Visit your assets from your desk
- Create 360 degree walkthroughs – create floor plans, sections, elevations
- View from above without a drone
- Condition surveys, delaps with before & after footage
- Make quicker, informed decisions with real world visual context
- Reduce site visits, stream line planning and coordination
- Collaborate and share the data ‘one version of the truth’ across the team
- Annotate, measure, geo-tag and asset tag components

Check EPC validity and expiry

LOVELL

POWERED BY AIM



Carl Yale
Client Super Administrator

Dashboard

Clients

Projects

Sites

Search...

5,585

View

Domestic EPC

Band

A

B

C

D

E

F

G

Unknown

59

1,220

1,040

58

5

3,203

Non-Domestic

EPC Band

A+

A

B

C

D

E

F

G

Unknown

1

5 581

Map showing EPC band distribution in the Birmingham area. The map includes markers for various locations with their respective EPC band counts: 160, 117, 219, 4682, 45, 226, 134, and 5,585. The map also shows major roads and landmarks like the Shropshire Hills National Landscape and the Cotswolds National.



motorway



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the **LOVELL** *ways*



We're easy
to talk to



We show
we care



We do the
right thing



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COMING UP:

13:45 – 15:00

Procurement Changes

New Rules and Gold Standard

HOUSING MATTERS NOW



**CHIC Conference
& Exhibition**

CHIC CONFERENCE & EXHIBITION 2025

HOUSING MATTERS NOW

Procurement Changes – New Rules and Gold Standard

Chaired by: **Mark Easton**, BBC

Joanne Meehan, Professor of Responsible Procurement,
University of Liverpool

Brendan Ryan, Partner, Clarke Wilmott

Sam Domican, Director of Procurement, CHIC

CHIC 



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PROFESSOR JO MEEHAN

*Professor | Responsible Procurement
Director | Centre for Sustainable Business*



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University of Liverpool
Management School



FROM 'MEAT' TO 'MAT'



3ANKSY



ILLUSIONS OF PROGRESS?

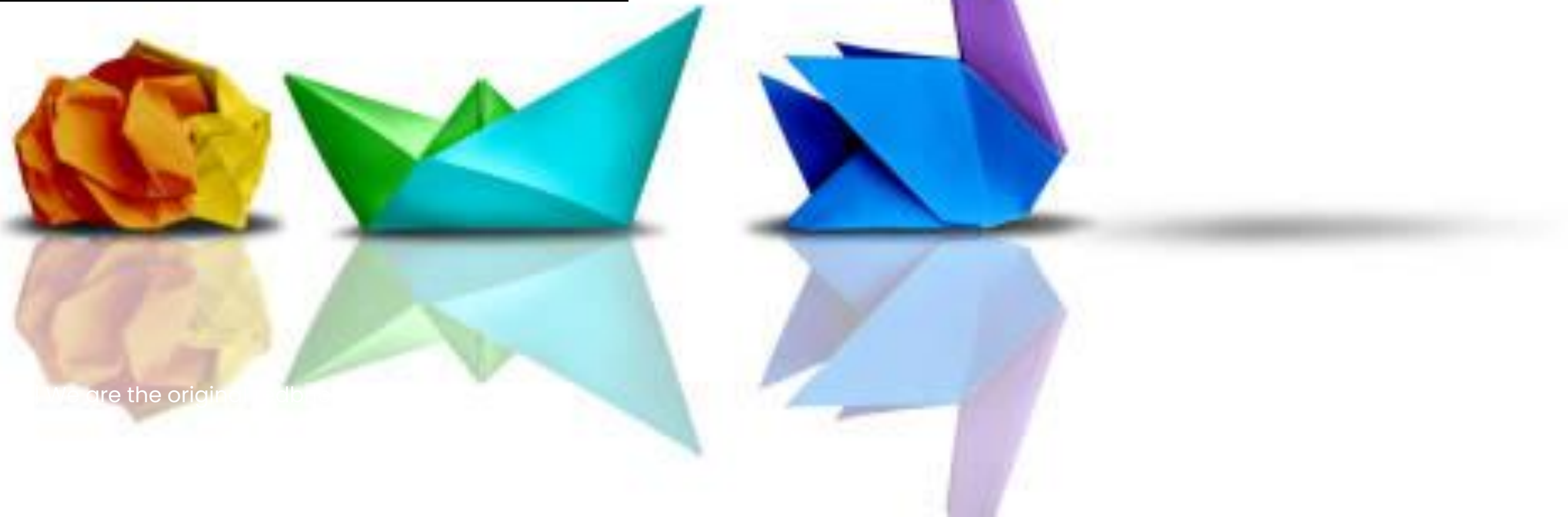
A man in a dark suit and white shirt is holding a large tortoise shell over his head. The shell is positioned vertically, with its top edge near his forehead and its bottom edge near his chin. He is looking down at the shell. In the background, a carrot on a stick is visible. The word "TRANSPARENCY" is written in white capital letters inside a white rectangular box on the left side of the image.

TRANSPARENCY

SME OPPORTUNITIES



PROCUREMENT FUTURES



We are the original red bird

The background image shows a close-up of a person's hand with dark nail polish and gold rings, holding a white pen and pointing it at a calculator. The calculator is on a wooden desk. In the background, there are several invoices, one of which clearly shows the word 'INVOICE' in large letters. A large, semi-transparent purple triangle is overlaid on the right side of the image, containing the event details and logo.

*clarke
willmott

SME Access to Public Contracts

*Brendan Ryan, Partner
CHIC Conference & Exhibition
21 May 2025*

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The problem...

SME spend as a proportion of total spend and absolute SME spend, by buyer type



Source: **Tussell & The British Chamber of Commerce**

- Direct SME procurement spend has been consistently low, especially at central government level
- Onerous selection requirements – turnover, accounting rules and certifications
- Contract size inflation – especially frameworks
- Complexity of the procurement rules?
- Lack of visibility on opportunities?
- Lack of effective remedies?

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The past 12 months...



Procurement Act 2023

**The beating
heart of our
economy**

LABOUR'S PLAN FOR SMALL BUSINESS

 Labour


Cabinet Office

**National Procurement
Policy Statement**

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Welcome changes (...*on paper at least*)

- Central Digital Platform
- Duty to consider SME barriers (s12)
- Duty to have regard to the National / Wales Procurement Policy Statements (ss13-14)
- Building SME capacity through preliminary market engagement (s16)
- Duty to consider smaller contracts and lots (s18)
- Simplified approach to accounting requirements and evidence of insurance (s22)
- Conditions of participation – proportionality (s22)
- Changes to payment terms (s67)
- The Procurement Review Unit
- SME and VCSE direct spend targets (PPN001)
- Updated Social Value Model (PPN002)

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Section 12 SME duty

- CAs must:
 - have regard to the fact that SMEs may face particular barriers to participation; and
 - consider whether such barriers can be removed or reduced.
- Potentially very broad in application – from deciding what is to be procured, how it is to be procured, the conditions of participation, the design of the procurement, etc.
- Legitimate reasons why barriers to SME participation cannot be removed – e.g. Value for Money / risks to contract performance

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Procurement policy statements (s13-14)

- CAs have a duty to have regard to the National Procurement Policy Statement (s13) or the Wales Procurement Policy Statement (s14)
- The NPPS is very clear in its first objective – CAs should maximise procurement spend with SMEs and voluntary, community and social enterprises (VCSEs)
- PPN001 requires in-scope bodies (mostly central government) to set targets for SME and VCSE spend
- PPN002 (Updated Social Value Model) seems less ambitious by contrast with the NPPS. Contains two model award criteria:
 - on creating a “diverse supply chain” which includes new businesses, start-ups, SMEs, VCSEs and mutuals; and
 - Supporting economic growth and business creation

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Smaller contracts and lots (s18)

- CAs have a duty to consider whether contracts:
 - could reasonably be supplied under more than one contract; and
 - whether such contracts could be awarded by lots
- If that is possible, CAs must do so or provide reasons for not doing so
- In most cases, reasons for not awarding smaller contract / lots must be published in the tender notice
- CAs can set limits on the number of lots a supplier can bid for or be awarded. Recent relevant case under the Scottish procurement rules: *Turning Point Scotland v Glasgow City Council*

