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Tender

Social Housing Emerging Disrupters (SHED 5) Framework Agreement

Procurement for Housing

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-055645

Procurement identifier (OCID): ocds-h6vhtk-058c4b ([view related notices](#))

Published 11 September 2025, 9:32am

Scope

Reference

SJ/10/09/25/SHED 5

Description

Established in 2004, Procurement for Housing (PfH) is a national procurement consortium dedicated to the social housing sector and supported by the National Housing Federation (NHF), Chartered Institute of Housing (CIH) and HouseMark. Collectively our Members manage more than 90% of UK' social housing stock, with PfH helping them to achieve efficiency savings using a wide range of services including framework agreements, dynamic purchasing systems, spend analyses, strategy reviews, consolidated billing and comprehensive reporting. PfH is a contracting authority under section 2 of the Procurement Act 2023 and a centralised procurement authority under section 1(4) of that Act.

Please refer to www.pfh.co.uk for additional information.

PfH is administered by Inprova Limited and is headquartered in the North West of

England with over 20 years of expertise and experience offering a complete procurement solutions package across outsourcing, technology and consultancy. By integrating procurement services and technology, Inprova operates as a delivery partner, supporting business performance improvement for the public sector.

PfH intends to establish The Social Housing Emerging Disruptors (SHED) 5 Framework to promote innovation through establishing national arrangements to provide innovative goods, works and services to the housing market and the wider public sector.

The first Social Housing Emerging Disruptors (SHED) Framework Agreement was launched in January 2022, comprising 18 innovative solutions. The aim was to create a framework of innovation permitting start-ups, small and medium sized businesses and the voluntary sector as well as established larger companies to offer their innovative products and services to the public sector. The second SHED framework (SHED 2) comprising a further 20 suppliers with a range of innovative solutions was launched in January 2023 and was shortlisted for the 'Innovation Procurement Project of the Year' Award by Built Environment Network. SHED 3 commenced in January 2024. SHED 4, comprising 17 solutions was launched in January 2025.

To reflect the emerging nature of innovation, a fifth SHED Framework (SHED 5) will be procured in Autumn 2025. The solution will enable PfH Members to procure a range of products and services that offer real and innovative benefit to the housing and wider public sector. The framework will provide successful suppliers with the opportunity to promote their innovation and will allow fledgling markets to test their true potential, providing the foundations for success and wider adoption across the public sector.

The Framework Agreement will operate on a national basis, providing an offering suitable for members of PfH in England, Wales, Scotland and Northern Ireland and other public bodies permitted to use the Framework Agreement. Suppliers will not be excluded for not being able to supply all regions.

To register your interest, or find out more information, please email shed@pfh.co.uk

Commercial tool

Establishes a framework

Total value (estimated)

- £500,000,000 excluding VAT
- £600,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 29 January 2026 to 28 January 2029
- 3 years

Main procurement category

Services

CPV classifications

- 79000000 - Business services: law, marketing, consulting, recruitment, printing and security
- 30000000 - Office and computing machinery, equipment and supplies except furniture and software packages
- 39000000 - Furniture (incl. office furniture), furnishings, domestic appliances (excl. lighting) and cleaning products
- 71000000 - Architectural, construction, engineering and inspection services
- 42000000 - Industrial machinery
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45000000 - Construction work
- 48000000 - Software package and information systems
- 50000000 - Repair and maintenance services

- 51000000 - Installation services (except software)
- 80000000 - Education and training services
- 85000000 - Health and social work services
- 98000000 - Other community, social and personal services
- 90000000 - Sewage, refuse, cleaning and environmental services
- 31000000 - Electrical machinery, apparatus, equipment and consumables; lighting

Contract locations

- UK - United Kingdom
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Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

4%

Framework operation description

The SHED 5 Framework Agreement enables Contracting Authorities to access innovative solutions for the social housing sector quickly and compliantly.

Following a tender process, a list of pre-approved and awarded suppliers is established. Contracting Authorities will down-select their most economically advantageous (MAT) supplier for their specific requirement via the SHED portal, using the information provided

on supplier capabilities and framework pricing as a guide.

Pricing captured at Framework level provides an indicative baseline. Given the emerging and diverse nature of SHED solutions, final pricing is normally bespoke to each Call-Off Contract and agreed directly with the selected supplier under the Framework terms.

This model combines the assurance of pre-vetted suppliers with the flexibility to tailor pricing and specifications to meet individual needs.

Award method when using the framework

Without competition

Contracting authorities that may use the framework

This Framework Agreement may be used by all current members of PfH at the time of the FTS notice and those contracting authorities that become a member of PfH during the period of the Framework Agreement. This includes all contracting authorities across England, Wales, Scotland and Northern Ireland listed on the following page of the PfH website:

<http://procurementforhousing.co.uk/permmissible-users/>

This includes registered providers of social housing; registered social landlords; the Northern Ireland Housing Executive; public authorities; local authorities; ALMOs; central government departments; schools, colleges, universities and other education establishments; hospital trusts, ambulance services and other NHS organisations and services; fire and rescue, police and other emergency services; passenger transport services; charities and other third sector organisations and any wholly owned subsidiaries of the above organisations. See paragraph 1.3.5 of the tender pack.

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
 - Voluntary, community and social enterprises (VCSE)
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Submission

Enquiry deadline

3 October 2025, 12:00pm

Tender submission deadline

15 October 2025, 12:00pm

Submission address and any special instructions

<https://www.mytenders.co.uk>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

4 December 2025

Award criteria

Name	Type	Weighting
SHED 5 Quality	Quality	80.00%
SHED 5 - Price	Price	20.00%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611080

Document 1 - ITT - SHED 5

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611082

Document 2 - Instructions to Tenderers - SHED 5

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611083

Document 3 - Selection & Award Criteria - SHED 5

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611084

Document 4 - Framework Scope and Requirements - SHED 5

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611086

Document 5A - PSQ - SHED 5

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611109

Document 5B - PSQ Scoring Methodology - SHED 5

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611111

Document 6A - ITT Template - SHED 5

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611112

Document 6B - ITT Scoring Methodology & Notes - SHED 5

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611113

Document 6C - Solution Descriptions and Search Terms - SHED 5

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611114

Document 7A - Scenario Pricing - SHED 5

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611115

Document 8 - Framework Agreement - SHED 5

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611116

Document 9 - Call-Off Contract - SHED 5

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611117

Document 11 - Tender Certificates - SHED 5

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611118

Document 12a - PfH Gen2 file specification Standard v1.0

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611119

Document 12b - Quantum GEN2 Billing Template

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=611120

Document 13 - Tender Submission Checklist

Contracting authority

Procurement for Housing

- Public Procurement Organisation Number: PRLY-9676-WPTJ

2 Olympic Way

Birchwood, Warrington

WA2 0YL

United Kingdom

Contact name: Stephanie Johnston

Email: SHED@pfh.co.uk

Website: <http://www.procurementforhousing.co.uk>

Region: UKD61 - Warrington

Organisation type: Public authority - sub-central government