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Planning

Sustainable Estates Solutions Framework Agreement

NHS Commercial Solutions

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

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Scope

Description

This is a replacement framework for the current Sustainable Estates Framework awarded under PCR2015. The framework agreement is intended to provide a quick and legally-compliant route to market for NHS, and other public sector, organisations to procure services to enable the decarbonisation of their built environments. Although principally intended as a procurement vehicle for NHS organisations in England, the Agreement will, subject to approval by the Contracting Authority, be available to all organisations detailed in the Contract Notice (each, a "Procuring Authority" and "Customer"). This is intended to include all NHS and other public sector organisations in the United Kingdom. Lot Structure This framework is a single lot to enable flexibility to compete and award across multiple service lines. The sixteen service lines under this framework are: 1 Consultancy; 2 Works 2A - Sustainable Insulation 2B - Natural Ventilation 2C - Energy Efficient Windows and Doors 2D - Heat Pumps/Passive Cooling Systems 2E - Combined Heat and Power Systems 2F - Rainwater Harvesting 2G - Energy & Water Efficient Appliances 2H - Energy-Efficient Lighting Systems 2I - Solar Shading/Canopy Cover 2J - Solar Film 2K - Water efficient system 2L -

Energy efficient system 2M - Electric Vehicle Charging Systems/Stations 3 Power generation and storage: 3A - Solar Power Generation and Storage 3B - Wind Power Generation and Storage 4 Nature-based solutions: 4A - Living Walls 4B - Rainwater Gardens 4C - Green Roof Spaces 4D - Wellbeing Green Spaces 4E - Kitchen Garden and Allotment Solutions- Prepare spec for this 4F - Gardening & Landscaping Services Lot 5: Bespoke Service

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £2,000,000,000 excluding VAT
- £2,400,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 December 2025 to 1 December 2033
- 8 years, 1 day

Main procurement category

Works

Contract locations

- UKM - Scotland
- UKM5 - North Eastern Scotland
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UK - United Kingdom
- UKL - Wales
- UKL1 - West Wales and the Valleys
- UKL14 - South West Wales
- UKL2 - East Wales
- UKN - Northern Ireland
- UKN0 - Northern Ireland

Lot constraints

Description of how multiple lots may be awarded:

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Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Lot 1: Consultancy Services

Description

This lot provides expert consultancy services to support the planning, design, development, and optimisation of sustainable estates across healthcare and public sector settings. It aims to help organisations meet environmental targets, improve estate efficiency, and align with national sustainability agendas such as the NHS Net Zero strategy. Services may include sustainability assessments, energy and carbon management planning, green building design guidance, estate decarbonisation roadmaps, and compliance with standards like BREEAM, ISO 14001, and PAS 2060. Environmental consultancy services • Ecological consultancy services • Sustainability consultancy services • Social Value consultancy services Design/architectural services • Sustainable Insulation • Natural Ventilation • Energy Efficient

Windows and Doors • Heat Pumps/Passive Cooling Systems • Combined Heat and Power Systems • Rainwater Harvesting • Energy & Water Efficient Appliances • Energy-Efficient Lighting Systems • Solar Shading/Canopy Cover • Solar Film • Solar Power Generation and Storage • Living Walls • Rainwater Gardens • Green Roof Spaces • Wellbeing Green Spaces • Water efficient system • Energy efficient system • Wind Power Generation & Storage

Lot value (estimated)

- £300,000,000 excluding VAT
- £360,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 90700000 - Environmental services
- 90712000 - Environmental planning
- 71510000 - Site-investigation services
- 79419000 - Evaluation consultancy services
- 45320000 - Insulation work
- 45331200 - Ventilation and air-conditioning installation work
- 45421100 - Installation of doors and windows and related components
- 42511110 - Heat pumps
- 42912310 - Water filtration apparatus
- 39700000 - Domestic appliances