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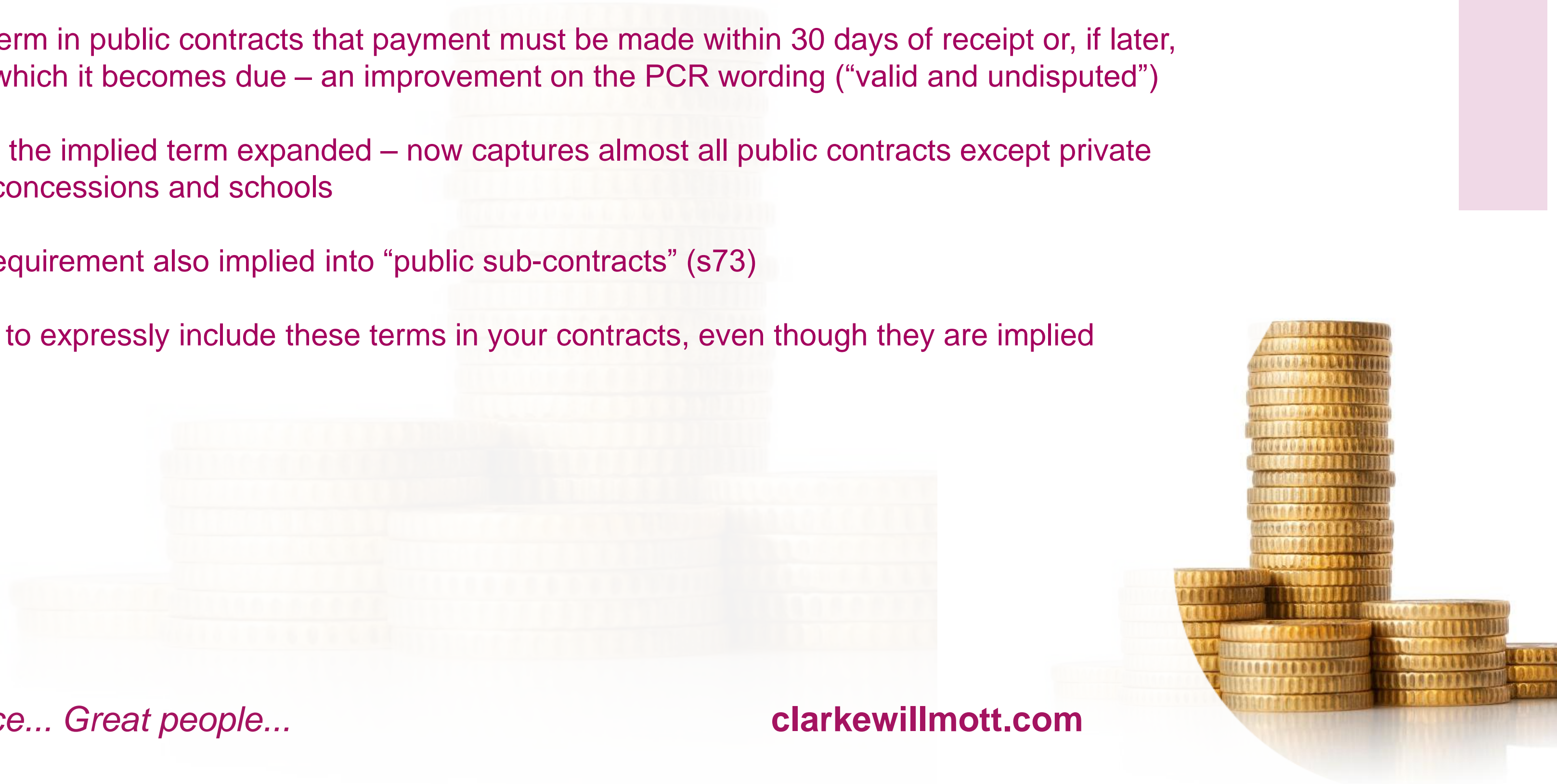
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Invoices and payment (ss67-68)

- Implied term in public contracts that payment must be made within 30 days of receipt or, if later, date on which it becomes due – an improvement on the PCR wording (“valid and undisputed”)
- Scope of the implied term expanded – now captures almost all public contracts except private utilities, concessions and schools
- 30 day requirement also implied into “public sub-contracts” (s73)
- Sensible to expressly include these terms in your contracts, even though they are implied

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Direct spend targets

- How effective can these be in practice?
- CAs can create the conditions to make public procurement more attractive to SMEs, but they cannot give SMEs preferential treatment in any individual tender process
- Other jurisdictions (such as the US) have “set-asides” for SMEs, but questionable whether these are compatible with the WTO’s Government Procurement Agreement
- Limited set-asides in the PCR were removed, e.g. light-touch contracts for mutuals
- Conceivable that the main benefit of the reforms may be in improving SME participation in supply chains, rather than in increasing CA direct spend with SMEs

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Access to remedies

- Unfortunately, few of the “welcome changes” for SMEs are actually enforceable under the Procurement Act
- Duty to have regard to the barriers faced by SMEs (s12(4)) and duty to have regard to the National / Wales PPS (s13) – challenges to these expressly excluded under s100(4)
- Duty to consider smaller contracts / lots (s18) also outside the scope of what can be challenged
- While the PRU can investigate alleged breaches of the Act, it cannot issue a formal “recommendation” in relation to breaches of the s12(4) duty or failure to have regard to the National / Wales PPS
- Judicial review is a theoretical (but not an attractive) option for SMEs
- The barriers SMEs face often occur at an early stage in procurement, rather than at evaluation – very few bidders contemplate challenging at this stage
- The high costs and risks associated with High Court actions are very unappealing for SMEs
- Missed opportunity to introduce a cheaper, tribunal system of appeals?

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Contact



Brendan Ryan,
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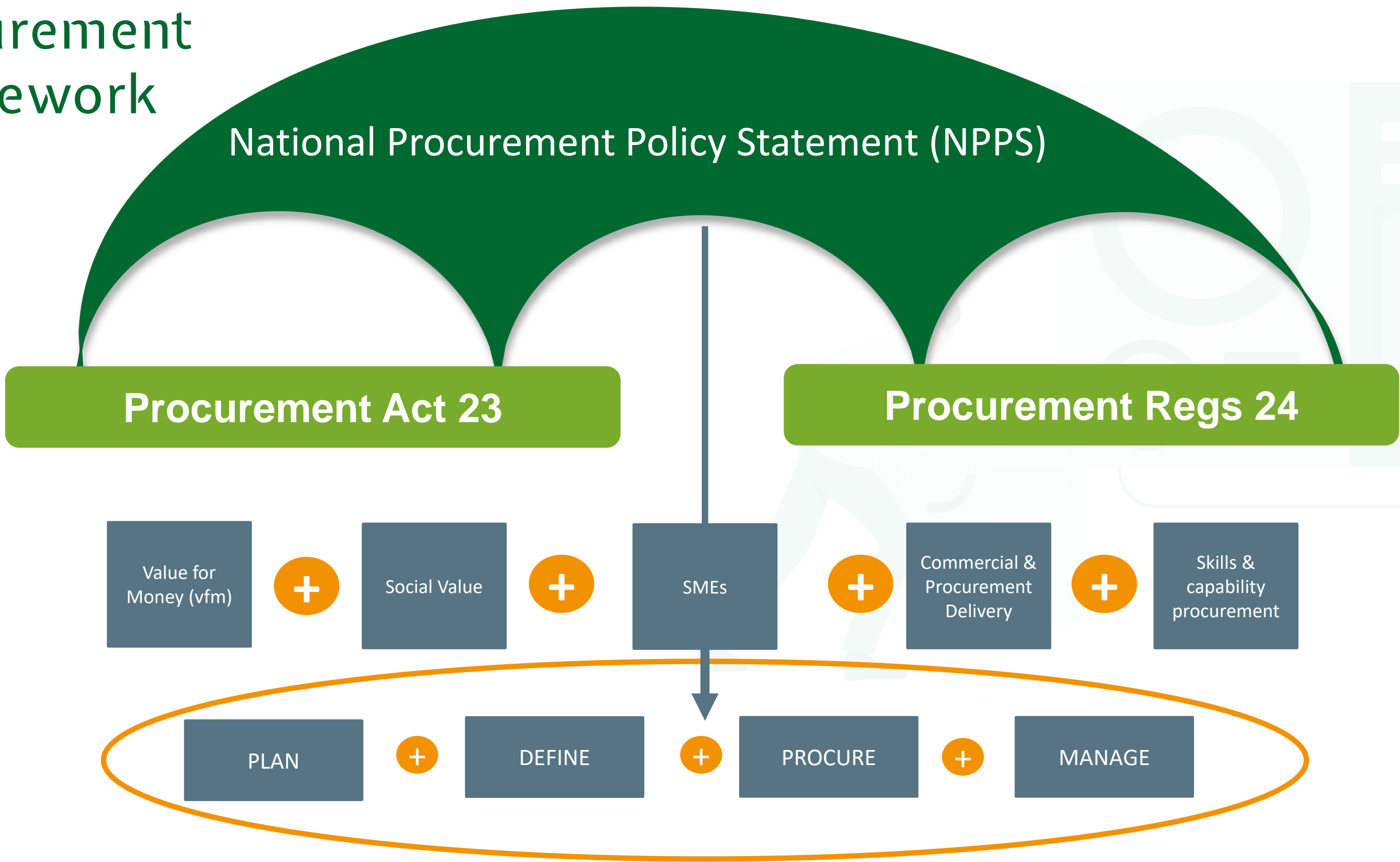


