



Company: **Thirteen Group**  
Framework: **Void Protection (v6)**

**“Using LHC’s Void Protection framework has made the procurement process of this project much more streamlined. We were able to bespoke the framework to fit our needs, which has helped to save on valuable recourse. We have seen some great outcomes from the project so far and expect this to continue in the future.”**

David Hill – Procurement Manager at Thirteen

#### About Thirteen Group

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Thirteen was created in April 2014 from the merger of two respected North East housing groups, Fabrick and Vela, into a single, stronger organisation with the collective scale and expertise to do and achieve much more.

The Thirteen logo consists of the word 'thirteen' in a lowercase, rounded, sans-serif font. The letters are white with a thin black outline, giving it a clean, modern look.

Together the partners own and manage more than 32,000 homes from an area spanning North Tyneside to York, making Thirteen the largest group of housing associations in the North East and in the top 25 nationally. They are also one of the ten largest employers in the North East.



**Trusted procurement for  
better buildings and homes**

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### **Thirteen Group & LHC**

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**Before the merger, both Fabrick and Vela used LHC's Void Protection framework on a reactive basis for their void housing stock. This highlighted a need to streamline the use of the procurement framework in order to save on resources.**

As part of the merger, Thirteen analysed the expiry dates for their existing contracts and identified that Void Protection of their stock needed to be prioritised for framework use. A team was built to progress this contract and they evaluated quality, environmental and corporate social responsibility elements of the project.

#### **Why LHC?**

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Through LHC's Void Protection framework (V6), Thirteen were able to adapt the specification to fit their requirements and extract aspects that were non-applicable.

The bespoke structure enabled Thirteen to remove unnecessary elements of the framework specification that could have incurred increased costs. This included a bespoke waste disposal element of the framework specification, which ensured environmental elements were considered in relation to recycling of all materials where possible and also that costs of waste disposal were based on actual weight of general waste as opposed to a collection fee.

#### **Results**

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Thirteen implemented LHC's Void Protection framework in November 2015 on a 2yrs (+3) contract. This framework will be used on approximately 3,000 void homes on an ad hoc basis for the duration of the contract.