- 31527260 - Lighting systems
- 45262522 - Masonry work
- 31500000 - Lighting equipment and electric lamps
- 09331200 - Solar photovoltaic modules
- 45112710 - Landscaping work for green areas
- 45112700 - Landscaping work
- 45261215 - Solar panel roof-covering work
- 71400000 - Urban planning and landscape architectural services
- 71314300 - Energy-efficiency consultancy services
- 71314000 - Energy and related services
- 45251160 - Wind-power installation works
- 31121320 - Wind turbines
- 31121300 - Wind-energy generators
- 09332000 - Solar installation
- 09310000 - Electricity
- 48100000 - Industry specific software package

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot Lot 2. Lot 2: Building Remediation

Description

This lot covers the delivery of building remediation services aimed at improving the sustainability, safety, and compliance of existing healthcare and public sector estates. Services include the assessment, planning, and execution of remedial works to address issues such as poor insulation, inefficient building systems, structural integrity, and legacy materials (e.g. asbestos). The objective is to support energy efficiency, environmental compliance, and the extension of building lifespans in alignment with net-zero and sustainability goals. • 2A - Sustainable Insulation • 2B - Natural Ventilation • 2C - Energy Efficient Windows and Doors • 2D - Heat Pumps/Passive Cooling Systems • 2E - Combined Heat and Power Systems • 2F - Rainwater Harvesting • 2G - Energy & Water Efficient Appliances • 2H - Energy-Efficient Lighting Systems • 2I - Solar Shading/Canopy Cover • 2J - Solar Film • 2K - Water efficient system • 2L - Energy efficient system • 2M - Electric Vehicle Charging Systems/Stations

Lot value (estimated)

- £500,000,000 excluding VAT
- £600,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45000000 - Construction work
- 45320000 - Insulation work
- 45331200 - Ventilation and air-conditioning installation work
- 45421100 - Installation of doors and windows and related components

- 42511110 - Heat pumps
- 42912310 - Water filtration apparatus
- 39700000 - Domestic appliances
- 31527260 - Lighting systems
- 45262522 - Masonry work
- 31500000 - Lighting equipment and electric lamps

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot Lot 3. Lot 3: Power Generation and Storage

Description

This lot provides solutions for on-site power generation and energy storage to support sustainable, resilient, and low-carbon estates. It includes the design, installation, and maintenance of renewable and low-carbon energy systems such as solar PV, wind turbines, combined heat and power (CHP), and battery energy storage systems (BESS). The aim is to reduce reliance on grid energy, lower carbon emissions, improve energy security, and contribute to net zero targets across healthcare and public sector buildings. 3A - Solar Power Generation and Storage 3B - Wind Turbine and wind energy generation systems

Lot value (estimated)

- £400,000,000 excluding VAT

- £480,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 31100000 - Electric motors, generators and transformers
- 09331200 - Solar photovoltaic modules
- 31121320 - Wind turbines
- 31121300 - Wind-energy generators
- 09332000 - Solar installation
- 45251160 - Wind-power installation works
- 09310000 - Electricity
- 71314300 - Energy-efficiency consultancy services
- 71314000 - Energy and related services
- 09300000 - Electricity, heating, solar and nuclear energy

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot Lot 4. Lot 4: Nature-based Solutions

Description

This lot focuses on the integration of nature-based solutions (NbS) to enhance the sustainability, resilience, and biodiversity of healthcare and public sector estates. Services include the design and implementation of green infrastructure such as green roofs and walls, sustainable urban drainage systems (SuDS), habitat creation, tree planting, and natural shading strategies. These solutions aim to support climate adaptation, improve air and water quality, promote biodiversity, and create healthier, more restorative environments for patients, staff, and communities. This Lot is divided into the following sub-lots; • 4A - Living Walls • 4B - Rainwater Gardens • 4C - Green Roof Spaces • 4D - Wellbeing Green Spaces • 4E - Kitchen Garden and Allotment Solutions • 4F - Gardening & Landscaping Services

Lot value (estimated)

- £500,000,000 excluding VAT
- £600,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45262640 - Environmental improvement works
- 45112710 - Landscaping work for green areas
- 45112700 - Landscaping work
- 45261215 - Solar panel roof-covering work
- 71400000 - Urban planning and landscape architectural services
- 77000000 - Agricultural, forestry, horticultural, aquacultural and apicultural services
- 77400000 - Zoological services