The Procurement Act Explained - Strategies for Success

Sam Domican

www.chicltd.co.uk

Procurement Framework



Transition - when does the Act apply?

Above Threshold Contract

Tender Notice for its procurement was published on or after 24th February 2025

Framework

Tender Notice for its procurement was published on or after 24th February 2025

Call-Off (direct award or mini-competition)

If the Act applies to the **framework**, then the Act applies to the **call-off**

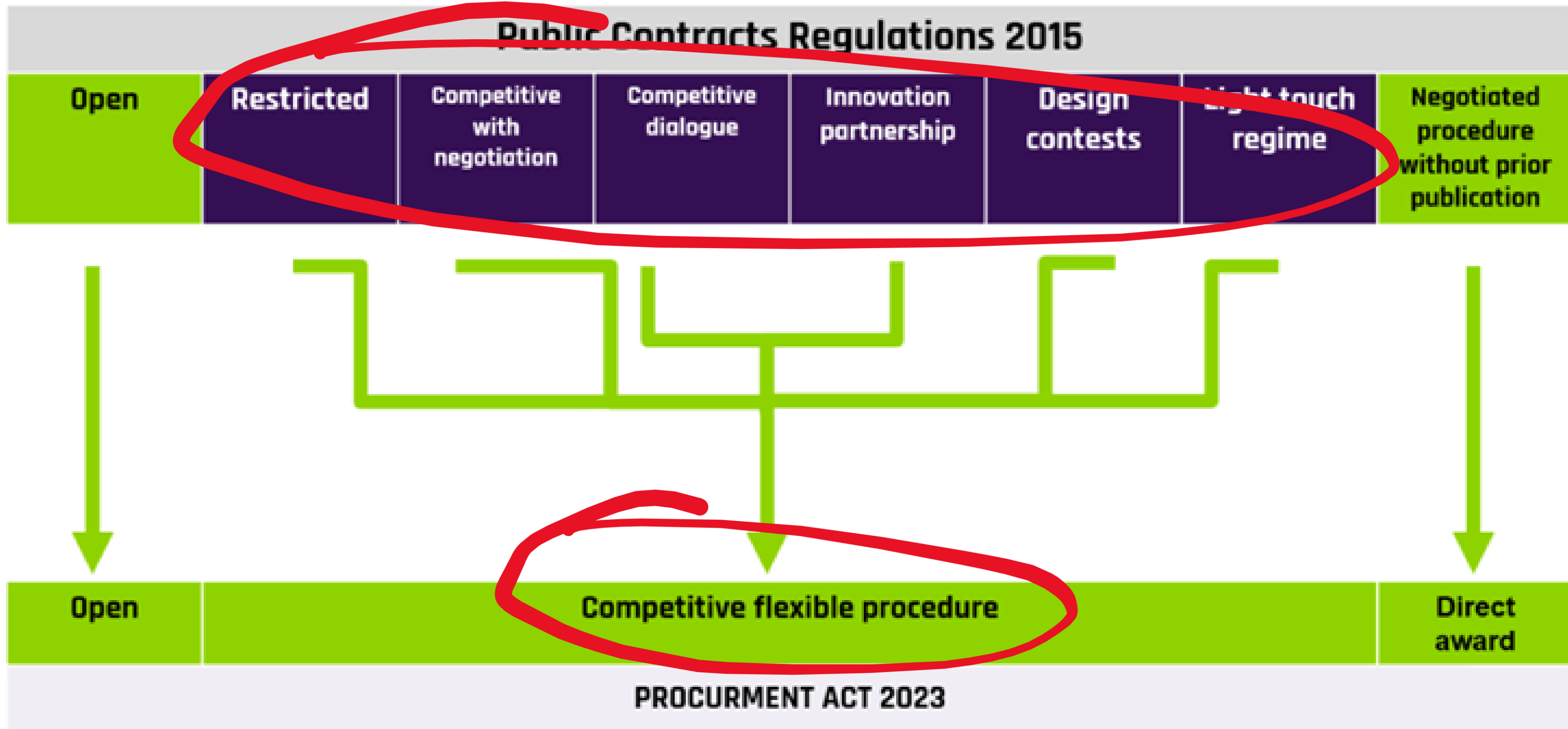
Contract Variation

If the Act applies to the contract that is being varied, then the Act applies to the variation

PIN issued before 24th Feb 2025 – Tender Notice on or after that date

The Act applies – the Tender Notice is deemed to be the commencement of the procurement

Streamlined Procedures



Central Digital Platform

Select a notice type

You must follow the same legislation throughout a procurement process. Select your notice type from the correct group. Read [guidance on notice sequences](#).

For procurement processes starting 24 February 2025 or later, publish notices from the Procurement Act 2023 group, except if Scottish rules apply or if using a framework, dynamic purchasing system or qualification system established under earlier legislation.

If a notice was published on Find a Tender before 24 February 2025, all further notices about the same procurement process must be published under the same legislation.

If a notice was published on Tenders Electronic Daily (TED) before 1 January 2021, all further notices about the same procurement process must be published there. The same notices may also be published on Find a Tender.

[Making changes to notices](#)

[Open all](#)

Procurement Act 2023 +

For procurement processes starting 24 February 2025 or later, except if Scottish rules apply or if using a framework, dynamic purchasing system or qualification system established under earlier legislation.

Public Contracts Regulations 2015 -

☐ F01: Prior information notice
Planned future procurement, including reducing time limits for bids.

☐ F02: Contract notice

☐ F03: Contract award notice

<https://www.find-tender.service.gov.uk/Search>

- ✓ All notices will be published here
- ✓ Publishing of procurement pipelines
- ✓ Supplier register, disbarment & KPI reporting
- ✓ Mandatory registration for suppliers

Tutorial: https://youtu.be/ib_fm_07Z9w

▼ Procurement Act 2023

[Select all](#) [Deselect all](#)

- ☒ UK1: Pipeline notice
- ☒ UK2: Preliminary market engagement notice
- ☒ UK3: Planned procurement notice
- ☒ UK4: Tender notice
- ☒ UK5: Transparency notice
- ☒ UK6: Contract award notice
- ☒ UK7: Contract details notice
- ☒ UK10: Contract change notice
- ☒ UK11: Contract termination notice
- ☒ UK12: Procurement termination notice
- ☒ UK13: Dynamic market intention notice
- ☒ UK14: Dynamic market establishment notice
- ☒ UK15: Dynamic market modification notice
- ☒ UK16: Dynamic market cessation notice

▼ Other notice types

[Select all](#) [Deselect all](#)

- ☒ F01: Prior information notice
- ☒ F02: Contract notice
- ☒ F03: Contract award notice
- ☒ F04: Periodic indicative notice – utilities

Transparency, transparency, transparency

1. Pipeline Notice
2. Planned Procurement Notice
3. Preliminary Market Engagement Notice

8. Contract Award Notice
9. Contracts Details Notice
10. Procurement Termination Notice
11. Below-Threshold Contracts Details Notice
12. Publication of Contract

Procurement Stage

Contract Performance

Preparation Stage

Contract Award

4. Tender Notice
5. Transparency Notice
6. Below Threshold Tender Notice
7. Procurement Termination Notice

13. Contract Change Notice
14. Contract Termination Notice
15. Payments Compliance Notice
16. Contract Performance Notice

What notices must you publish under the new Act?

