
SUPPORTING PARTNERS WITH THEIR NET ZERO TRANSITION

**A GUIDE TO OUR NET ZERO
PROCUREMENT SOLUTIONS**

INTRODUCTION TO SPA

The Scottish Procurement Alliance (SPA) are Scotland's largest free-to-join not-for-profit procurement solutions provider for the construction, refurbishment and maintenance of social housing and public buildings. It represents 114 public sector organisations throughout Scotland, ranging from small co-operatives to regional and national housing associations, local authorities, education providers and blue light services.

Formed in 2016 following consultation with a range of stakeholders to address Scottish needs, standards, and aspirations for public sector procurement. Underpinned by over 55 years of technical procurement experience through its parent company, LHC, one of the UK's most respected public sector procurement organisations. This relationship affirms its expertise, by providing foresight and a broad understanding of local and national challenges, harnessing this intelligence to build robust procurement solutions, refined to match market needs and demands.

SPA offers a unique range of services tailored to the requirements of its public sector partners; the SPA offering simply goes beyond providing frameworks. Its partners benefit from professional guidance, support and training bespoke to their requirements and locality stretching across its full team from procurement and client support to technical and social value advisory services.



SPA has a vast portfolio of compliant frameworks that have been developed through extensive research, collaboration with partners and suppliers. Each company appointed to its frameworks has undergone a rigorous process to be awarded a place. The frameworks enable fully or partially publicly funded organisations to procure goods, works and services. Providing a complete collection of solutions for organisations seeking to procure construction, refurbishment, or maintenance projects.

Alongside its procurement solutions, SPA works closely with Lintel Trust, a Scottish charity with a 44-year heritage supporting Scotland's housing communities and acting as a trusted voice for inspiring change. This pivotal relationship places SPA on a strong footing to discover innovative routes for each project procured from its frameworks to deliver better outcomes for the communities it serves, in harmony with partners and appointed companies.

SPA is guided by its Executive Board members comprising a mixture of housing associations, local authorities and housing co-operatives all based in Scotland. Each project procured using SPA frameworks helps to generate individual project community benefits and contributes to the SPA Community Benefit Fund. The members of the Executive Board are eligible to apply for a share of the £140,000 Community Benefit Fund to support projects in their local communities which is distributed annually. The fund is managed by Lintel Trust, it also provides partners and appointed companies with workshops, guidance, match funding, social value monitoring, and project evaluation tools.

WORKING TOWARDS BEING A ZERO CARBON NATION



Switching Scotland's homes and buildings to zero emissions by 2045 is an ambitious target with many of the changes required to be delivered during this decade, but it's a challenge we are emphatically behind.

We all need – and deserve – to live in energy-efficient buildings. A home that is well insulated reduces bills, increases comfort levels and helps in the battle against climate change. Creating good quality, well-insulated living spaces that are cheaper to keep warm and produce less carbon is a laudable objective. Unfortunately, it is also a huge challenge, and it's one that Scotland's construction sector is expected to meet.

There's no doubt that improvements are necessary. The energy use from Scotland's 2.5 million domestic dwellings contributes to over 15 per cent of our greenhouse gas emissions. The Scottish Government is determined to act on this, particularly in relation to the public housing stock. The review of its Energy Efficiency Standard for Social Housing post 2020 (EESH2) commenced in September 2022 with revised guidance being launched towards the second half of 2023. With the purpose to strengthen and realign the standard with net zero requirements so that social housing leads the transition to zero direct emissions buildings. As the review progresses and following advice from the ZEST report, interim guidance was published in October 2022 that highlights the measures that should be prioritised during the review period.



Given the current climate, the interim guidance has been adjusted with priority on the biggest impact, for the lowest cost promoting a fabric-first approach. These measures improve thermal efficiency, heat loss and associated ventilation requirements. The other recommended areas include zero-emissions electrical heating, district and communal heating systems alongside projects that make a significant difference to hard-to-treat properties and reduce energy usage of properties.

The issuing of this guidance does not subside the immense challenge that Scotland's housing sector faces, achieving the emissions reductions required by 2030 will involve significant changes to heating systems alone – with more than a million homes and some 50,000 buildings being improved. There is, no single technology that can deliver the changes required, it will take several different approaches pertaining to housing archetypes. The impact financially is colossal with the challenges of the cost of living at absurd levels and the rent freeze policy severely impacting housing associations and the like generating additional income to offset the necessary improvements and threatening the delivery of new homes. The attention must be on working together collaboratively as the public sector cannot possibly fund this requirement on its own.

SPA offers an array of frameworks centred around net zero measures that are dynamic and flexible offering public sector organisations a quick, easy and compliant route to market whilst achieving the best value for money. All suppliers that have been awarded a place on the framework have undergone rigorous criteria, due diligence and assessments.

FRAMEWORK OVERVIEW



N8

Energy Efficiency Measures and Associated Works

The N8 framework covers 21 energy-efficient measures and associated works delivered through two workstreams in partnership with 24 appointed companies. The measures incorporate various insulation and heating measures to solar PV & EV charging infrastructure to rainscreen and cladding. The framework is suitable for low, medium and high-rise housing schemes, schools, colleges and all other types of public sector buildings.