- 71421000 - Landscape gardening services
- 77314000 - Grounds maintenance services
- 45112712 - Landscaping work for gardens
- 77300000 - Horticultural services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot Lot 5. Lot 5: Bespoke Services

Description

To include combination service with a combination of service in Lot 1, 2, 3, and 4 (E.g Could include Bio-solar etc)

Lot value (estimated)

- £300,000,000 excluding VAT
- £360,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 09331200 - Solar photovoltaic modules
- 71314000 - Energy and related services
- 09330000 - Solar energy
- 09300000 - Electricity, heating, solar and nuclear energy
- 45262640 - Environmental improvement works
- 71314300 - Energy-efficiency consultancy services
- 45200000 - Works for complete or part construction and civil engineering work
- 45112710 - Landscaping work for green areas
- 45261215 - Solar panel roof-covering work
- 09332000 - Solar installation
- 71241000 - Feasibility study, advisory service, analysis
- 71400000 - Urban planning and landscape architectural services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Open framework scheme end date (estimated)

2 December 2033

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

1%

Further information about fees

1%. NHSCS are a self-funded, not for profit NHS organisation and do not look to make a profit out of the framework as some other organisations do. Any surplus in ABI also gets passed back to NHS Commercial Solutions member Trusts

Framework operation description

This is a replacement framework for the current Sustainable Estates Framework awarded under PCR2015. The framework agreement is intended to provide a quick and legally-compliant route to market for NHS, and other public sector, organisations to procure services to enable the decarbonisation of their built environments. Although principally intended as a procurement vehicle for NHS organisations in England, the Agreement will, subject to approval by the Contracting Authority, be available to all organisations detailed in the Contract Notice (each, a "Procuring Authority" and "Customer"). This is intended to include all NHS and other public sector organisations in the United Kingdom. Lot Structure This framework is a single lot to enable flexibility to compete and award across multiple service lines. The sixteen service lines under this framework are: 1 Consultancy: 2 Works 2A - Sustainable Insulation 2B - Natural Ventilation 2C - Energy Efficient Windows and Doors 2D - Heat Pumps/Passive Cooling Systems 2E - Combined Heat and Power Systems 2F - Rainwater Harvesting 2G - Energy & Water Efficient Appliances 2H - Energy-Efficient Lighting Systems 2I - Solar Shading/Canopy Cover 2J - Solar Film 2K - Water efficient system 2L - Energy efficient system 2M - Electric Vehicle Charging Systems/Stations 3 Power generation and storage: 3A - Solar Power Generation and Storage 3B - Wind Power Generation and

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Contracting authorities that may use the framework

The Framework Agreement will be accessible by a number of organisations (each a "Participating Organisation" or "Contracting Authority"). The Framework Agreement will be accessible by all NHS and Public Sector organisations within the UK, including Universities and Education Authorities where they are funded by Public Fund (each a "Contracting Authority").

Contracting authority location restrictions

- UK - United Kingdom
- UKN - Northern Ireland
- UKN0 - Northern Ireland
- UKM - Scotland
- UKM5 - North Eastern Scotland
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKL - Wales
- UKL1 - West Wales and the Valleys
- UKL14 - South West Wales

- UKL2 - East Wales

Participation

Particular suitability

Lot 1. Lot 1: Consultancy Services

Lot Lot 2. Lot 2: Building Remediation

Lot Lot 3. Lot 3: Power Generation and Storage

Lot Lot 4. Lot 4: Nature-based Solutions

Lot Lot 5. Lot 5: Bespoke Services

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

1 August 2025

Enquiry deadline

5 September 2025, 12:00pm

Tender submission deadline

12 September 2025, 12:00pm

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

21 November 2025

Procedure

Procedure type

Open procedure

Contracting authority

NHS Commercial Solutions

- Public Procurement Organisation Number: PLDZ-3358-YMVH

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Dorking

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United Kingdom

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Website: <https://www.commercialsolutions-sec.nhs.uk/>

Region: UKJ26 - East Surrey

Organisation type: Public authority - central government