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Planning

Langarth Garden Village District Heat Network Concession Agreement

Cornwall Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-009841

Procurement identifier (OCID): ocds-h6vhtk-04ee53

Published 18 March 2025, 10:46am

Scope

Reference

DN767514

Description

A proposed concession contract to design, build, fund, operate and maintain a deep geothermal district heating network at Langarth Garden Village (LGV), Truro.

Further information is available in the Soft Market Test documentation that has been published on the Council's Due North system.

Total value (estimated)

- £551,997,545 excluding VAT

- £607,197,299 including VAT

Above the relevant threshold

Contract dates (estimated)

- 31 January 2026 to 31 January 2066
- 40 years, 1 day

Main procurement category

Services

Additional procurement category

Works

CPV classifications

- 09323000 - District heating
- 09324000 - Long-distance heating
- 39715000 - Water heaters and heating for buildings; plumbing equipment
- 42510000 - Heat-exchange units, air-conditioning and refrigerating equipment, and filtering machinery
- 44160000 - Pipeline, piping, pipes, casing, tubing and related items
- 45230000 - Construction work for pipelines, communication and power lines, for highways, roads, airfields and railways; flatwork
- 45251250 - District-heating plant construction work
- 45259300 - Heating-plant repair and maintenance work

- 65000000 - Public utilities

Contract locations

- UKK3 - Cornwall and Isles of Scilly

Engagement

Engagement deadline

29 April 2025

Engagement process description

Cornwall Council (CC) is conducting a Preliminary Market Engagement (Soft Market Test) to gain feedback across the private sector for a proposed concession contract to design, build, fund, operate and maintain a deep geothermal district heating network at Langarth Garden Village (LGV), Truro.

This Soft Market Test and associated materials were published on the Council's Due North system on 17th March 2025. Interested parties are invited to download and engage with the soft market test by;

(a) Going to www.supplyingthesouthwest.org.uk,

(b) Registering

(c) Searching for opportunity ref: DN767514

d) Expressing an interest

(e) Accessing and downloading the Soft Market Test documents from the website and responding in accordance with the contained instructions.

The Soft Market test consists of a mandatory written return stage and an optional

qualitative interview.

Written responses must be received by Thursday 17th April at 17:00.

Interviews will be conducted online via Microsoft teams between 22nd and 28th April 2025. Due to anticipated demand and staff capacity, only parties who successfully complete a written return and request an interview by 17th April at 17:00 will be offered an interview opportunity.

An online supplier engagement introducing the soft market test will be held on

Monday 24th March 2025 at 14:00 via Microsoft Teams. Attendance at this event is

optional, and a recording of this event, plus any questions and answers, will

be made publicly available.

Written returns, requests for interviews, invites to attend the Soft Market test event and clarifications must be submitted via the Due North system.

Please refer to the Soft Market Test documents for more information.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

1 August 2025

Contracting authority

Cornwall Council

- Public Procurement Organisation Number: PYRH-9827-DWLP

County Hall, Treyew Road

Truro

TR1 3AY

United Kingdom

Contact name: Mr Simon Mols

Email: simon.mols@cornwall.gov.uk

Website: <http://www.cornwall.gov.uk>

Region: UKK30 - Cornwall and Isles of Scilly

Organisation type: Public authority - sub-central government