Frameworks & Dynamic Markets

Frameworks (s45)

“In addition to the existing framework, a new concept of an ‘open’ framework has been introduced (s49) which is a scheme of frameworks that provides additional flexibility to appoint new suppliers during the life of the framework scheme”.
(gov.uk)

Dynamic Markets (s34-40)

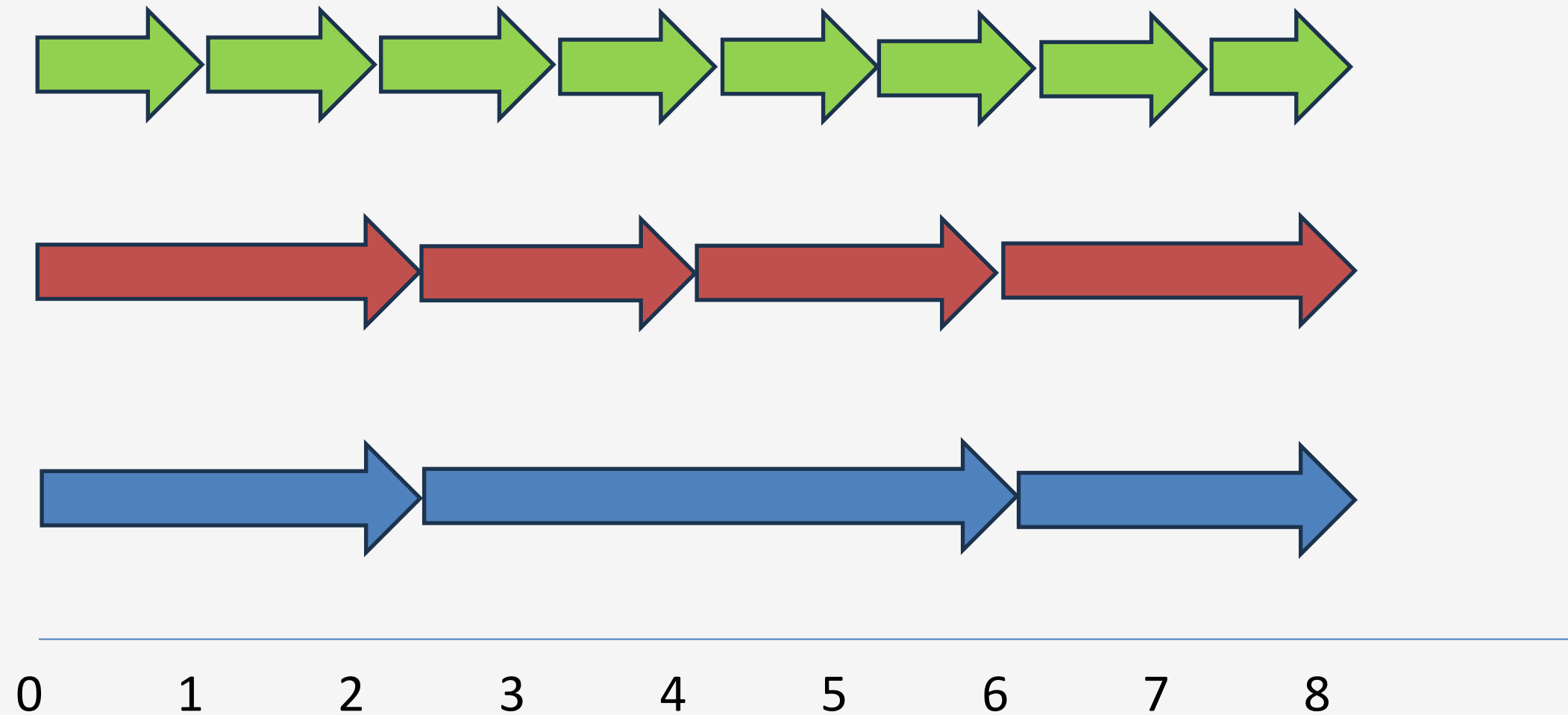
“ The Procurement Act 23 has introduced a new commercial tool, Dynamic Markets which are like Dynamic Purchasing Systems (DPS).. In that they are qualified lists of suppliers who are eligible to participate in future procurements”

Frameworks

Open framework: a scheme of frameworks that provides for the award of successive frameworks on substantially the same terms.

Must provide for the award of a framework at least once during:

- First three years **and**
- Again, in successive five-year period



Performance Management

Section 1 – PA23

“In this Act –

1(a) – ‘procurement’ means the award, entry into and management of a contract;

(b) ‘covered procurement’ means the award entry into and management of a public contract.

(2) In this Act, a reference to a procurement or covered procurement includes a reference to –

(a) **any step** taken for the purpose of awarding, entering into or managing the contract

Contract Management

KPIs and Poor Performance

- S52 – set at least 3 KPIs for contract over £5m (and published) and must identify most material
- S71 – at least once in every 12 months period during the lifetime of the contract and on termination, assess the supplier's performance against 3 KPIs and publish prescribed information including rating in **Contract Performance Notice**
- Also where breach leads to termination, damages or settlement but also where a supplier
 - a) Is **not performing a public contract to the authority's satisfaction**
 - b) Has been given **proper opportunity to improve** performance and
 - c) **Has failed to do so** – can be both!
- S71 – publish assessment within 30 days



Constructing the Gold Standard

An Independent Review of Public Sector
Construction Frameworks

Constructing the Gold Standard

An Independent Review of Public Sector
Construction Frameworks

Constructing the Gold Standard

An Independent Review of
Construction Frameworks

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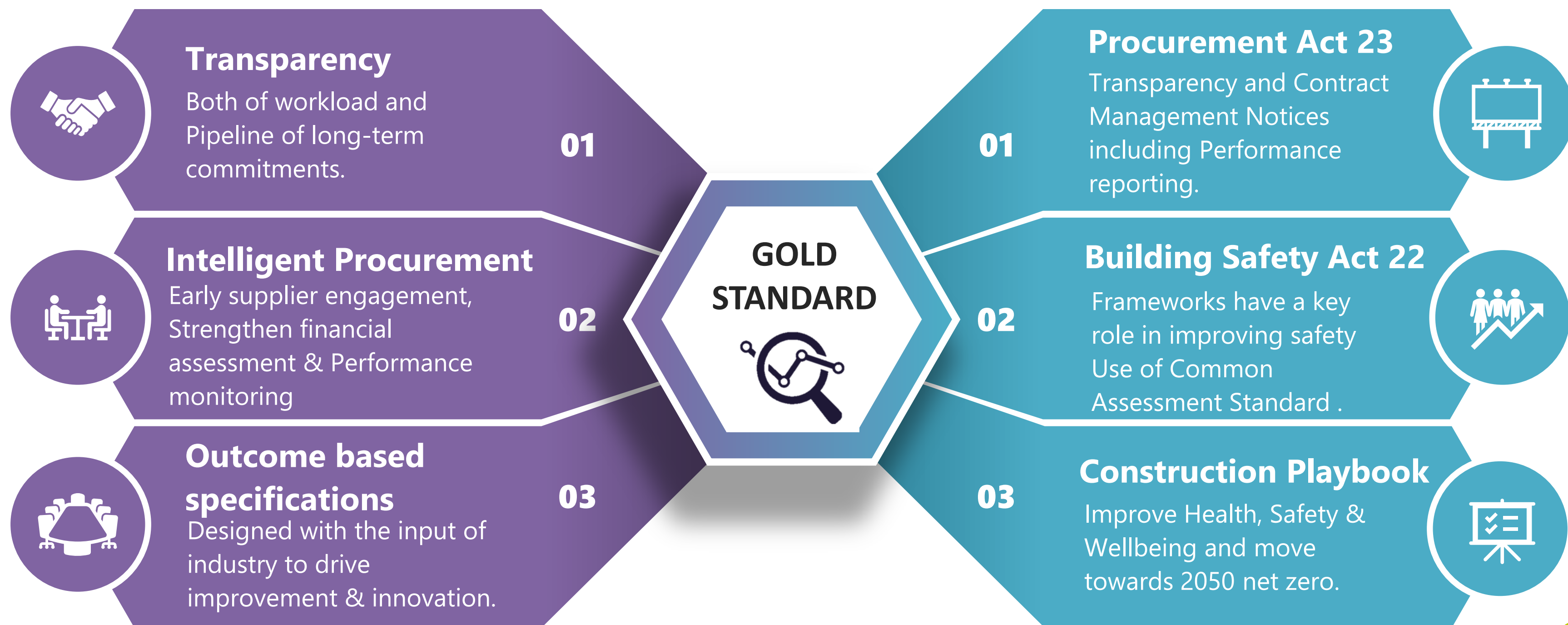
“Feather in the cap for CHIC”



Gold Standard Verified Organisations



Constructing Excellence - Legislation



Key takeaways

Terminology

Covered procurement, “below-threshold” and procurement.