The framework is split into two workstreams; workstream 1 contains 24 appointed companies that have expertise in an individual specialist area across 21 measures. In workstream 2 there are 2 appointed companies that have proven they can provide all 21 measures identified in workstream 1. This workstream is designed for large projects with a variety of energy efficiency requirements.

THE 21 ENERGY-EFFICIENT MEASURES

- External wall insulation
- Insulation materials (Loft)
- Air to water heat pumps
- Boiler optimisation technologies
- Ground source heat pumps
- Cavity wall insulation
- Biomass boilers
- Combined heat & power (CHP) or combined cooling & heat & power (CCHP)
- Building energy management systems
- District heating interface units
- Lighting controls
- Commercial boilers
- Internal wall insulation
- Gas absorption heat pumps
- Floor insulation
- Traditional boilers
- EV charging infrastructure
- Electric heaters
- Solar thermal systems
- Solar PV with battery storage
- Rainscreen and cladding

Expires 8th November 2024



N8C

Energy Efficiency Consultancy

This framework complements N8 by providing access to five companies that can deliver core energy efficiency consultancy services. The consultancy services are suitable for domestic dwellings, managed leasehold properties, schools, colleges and all other types of public sector buildings.

BUILDING ENERGY MANAGEMENT

- Building Energy Policy & Strategy Development
- Energy Surveys and Audits
- Monitoring and Targeting
- Independent Report on Metering Arrangements (IRMA)
- Chartered Surveyors Reports
- Domestic and non-domestic BREEAM Assessments (for existing buildings)
- Funding and Finance

BUILDING ENERGY CERTIFICATES

- Display Energy Certificates (DEC) and Advisory Report (AR)
- Energy Performance Certificates (EPC) Domestic
- Energy Performance Certificates (EPC) Non-Domestic

PROJECT MANAGEMENT

- Project Manager
- Clerk of Works
- Health & Safety
- Principle Design duties
- Health & Safety Advisors

ASSET MANAGEMENT, PROJECT SPECIFICATION

- Energy Stock Condition Surveys and Reports
- Product Specification and Procurement
- Quantity Surveyors

Expires 31st May 2024



WH2

Whole House Refurbishment and Associated Works

Aligning retrofit programmes with asset management can attract cost, time and resource efficiencies, the WH2 framework provides organisations with accessibility and the flexibility to combine retrofit projects and integrate them with their whole house plans. There are two workstreams - workstream 1 provides individual specialisms across four main areas. Workstream 2 is the multi-disciplinary lot, the scope for this framework enables organisations to mix and match and build a package of works from the areas listed.



WORKSTREAM 1

- Kitchens and bathrooms with associated repairs
- Landscaping
- Electrical works
- Painting and decorating
- Heating services

WORKSTREAM 2

Works associated with whole house refurbishment may include but are not limited to works listed in workstream 1.

- Roofing and associated works
- Render and concrete repairs, external wall cladding and structural works
- Renewal of windows and external and communal doors (including fire doors)
- Upgrading of communal areas including fire stopping and other passive fire protection works
- Fencings, roads, paving and other hard surfacing, play areas, street furniture and drainage and sewage systems
- Planned maintenance works including fire stopping, fire detection and other passive fire protection works and suppression systems including sprinklers and misting fire suppression
- General aids and adaptations
- General energy efficiency works

DPS Available

Expires 1st March 2024



ADDITIONAL FRAMEWORKS

CONSTRUCTION, EXTENSION AND REFURBISHMENT

- MB2 Modular Buildings
- H2 New Build Housing Construction
- NH2 Offsite Construction of New Homes
- PB3 Public Buildings Construction and Infrastructure

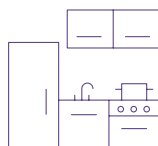


ROOFING, WINDOWS AND DOORS

- C8 Doorsets, Fire Doors and Communal Entrance Doors
- RS4 Roofing Systems and Associated Works
- WD2 Windows & Doors – PVC-U & Timber

PROPERTY PROTECTION AND MAINTENANCE

- AS2 Asbestos Services
- FS1 Fire Safety
- V7 Vacant Property Protection and Associated Services

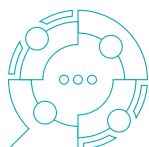


KITCHENS

- K7 Kitchens and Associated Products

CONSULTANCY

- H1 WS1 Consultancy
- OPI1 Offsite Project Integrator



OTHER SERVICES SPA OFFER

CALL OFF SERVICE



Launched in December 2021, the call off service has been created with the purpose of supporting partners to procure smaller projects freeing up their time and resources allowing them to work on more complex projects. This is a free-of-charge service open to all partners and available on selected frameworks. Our procurement team will work in collaboration with partners on individual projects to provide a full call off service, this includes preparing documentation and running the mini competition via PCS. In addition, SPA will provide support and guidance tailored to meet the needs of each individual partners requirements from project initiation to contract award and implementation.



Find out more about
our call off service

PARTNERSHIP HUB



The Partnership Hub is a flexible space that has been developed for our partners and appointed companies to utilise for meetings, workshops, training and team-building events. The hub benefits from state-of-the-art equipment and facilities across four key areas with comfort and convenience being central to what the hub offers. The rooms accommodate up to 40 delegates and all benefit from natural daylight thanks to the large windows covering the perimeter of the building. There is also a breakout area where delegates can relax and unwind before, during or after a meeting a grab a coffee from our 2 bean-to-cup coffee machines.



Book the
partnership hub



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