



LONDON AND  
SOUTH EAST  
PROCUREMENT



# THE ROAD TO NET ZERO

PROCUREMENT SOLUTIONS  
FOR RETROFITTING SOCIAL HOUSING

## INTRODUCTION TO LHC

LHC 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.

LHC'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 LHC products.

LHC 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 London and South East.



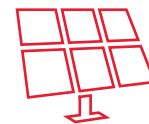
10

Retrofit projects in progress



2

Energy efficiency consultancy projects in progress



2

Solar PV programmes completed



1

External wall insulation programme completed

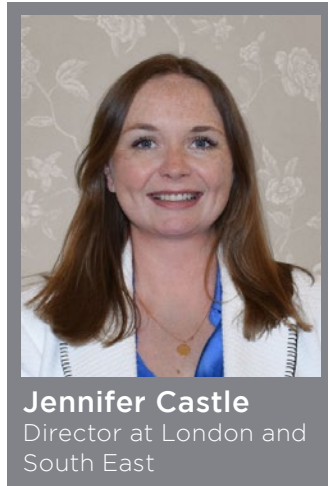


2

Energy efficiency consultancy projects completed

The current climate emergency and cost of living crisis brings into focus the importance of improving the energy efficiency of our buildings. With a national Net Zero target of the year 2050 and an ambitious target to reach EPC B by 2030 within London, we must get on and deliver retrofit programs now.

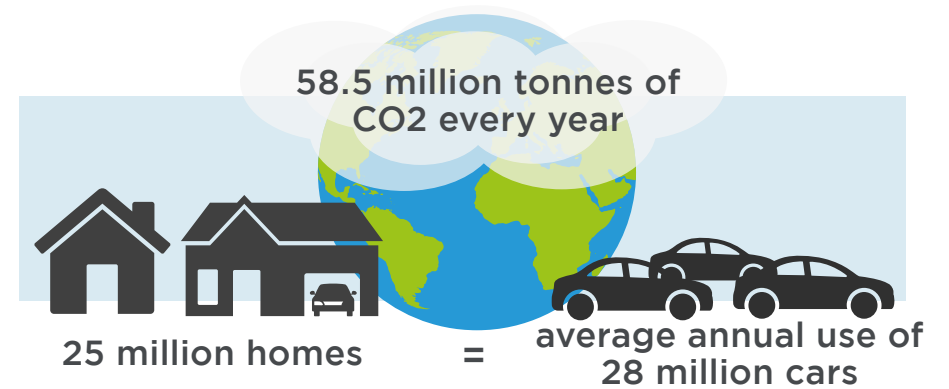
In London, it is estimated that the cost to reach Net Zero is around £98 billion for domestic and non-domestic properties, with each home requiring around £25,900 investment. £49.3 billion is required to achieve an average interim target of EPC B by 2030. The national picture requires around £280 billion investment to reach NetZero.



**Jennifer Castle**  
Director at London and South East

The government has pledged £3.8 billion to address the costs of retrofitting up to 2023. The second round of the Social Housing Decarbonisation fund will provide £800m for two years between March 2023 and 2025. The bidding window for Wave 2 applications 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.

The Public Sector Decarbonisation Scheme has just entered phase 3 of funding. Phase 3 of the Public Sector Decarbonisation Scheme will provide £1.425 billion of grant funding over the financial years 2022/2023 to 2024/2025. The guidance for the next application window, Phase 3b, will be published in July 2022, with the application window planned to open in September 2022.



[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.