Award Procedure

Identify contracts that remain subject to PCR 2015

Pipeline Notice

Prepare to publish Pipeline Notice at end of May 2025 if overall spend over £100m

Central Digital Platform

Register on the Central Digital Platform (CDP)

Contract Management

Suppliers – know the difference between ‘associated’ & connected persons

THANK YOU

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CHIC CONFERENCE & EXHIBITION 2025

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COMING UP:

15:30 – 16:45

Newbuild Development

**Building Labour's 1.5m New
Homes**

HOUSING MATTERS NOW



**CHIC Conference
& Exhibition**

CHIC CONFERENCE & EXHIBITION 2025

HOUSING MATTERS NOW

Newbuild Development – Delivering Labours 1.5m New Homes

Chaired by: **Mark Easton**, BBC

Regan Costello, Head of Pre-Construction, Seddon

Andrew Carpenter, CEO, The Structural Timber Association

Michael Baggett, Director of Land & Partnerships, Platform Housing Group

CHIC 



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Delivering Labour's £1.5m Homes A Contractors Perspective



Who are we?



4th Generation, 128-year-old Family Business



Delivering Development, Refurbishment & Retrofit



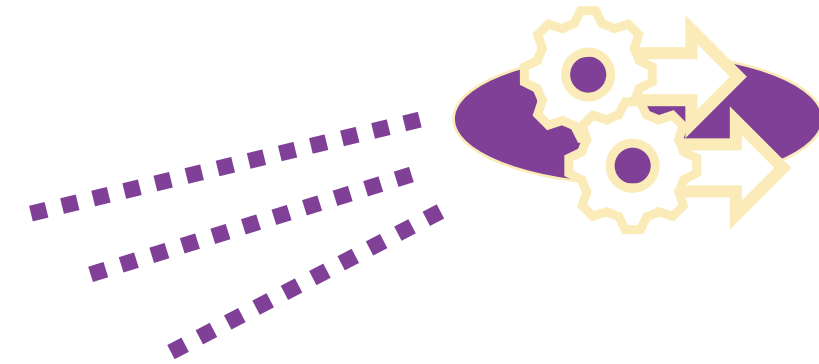
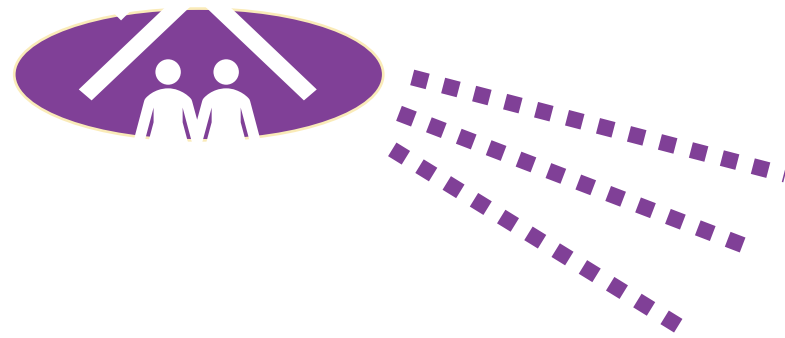
Employ over 600 people, 200 are direct trades



Aim to create Better Homes and Better Lives



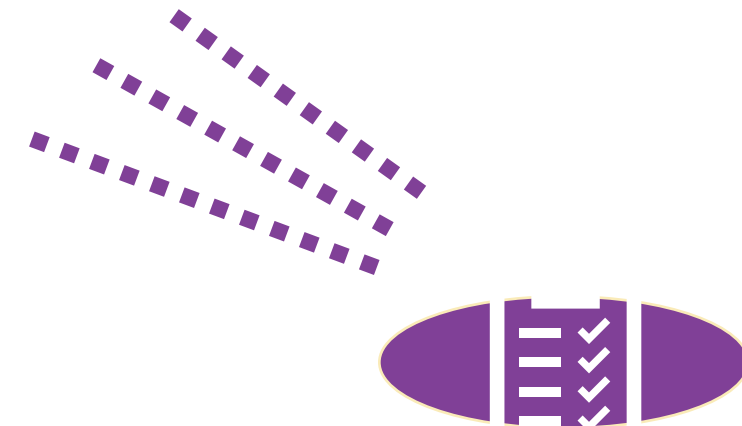
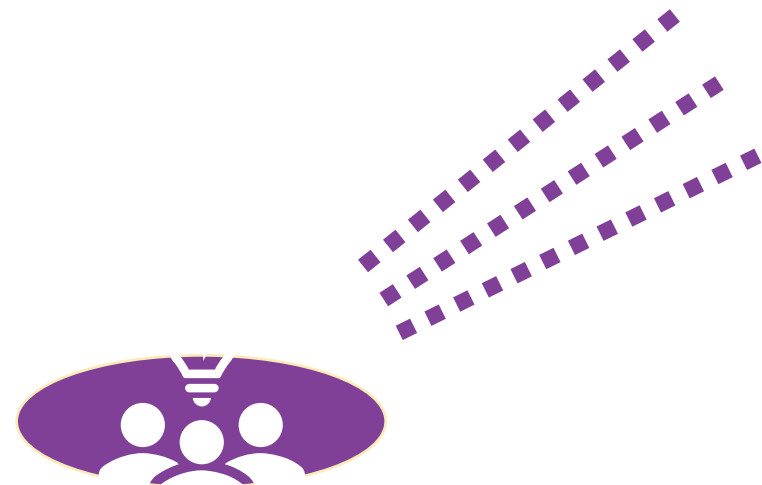
Less Social
Housing



Need to
Double
Current
Output



Public
Perception
is at an all
time low



Staggering
waiting lists

are



Inflation and Cost Feasibility



Resources in Planning Departments



Land Availability



Skills and Labour Availability

How do we deliver?



Partnerships



Working in partnership with Local Authorities



Longer-Term Partnerships



More Public and Private partnerships



Partnering with communities

How do we deliver?

Skills & Apprentices



Increase availability of Apprenticeships



College courses should be feeders



Upskill existing workforces



How do we deliver?

