

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/010845-2025>

Tender

## **DECC-Energy Performance of Housing Stock Research**

Scottish Government

F02: Contract notice

Notice identifier: 2025/S 000-010845

Procurement identifier (OCID): ocds-h6vhtk-04f7c1

Published 24 March 2025, 10:36am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Scottish Government

Victoria Quay, Leith

Edinburgh

EH6 6QQ

#### **Email**

[marc.jones@gov.scot](mailto:marc.jones@gov.scot)

#### **Country**

United Kingdom

#### **NUTS code**

UKM - Scotland

#### **Internet address(es)**

Main address

<http://www.scotland.gov.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA10482](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA10482)

## **I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

## **I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<http://www.publictendersscotland.publiccontractsscotland.gov.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<http://www.publictendersscotland.publiccontractsscotland.gov.uk>

## **I.4) Type of the contracting authority**

Ministry or any other national or federal authority

## **I.5) Main activity**

General public services

---

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

DECC-Energy Performance of Housing Stock Research

Reference number

767421

#### **II.1.2) Main CPV code**

- 71313000 - Environmental engineering consultancy services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

The Scottish Government has legally committed to reach net zero by 2045 for the benefit of our environment, people, and prosperity and is committed to taking the required action. We have confirmed in the 2024 to 2025 Programme for Government that tackling the climate emergency is a priority. To meet net zero, transformation will be required across all sectors of our economy and society, including from our homes and places of work.

Heating Scotland's buildings accounts for 20% of emissions – the third largest cause of greenhouse gas emissions in Scotland – and therefore reducing emissions from this sector is vital to reaching the Government's ambition. The Scottish Government published its Heat in Buildings Strategy in October 2021, which set out our vision for decarbonising Scotland's buildings by 2045. We continue to lay the foundations to support the growth of clean heating and energy efficiency in Scotland.

The objective of this work is to provide an analysis of the Scottish housing stock's performance in each of the new EPC ratings set out above, using the Scottish EPC wrapper and HEM. This includes how homes would be rated in the new EPC ratings compared with how they are rated in the current EPC system, and then also how energy efficiency improvements might impact ratings across types of homes and in different sectors.

#### **II.1.5) Estimated total value**

Value excluding VAT: £60,000

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 90700000 - Environmental services
- 71314000 - Energy and related services
- 71314300 - Energy-efficiency consultancy services
- 73110000 - Research services

### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

### **II.2.4) Description of the procurement**

The Scottish Government has legally committed to reach net zero by 2045 for the benefit of our environment, people, and prosperity and is committed to taking the required action. We have confirmed in the 2024 to 2025 Programme for Government that tackling the climate emergency is a priority. To meet net zero, transformation will be required across all sectors of our economy and society, including from our homes and places of work. Heating Scotland's buildings accounts for 20% of emissions – the third largest cause of greenhouse gas emissions in Scotland – and therefore reducing emissions from this sector is vital to reaching the Government's ambition.

Energy Performance Certificates (EPCs) are being reformed this year, with new regulations due to be laid in Parliament in September. When these regulations come into force in autumn 2026, this will mean that the ratings shown on a domestic EPC will be different to the current ones. The new 'headline' rating will be called the Heat Retention Rating (HRR) and will demonstrate the fabric efficiency of the home or building. The new EPC will also have a new Heating System Type Rating (HSTR) showing whether the installed heating system is polluting, hybrid or clean, its emissions and efficiency. We expect that Parliament will want to understand the performance of the stock against the new ratings – in particular the numbers of properties (and their tenures) falling into the new Heat Retention Rating bandings (A-G) from day one.

The objective of this work is to provide an analysis of the Scottish housing stock's performance in each of the new EPC ratings set out above, using the Scottish EPC

wrapper and HEM. This includes how homes would be rated in the new EPC ratings compared with how they are rated in the current EPC system, and then also how energy efficiency improvements might impact ratings across types of homes and in different sectors.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

#### **II.2.6) Estimated value**

Value excluding VAT: £60,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

3

This contract is subject to renewal

Yes

Description of renewals

An optional 2 month extension will be available to be utilised at the discretion of Scottish Ministers.

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

---

### **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.2) Economic and financial standing**

List and brief description of selection criteria

Minimum Insurance Levels

Minimum level(s) of standards possibly required

Public Liability - 5,000,000 (GBP)

Professional Risk Indemnity -

2,000,000 (GBP)

Employer's (Compulsory) Liability - 10,000,000 (GBP)

#### **III.1.3) Technical and professional ability**

List and brief description of selection criteria

Supply Chain Management/Tracking Systems Used

Proportion (%) to be Sub-Contracted

Minimum level(s) of standards possibly required

Supply Chain Management/Tracking Systems Used: If bidders intend to use a supply chain to deliver the requirements detailed in the Contract Notice, they should confirm they have (or have access to) the relevant supply chain management and tracking systems to ensure a resilient and sustainable supply chain. This will include confirmation that they have the systems in place to pay subcontractors through the supply chain promptly and effectively, and provide evidence when requested of:

a) their standard payment terms

b) ?95% of all supply chain invoices being paid on time (in accordance with the terms of contract) in the last financial year.

If the bidder is unable to confirm (b) they must provide an improvement plan, signed by their Director, which improves the payment performance.

Proportion (%) to be Sub-Contracted: Bidders will be required to confirm whether they intend to subcontract and, if so, for what proportion of the contract.

---

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open procedure

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

14 April 2025

Local time

12:00pm

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 6 (from the date stated for receipt of tender)

#### **IV.2.7) Conditions for opening of tenders**

Date

14 April 2025

Local time

12:00pm

---

## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 58708.  
For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

(SC Ref:794127)

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Edinburgh Sheriff Court and Justice of the Peace Court

27 Chambers Street

Edinburgh

EH1 1LB

Country

United Kingdom