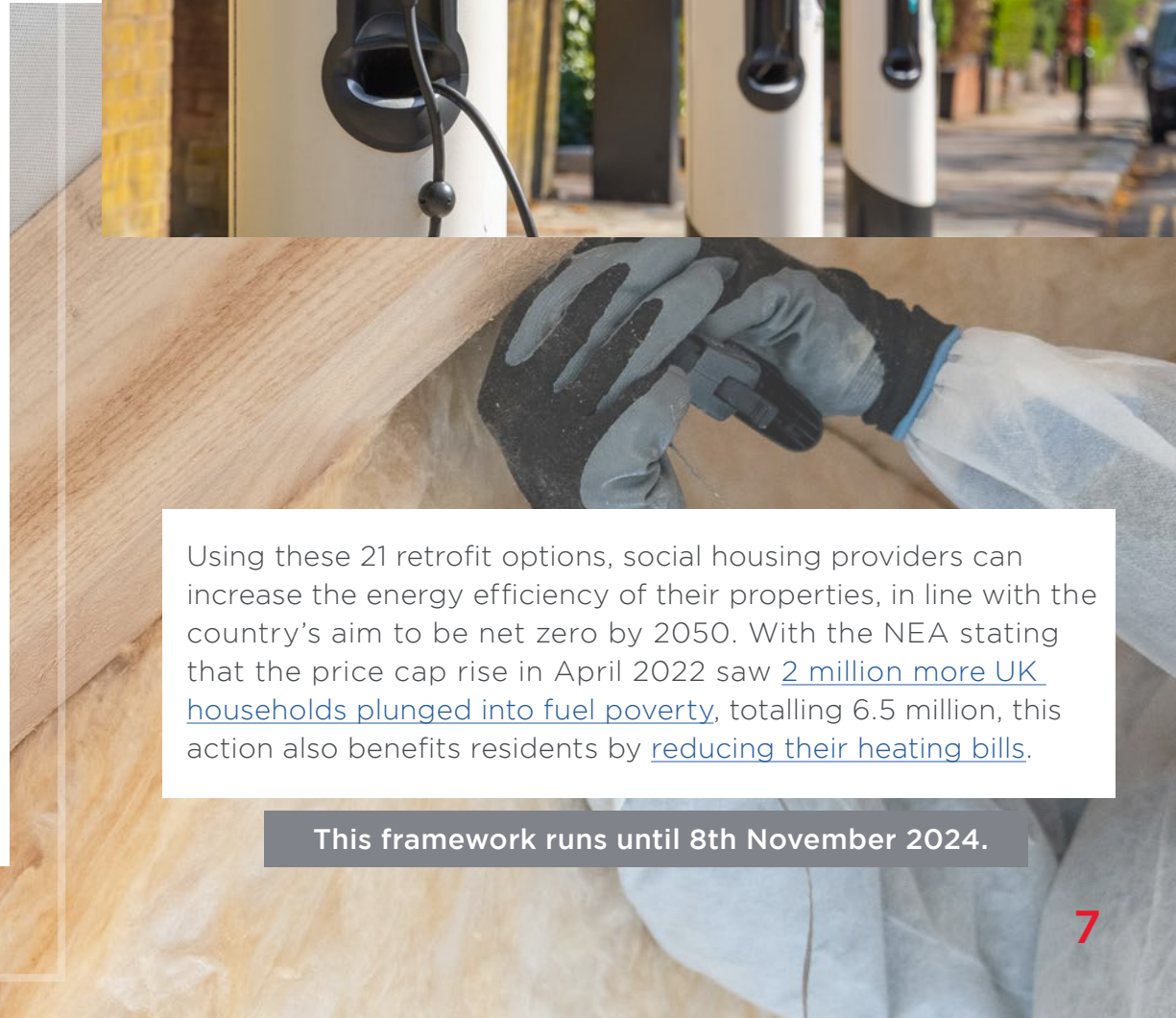
The Gold Standard supports this method of collaboration, and LHC has demonstrated success in this area across the Group within SWPA. For example, they have accomplished great savings and a valuable social value contribution by using demand aggregation with Magna Housing and Wiltshire Council to build 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"><li>• Building Energy Policy &amp; Strategy Development</li><li>• Energy Surveys and Audits</li><li>• Monitoring and Targeting</li><li>• Independent Report on Metering Arrangements (IRMA)</li><li>• Chartered Surveyors Reports</li><li>• Domestic and non-domestic BREEAM Assessments (for existing buildings)</li><li>• Funding and Finance</li></ul>	<ul style="list-style-type: none"><li>• Display Energy Certificates (DEC) and Advisory Report (AR)</li><li>• Energy Performance Certificates (EPC) Domestic</li><li>• Energy Performance Certificates (EPC) Non-Domestic</li></ul>
	Project Management
	<ul style="list-style-type: none"><li>• Project Manager</li><li>• Clerk of Works</li><li>• Health &amp; Safety</li><li>• Principle Design duties</li><li>• Health &amp; Safety Advisors</li></ul>
Asset Management, Project Specification	
<ul style="list-style-type: none"><li>• Energy Stock Condition Surveys and Reports</li><li>• Product Specification and Procurement</li><li>• Quantity Surveyors</li></ul>	

This framework runs until 8th November 2024.

## WHOLE HOUSE REFURBISHMENT AND ASSOCIATED WORKS

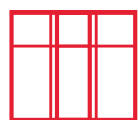
# WH2

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"><li>• Kitchens and bathrooms with associated repairs</li><li>• Landscaping</li><li>• Electrical works</li><li>• Painting and decorating</li></ul>
Workstream 2 - Multi-disciplinary services
<ul style="list-style-type: none"><li>• Heating and electrical</li><li>• Disabled adaptations</li><li>• Supply, renewal of gas fired central heating and upgrading of boilers</li><li>• Electric heating installations</li><li>• Roofing</li><li>• Electrical wiring</li><li>• Cladding</li><li>• Renewal of windows and doors, including fire doors</li><li>• Fire detection, suppression systems, sprinklers</li></ul>
<p>This framework has an <a href="#">associated DPS</a> 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.

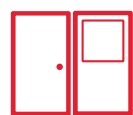
LHC offer the following frameworks and DPS, in addition to those already covered in this guide.



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



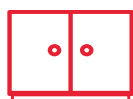
New Build Housing Construction



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 LHC can nominate eligible groups, in their area, to receive a grant from our fund. For London and the South East, LHC works closely with specialist community support network Locality. Now in its fourth year, the fund has invested in excess of £325,000 in 51 community projects, targeting a diverse range of needs.

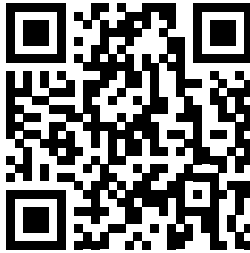


Chelmer Housing Partnership (CHP) used the Energy Efficiency and Associated Works framework to launch a heating installs and refurbishment programme. The aim was to provide improved planned heating installations, as well as reactive boiler replacements, for over 700 of CHP's properties, and included gas, oil, renewable heating, and hot water systems.

“ We want to support the growth of strong communities by helping people to improve their living situation and energy efficiency, in homes where they feel safe and secure.

Utilising a framework like this has provided a great foundation to our work and has allowed us to find a local contractor whose culture aligns with what we're trying to accomplish. ”

**Graham Thompson**  
CHP's Compliance Manager



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