Take a place-based approach to Development



Bring Brownfield Sites back into use



Target Urban Infill Sites



Estate Wide Regeneration



HOUSING PARTNERSHIPS

Summary

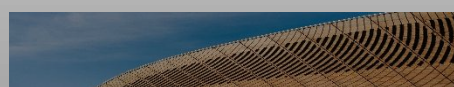


Confederation
of Timber
Industries

The CTI's answer to 1.5 m homes

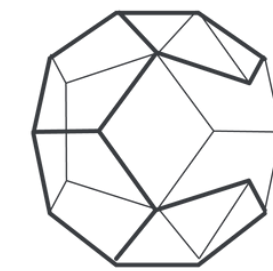
Andrew Carpenter:TiC Secretariat





TIMBER IN CONSTRUCTION ROADMAP IMPLEMENTATION

Timeline



Confederation
of Timber
Industries

NOVEMBER 2021

UK hosts COP 26 in
Glasgow

DECEMBER 2021

Government sets up
Timber in Construction
Roadmap Working Group

DECEMBER 2023

Government launches
TiC Roadmap

MAY 2024

TiC Implementation
Plan launch with
STA/TDUK/Confor as
secretariat

FEBRUARY 2025

Labour Government
endorses the TiC

2025

ALL ABOUT DELIVERY

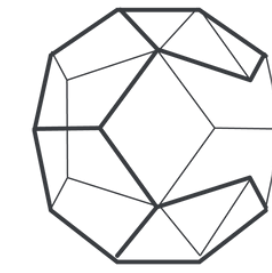
JULY 2024

New Labour
Government

JUNE 2024

General Election called

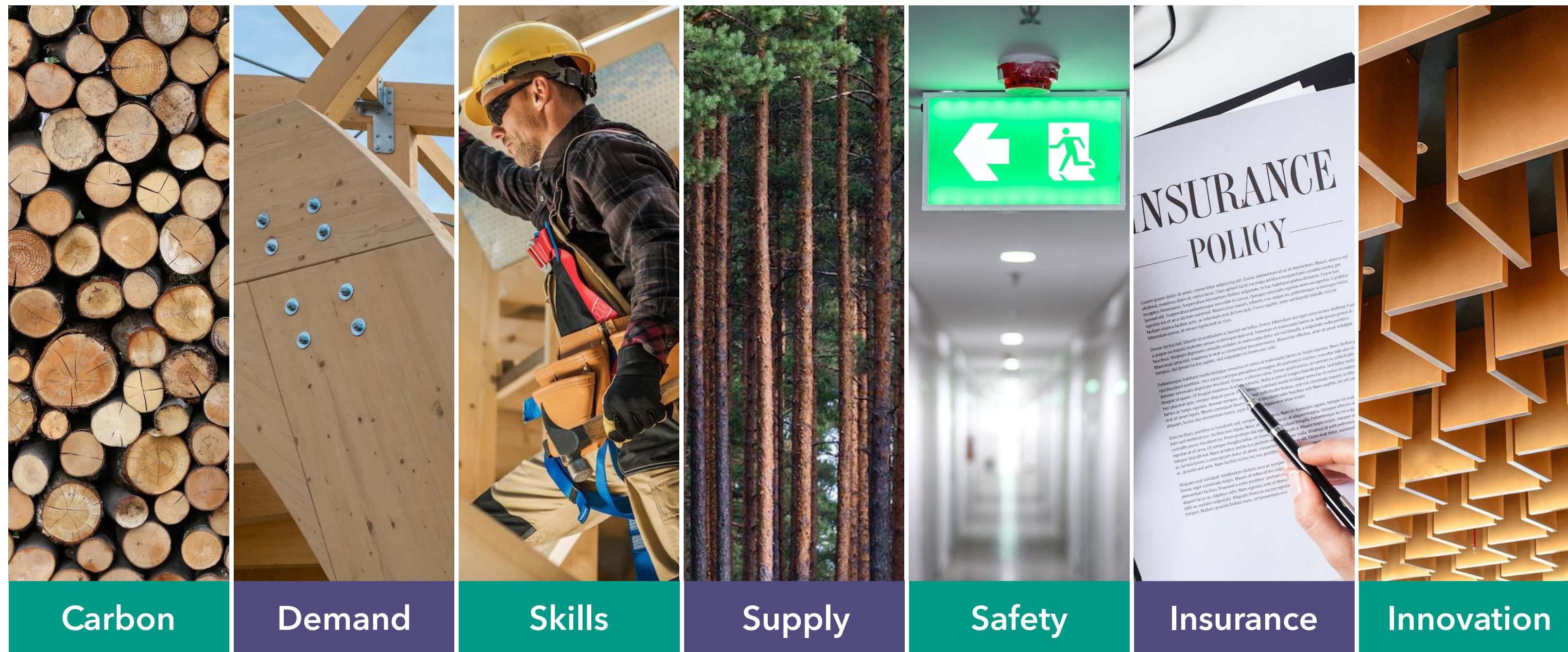
Lifetime of the Opportunity



Confederation
of Timber
Industries



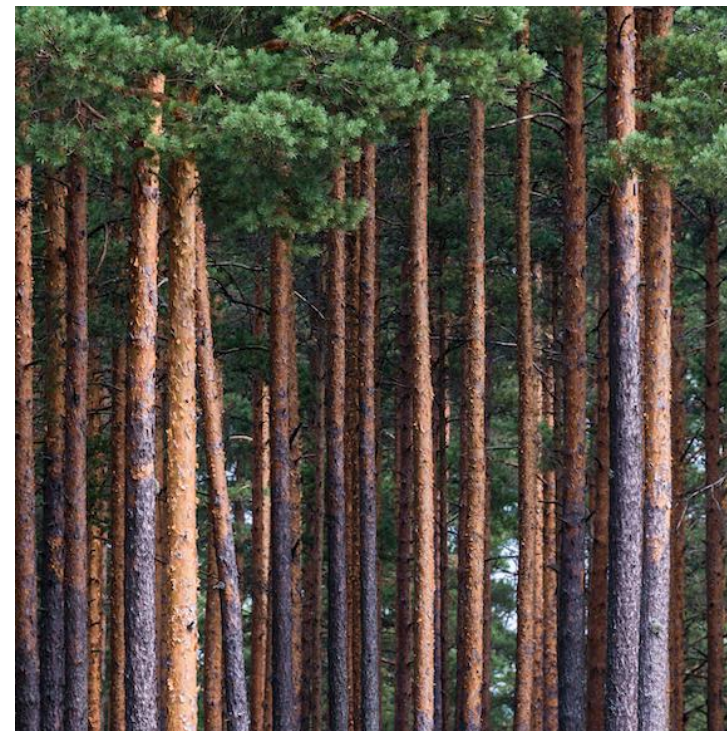
Seven issues covered within the Timber in Construction roadmap



The objectives of the Timber in Construction Roadmap



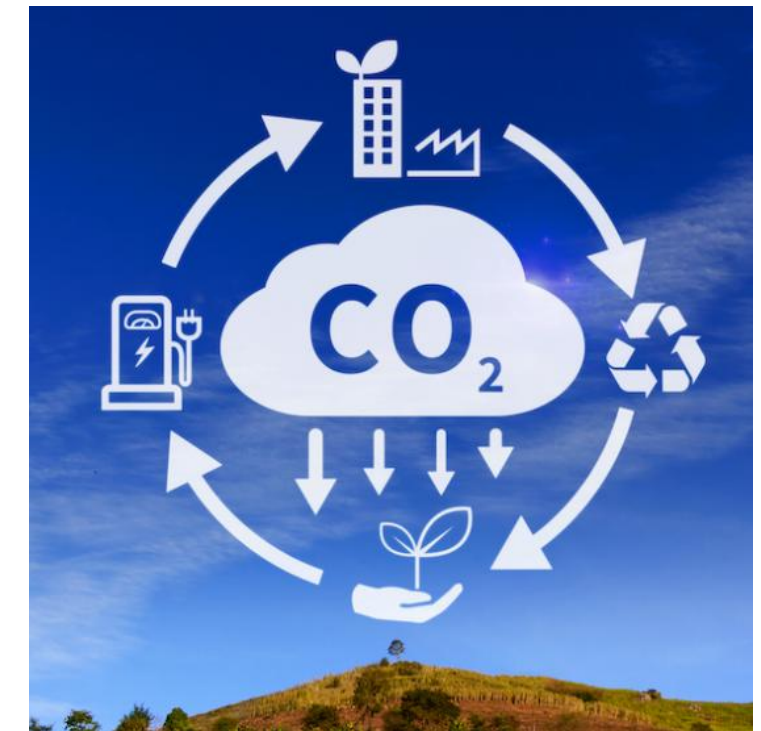
To safely increase the amount of timber used in construction



To increase the amount of homegrown timber used in construction



To help the UK meet its net zero target by 2050



To grow the economy through decarbonization



Building 1.5 Million Homes

- Targeting significant housing expansion over the parliament term.

Decarbonisation as Growth

- Leveraging low-carbon initiatives to drive economic growth.

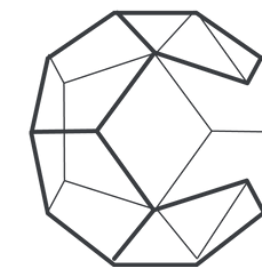
Building Regulations Update (Part Z)

- Integrating Part Z for sustainable building standards.

Natural Materials in Procurement

- New regulations to prioritise sustainable, natural materials.

This strategic focus emphasises sustainable growth and housing expansion to meet national priorities.

