

Procurement Strategy



Our Viability

Warrington Housing Association

BACKGROUND & PURPOSE

Warrington Housing Association (WHA) recognises that effective procurement is a key tool to delivering Value for Money (VFM) and using our Warrington “pound” to demonstrate added value for the communities in which we work. We have a current programme of activities involving expenditure of around £6.m million annually (excl. salaries). As we deliver on our ambition to be a significant provider of housing and housing solutions for Warrington we are set to grow further, and this will increase our spending capacity and the amount of goods and services we procure from 3rd parties. The purpose of this strategy is to demonstrate how WHA will ensure that our spending capacity is best utilised in line with the Association’s vision and values and relevant regulatory and legal requirements.

CONTEXT

The Regulator of Social Housing requires Housing Associations to maintain a robust assessment of the performance of all assets and resources.

From a legislative perspective, WHA must comply with the EU Procurement Directives, the Public Services (Social Value) Act 2012, the Public Contracts Regulations 2015, and The Procurement Act (2023), which received Royal Assent in October 2023 and is expected to be in force from October 2024.

Contracts that are over the EU thresholds will be subject to the full requirements of the Public Contracts Regulations and will be advertised in the Official Journal of the European Union (OJEU) and our policy and procedures will outline how the Association will ensure compliance in this area.

The Public Services (Social Value) Act came into force on 31 January 2013. It requires bodies who commission public services such as WHA to think about how they can also secure wider social, economic and environmental benefits from their procurement. It is a tool to encourage WHA to talk to local providers, suppliers, our residents and the wider community to design better services; often finding new and innovative solutions to difficult problems.

OBJECTIVES

Our vision is to help make Warrington a great place to live, in which the potential of individuals and communities can be realised. This vision is underpinned by four strategic objectives:

- WHA consistently provides sector leading properties that are safe, secure, energy

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efficient and affordable.

- We will ensure our homes are homes which people are proud to live in, exceeding their expectations now and in the future.
- To achieve our growth ambition WHA will ensure we have an active asset management approach to everything we do.
- WHA will identify a range of opportunities for growth and added value through our understanding of relevant local regeneration, planning and transport policies.

We will use our procurement processes to support our strategic objectives. We will operate in a consistent and ethical manner with the key underlying principle being one of achieving VFM. The procurement processes we apply will be transparent, non-discriminatory, and proportionate to the works and services being procured whilst reflecting the core values of the Association.

Through this strategy and subsequent policy and procedure, WHA will demonstrate our effectiveness in respect of our regulatory duties, and provide the Board, and the regulator with assurance both in terms of compliance and best practice.

Given our size and scale, there will be only limited instances when compliance with the EU procurement directive will be applicable to contracts being awarded by WHA. However, we will also ensure that the principles of effective procurement will be incorporated into contractual arrangements below applicable EU thresholds.

Achieving Social Value through our activities has been central to the work of WHA since it was formed in the 1970s. Going further, our strategy will support the promotion of Social Value in its widest context. We will use our purchasing power to encourage those that we work with to deliver more for our communities over and above the direct purchasing of goods, services, and outcomes. Our strategy will consider if the services we are purchasing, or the way we are purchasing them, could secure these benefits for our residents, our area of operations or other stakeholders. Where appropriate we will monitor, record and report on our success in this area.

RESOURCES AND DELIVERY

Each and every contract entered into by the Association as part of this strategy shall comply with all applicable statutes, regulations, directives or common law principles, together with any additional requirements detailed in WHA's Financial Standing Orders.

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Oversight of our Procurement Strategy rests with the Association's Chief Executive. The Resources Director will ensure compliance with the policy and procedural requirements and individual directors/contract managers will be responsible for compliance and monitoring of delivery.

We will use the appropriate type of procurement tools and contracts, such as partnership arrangements, e-procurement. Where appropriate we will engage with our customers and use other forms of customer intelligence to support our procurement activities.

We will ensure, as part of our wider approach to VFM, that our staff understand the value of effective procurement and adhere to both the principles of our strategy and the details of our policy.

We will demonstrate social value through considering, as part of our procurement processes, the collective benefits to a community when we award a contract. This will include the wider financial and non-financial impact of WHA on the wellbeing of individuals and communities, in gaining social capital and environmental improvement.

GOVERNANCE

As a key corporate priority, this strategy has been approved by the Association's Board. The Board has agreed appropriate delegations for the Executive team and its agents. The Board, and its relevant committees, will scrutinise and challenge our activities in this area as required. This strategy will be reviewed over a 3-year cycle, and our policy and procedure will be refreshed annually, in line with changing market and financial conditions or as required in the context of regulatory and legislative change.

RELATED DOCUMENTS

This strategy covers the procurement of all of the Associations products and service and should be read in conjunction with a range of other policies and procedures. This includes, but is not limited to:

- WHA 0000 – Procurement Policy
- WHA 0320 – Financial Standing Orders
- WHA 0452 – Anti Fraud Policy
- WHA 0000 – Tender Procedure & Evaluation Process

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STRATEGY OWNERSHIP:

WHA BOARD

STRATEGY LEAD:

CHIEF EXECUTIVE

REVIEW DATE:

March 2024

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