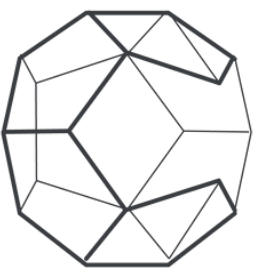


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Industries

DLUHC, DESNZ, FC, DBT, DfE, HE, HSE & Industry Stakeholders



Department
for Environment
Food & Rural Affairs



Confederation
of Timber
Industries

The whole supply chain needs to play its part



Nine targets for construction to reach net zero by 2050



Transport

Accelerating the shift of the construction workforce to **zero emission vehicles** and **onsite plant**

Optimise the use of **Modern Methods of Construction** and improved onsite logistics, in doing so reducing waste and transport to sites

Championing **developments** and **infrastructure** investments that both **enable connectivity with low carbon modes of transport** and design to incorporate readiness for zero emission vehicles



Buildings

Work with Government to **deliver retrofitting** to improve energy efficiency of the existing housing stock

Scale up industry capability to deliver **low carbon heat solutions in buildings**, supporting heat pump deployment, trials of hydrogen heating systems and heat networks

Enhancing the **energy performance of new and existing buildings** through higher operational energy efficiency standards and better building energy performance



Construction activity

Implementing **carbon measurement**, to support our construction projects in making quantifiable decisions to remove carbon

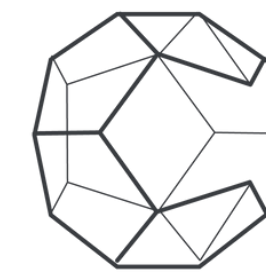
Become world leaders in **designing out carbon**, developing the capability of our designers and construction professionals to design in line with circular economy shifting commercial models to reward measurable carbon reductions

Support development of innovative **low carbon materials** as well as advancing low carbon solutions for **manufacturing production processes and distribution**

Five Client Carbon Commitments

1. Procure for low carbon construction and provide incentives in our contracts
2. Set phase out dates for fossil fuel use
3. Eliminate the most carbon intensive concrete products
4. Eliminate the most carbon intensive steel products
5. Adopt PAS 2080, Carbon Management in Infrastructure, as a common standard





Confederation
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Industries



Health & wellbeing



Purpose



Image of construction

Working in collaboration with our TiC partners



Our aim is to support **sustainable forestry** and **wood-using businesses** through political engagement, market promotion and supporting our members' competitiveness.

We are a not-for-profit organization that works on behalf of the private forestry and wood sector.

Our strength is that we give timber a more powerful voice. We represent the whole forestry and wood 'supply chain' and focus on the strategic issues that are vital to the success and sustainable future of the sector. These include helping build the market for wood and forest products, creating a supportive policy environment, and helping members to become more competitive and successful.



Our mission is to support and facilitate the UK construction industry to increase the use of structural timber, thereby bringing further success to all stakeholders across the entire supply chain.

The STA actively works to promote structural timber building solutions through collaboration and engagement with our members and their clients, the government and the wider construction community.

The STA has 950 members, representing over 85% of the structural timber industry. It accounts for 23% of the national housing market, with a strong presence in Scotland, where it holds a 90% market share. Its expertise spans various timber construction systems, including Timber Frame, Structural Insulated Panels (SIPs), and Mass Timber solutions such as Cross-Laminated Timber (CLT) and Laminated Veneer Lumber (LVL).



The largest, most comprehensive supply chain body for timber in the UK, we are committed to growing your connections, knowledge, and influence.

Our Mission:

Connect the supply chain

- By bringing together the largest supply chain body in the UK, spanning from sawmill to specifier, and all points in between.

Lead best practice

- By building the largest, comprehensive online library of technical specification and design guidance for our members.

Accelerate a low-carbon future

- By creating the tools, training, and guidance to support the sustainable timber supply chain to lead as a net zero industry.

New Government Focus



- To grow the economy, reduce inflation and create jobs/wealth
- To re-balance the public finances



- To build more homes 1.5m new homes within 5 years
- To remove fossil fuels from homes
- To deliver high-quality, nature friendly sustainable places



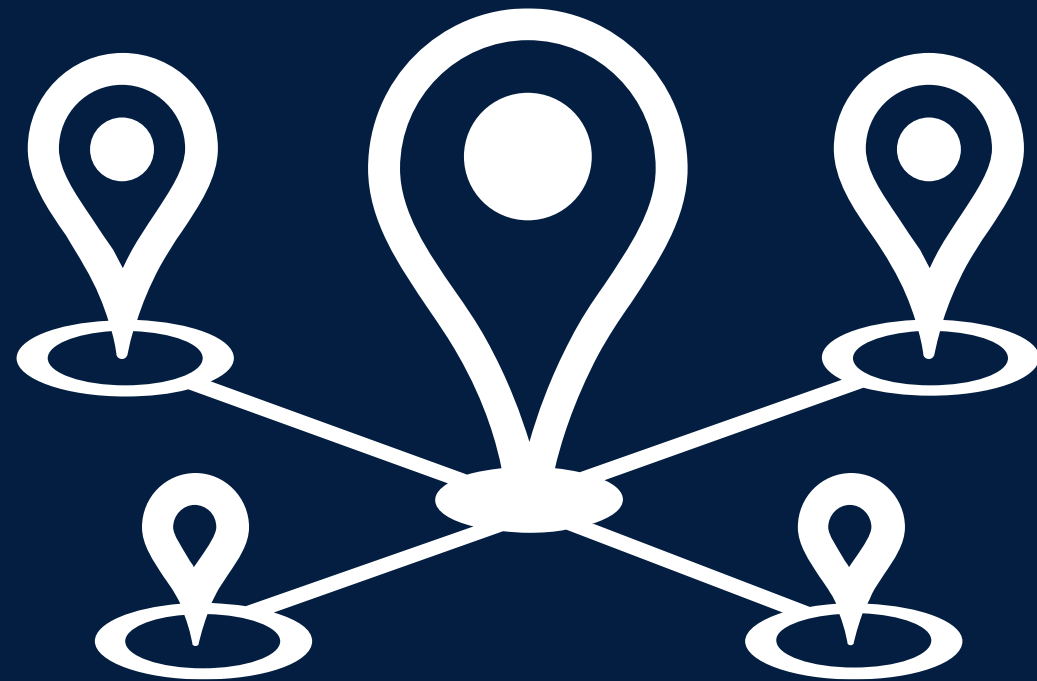
- To be global leader in clean renewable power
- Committed to net zero target by 2050.
- To investigate whole life carbon & decarbonization of materials



- To resolve water efficiency, sewerage & flood resilience issues
- Committed to biodiversity net gain, UK forestry and nature recovery.



THE SITUATION



- The UK needs to build 300,000 new homes a year by 2030.
- To reach net zero new homes must be highly **energy efficient** & go all electric.
- The UK **economy is stagnating** with new fiscal pressures to balance public purse and grow the economy.
- **New building regulations** are at risk if sectors are not ready.
- Future regulations **may mandate low carbon materials**, but this is not guaranteed
- The Timber in Construction Roadmap provides a catalyst. The **Government endorsement is essential**.
- To solve this the Government and housing providers must **embrace change**, by using reliable, proven and deliverable low carbon construction solutions.

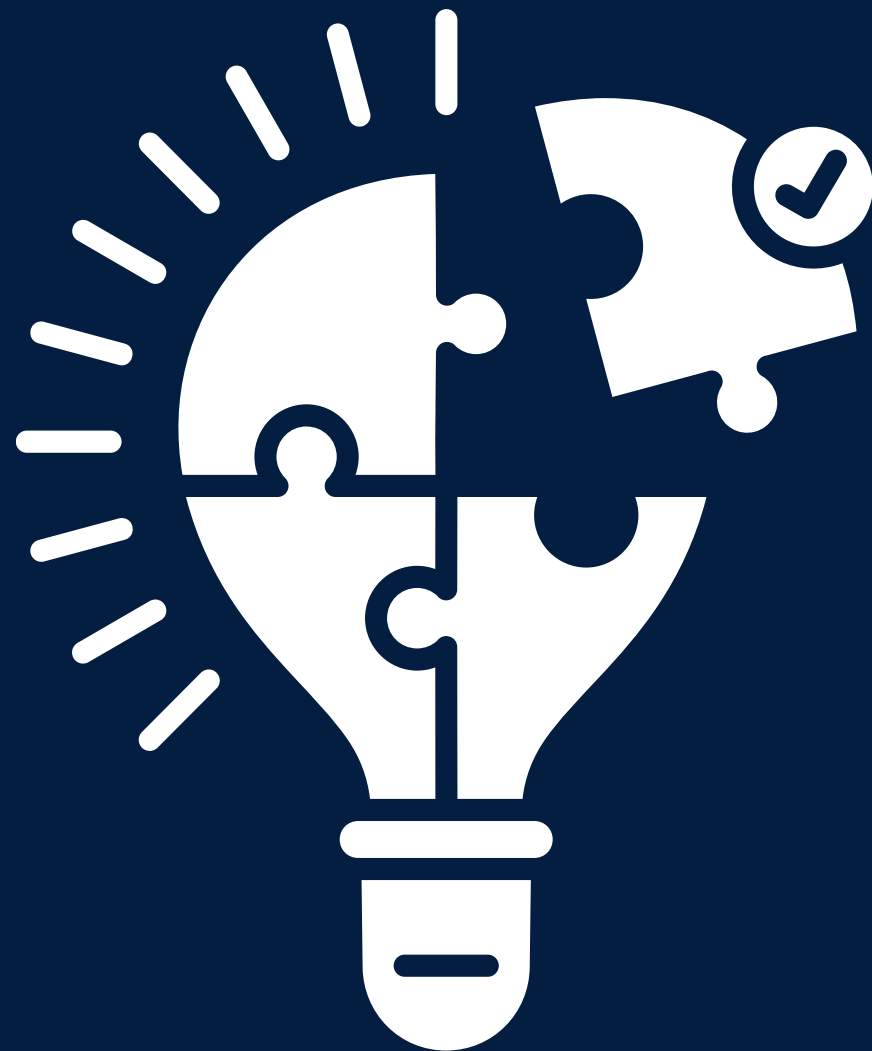
THE PROBLEM



- The **timber frame sector** is **historically fragmented** and needs to use TiC as the catalyst for collaboration
- **House builders** historically use masonry methods, are **risk averse** and need assistance with education along their supply chain
- New Regulations are making building very complex, with significantly **more technical** input needed to comply
- **Compliance and performance** are now mandated, providing QA is vital - the **STA Assure Quality Scheme** is crucial to provide confidence to new and existing clients
- **Depleting construction skills** is driving more productive MMC build methods, but re-skilling is needed & the **STA's Erector Training Programme** leads the way
- Embracing new MMC build methods, requires **education, hand holding and winning hearts and minds** and the CTI is perfectly placed to provide this

Challenges and Opportunities...

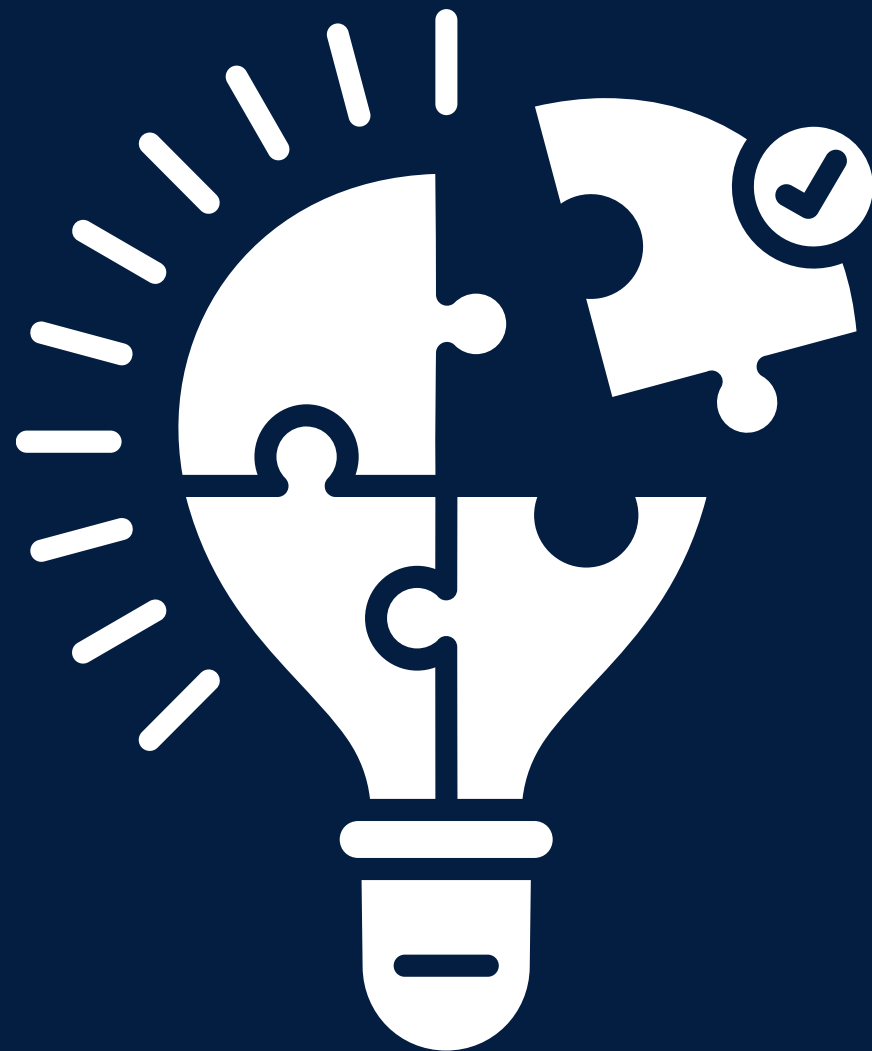
THE SOLUTION



- The **STA** has **120 manufacturer members** across the length and breadth of the UK
- In addition there are **over 300 erector/installer members & over 100 supply chain partners** including architects, engineers & developers
- A recent survey of those members indicated our ability to provide **100,000 homes per annum** i.e. one third of the government's target
- We provide a **long established build method** that enjoys the confidence of both funders & insurers
- The timber sector contributed **£10bn gross value** to the UK economy last year and **employs 300,000 people** in **51,000 businesses** with **SME's** in each **political constituency**
- We are the 'go to' organization for all matters 'structural timber'
- We are well networked with all the UK construction sector's key stakeholders and ready to assist wherever required e.g. HBF/RIBA CPD material

Challenges and Opportunities...

THE SOLUTION



- Currently working with **Construction Leadership Council** on the **COConstruct Zero Board** that sets industry net zero targets
- Currently working with **Future Homes Hub** to set the **Future Homes Standard** plus assisting government to adopt **Part Z** into the building regulations
- Our technical & fire guidance is well respected throughout the UK
- Currently working with **Homes England** and soon to be introducing a yet to be approved **interoperability project** to assist the acceleration of home building
- Currently working on a **Growth Project** to accelerate the uptake in timber frame construction. If funding and approval is received it will substantially augment the **TiC Demand Working Group**
- **STA members are willing to help, are wanting to help, are waiting to help deliver the government's housing targets and support the UK in achieving its net zero carbon legal requirement by 2050.**

Delivering Labours 1.5m New Homes

Mike Baggett

Platform Housing

- 50,000 homes being actively managed across the Midlands and central England.
- Strategic Partner of Homes England
- Top ten biggest builders 2024
- Over 1,600 new affordable homes started on site in 2024/25
- Strong focus on prioritising high quality sustainable communities

Platform's vision is clear, to work to acquire, develop and manage land that yield a pipeline of high-quality sustainable homes, homes that cater to diverse needs of its communities.



Keys Challenges

- Planning
- Economic Constraints
- Labour & Skills Shortages
- Land supply & Affordability



Potential Solutions

Planning Reform

Diversify Housing Delivery

Boost Construction Capacity

Land Supply



Case Study – Cookley Works, Dudley

- **No of units:** 71
- **Tenure:** Affordable Rent, Rent to Buy & Shared Ownership
- **Contractor:** Lovell Partnerships
- **Site Designation:** Brownfield
- **Local Authority:** Dudley Brough Council
- **Site Status:** Completed & Occupied
- **Funding Partners:** West Midlands Combined Authority & Homes England
- **Contract Value:** £9.2m



Case Study – Browns Lane, Tamworth

- **No of units:** 210
- **Tenure:** Social Rent, Rent to Buy & Shared Ownership
- **Contractor:** TBC
- **Site Designation:** Greenfield
- **Local Authority:** Tamworth & Lichfield
- **Site Status:** Land Owned
- **Planning Status:** Outline Planning (via Appeal)
- **Funding Partners:** Homes England
- **Estimated Total Scheme Cost:** £50M



Key Enablers for Success

- A long-term funding settlement
- Increased access to land
- Increased planning certainty with clear processes to accelerate approvals
- Greater support to address skills gap within the sector
- Support for modern methods of construction





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