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Contract

GLA 81649 – Retrofit Accelerator for Homes: deep retrofit of domestic properties

Greater London Authority (GLA)

F03: Contract award notice

Notice identifier: 2021/S 000-029260

Procurement identifier (OCID): ocds-h6vhtk-02f9bb

Published 24 November 2021, 2:26pm

Section I: Contracting authority

I.1) Name and addresses

Greater London Authority (GLA)

City Hall, The Queen's Walk

London

SE1 2AA

Contact

Mr Tufail Ahmed

Email

TufailAhmed@tfl.gov.uk

Telephone

+44 2030549026

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<https://www.london.gov.uk/>

Buyer's address

<https://www.london.gov.uk/>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Environment

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

GLA 81649 – Retrofit Accelerator for Homes: deep retrofit of domestic properties

Reference number

DN494001

II.1.2) Main CPV code

- 45262640 - Environmental improvement works

II.1.3) Type of contract

Works

II.1.4) Short description

This procurement process is being managed by Transport for London ("TfL") on behalf of the Greater London Authority ("GLA").

This process is conducted as an innovation partnership under Regulation 31 of the Public Contracts Regulations 2015.

The GLA has identified the need for an innovative solution that cannot be met by what is available on the market: a scalable performance assured standard "whole house" net zero energy ("NZE") solution for retrofitting homes at an economic price point. This process aims at the development of that innovative solution; and the subsequent purchase of it under a framework agreement, provided that specified performance levels and maximum costs are met.

If successful, the process will: (1) Develop a solution that does not presently exist in the market; (2) Provide an effective route to market for pipeline projects from Housing Providers (as defined in II.2.4); and (3) Develop a robust supply chain to deliver NZE solutions.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Lowest offer: £1 / Highest offer: £10,000,000,000 taken into consideration

II.2) Description

II.2.2) Additional CPV code(s)

- 09310000 - Electricity
- 09320000 - Steam, hot water and associated products
- 09330000 - Solar energy
- 24962000 - Water-treatment chemicals
- 31000000 - Electrical machinery, apparatus, equipment and consumables; lighting
- 38550000 - Meters
- 38551000 - Energy meters
- 38554000 - Electricity meters
- 44111000 - Building materials
- 44115200 - Plumbing and heating materials
- 44163000 - Pipes and fittings
- 44175000 - Panels
- 44212381 - Cladding
- 44620000 - Central-heating radiators and boilers and parts
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45223820 - Prefabricated units and components
- 45261215 - Solar panel roof-covering work
- 45262650 - Cladding works
- 45311000 - Electrical wiring and fitting work
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45321000 - Thermal insulation work
- 45331100 - Central-heating installation work

- 45331110 - Boiler installation work
- 45421100 - Installation of doors and windows and related components
- 50411300 - Repair and maintenance services of electricity meters
- 50532000 - Repair and maintenance services of electrical machinery, apparatus and associated equipment
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 51100000 - Installation services of electrical and mechanical equipment
- 71300000 - Engineering services
- 71314000 - Energy and related services
- 71400000 - Urban planning and landscape architectural services
- 71500000 - Construction-related services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The "whole house" NZE retrofitting of homes referred to in II.1.4 will involve design and installation to meet an outcome-based specification with assured monitored performance. Solutions will require significant improvement in fabric thermal performance, on-site renewable energy generation and heating equipment, as required to achieve annual NZE consumption by some or all of those means. Specified comfort levels have to be achieved with a contractually guaranteed maximum amount of imported grid electricity. Offsite approaches are required, and non-disruptive installation completed in days on-site without residents having to move out. Homes will typically be fully insulated using offsite manufactured integrated fabric solutions, "energy pods" providing low-carbon high efficiency heating and hot water, with PV generation.

This procurement process commences with a supplier selection questionnaire ("SSQ") through which a shortlist of 15 suitably qualified bidders will be generated. Those bidders will progress to the ITT stage.

The outcome of the ITT stage of this initial competition will be that (subject to sufficient bidders meeting the stated requirements) 10 providers ("Solution Providers") will be

identified and selected to appear on a ranking list and participate in the "IPP Phase".

During the IPP Phase, each Solution Provider appearing on the ranking list will be entitled to develop specific retrofit solutions for defined "Schemes" for Housing Providers (as defined below) in 4 sequential stages (summarised below), subject to meeting the contractual conditions for moving to the next stage. Funding contributions will be made in accordance with the relevant contracts to help pay for such development.

Schemes will be allocated to Solution Providers in tranches, with the first tranche allocated at the end of the ITT stage.

Those Solution Providers who performed best in the initial competition will appear at the top of the ranking list and will have priority of choice in selecting the schemes from the first tranche. For further tranches, a detailed contractual allocation process will apply, again using the original ranking list.

For each Scheme, the IPP Phase will involve 4 stages: research and development (design); prototypes (retrofitting of circa 5 to 40 homes); pilot (c. 50 to 100 homes); and commercialise (c. 100 to 250 homes). The precise number of homes will vary between Schemes. Each Solution Provider will enter into an Innovation Partnership Contract with the relevant Housing Provider covering the 4 stages and the performance criteria and financial terms.

The final element of the process is the "Framework Phase". Solution Providers that have successfully completed all 4 stages of the IPP Phase for a Scheme will, under a Framework Agreement, be entitled to bid, through mini-competitions, for further Schemes involving delivery of a works contract to implement the solutions (including capacity and know how) developed during the IPP Phase.

Any In-Scope Contracting Authority (as defined in this notice at VI.3) is entitled to submit a scheme during the IPP Phase and to call-off works contracts during the IPP Phase. A "Housing Provider" is defined by the procurement documents as an In-Scope Contracting Authority that releases a scheme during the IPP Phase and/or Framework Phase.

The Housing Providers for the first tranche of Schemes during the IPP Phase are currently anticipated to be: London Borough of Barking and Dagenham; London Borough of Ealing; London Borough of Haringey; London Borough of Sutton /Sutton Housing Partnership; and Nottingham City Council / Nottingham City Homes.

It is currently anticipated that Housing Providers for further tranches of Schemes during the IPP Phase may include one, some or all of: Bristol City Council; City of York Council; Great Places Housing Group Limited; Home Group Limited; London Borough of Enfield; London Borough of Hammersmith and Fulham; London Borough of Lambeth; Royal Borough of Kensington and Chelsea; and Sanctuary Housing Association.

For each contract (both during the IPP Phase and for works contracts awarded during the Framework Phase) the Housing Provider will have the option to appoint the same Solution Provider to perform maintenance and operation services in respect of the retrofitting that is carried out to the relevant homes.

The duration comprises: up to 3 years for the IPP Phase; a core term of 4 years for the Framework Agreement; plus an optional extension of up to 3 years (as described in II.2.11).

II.2.5) Award criteria

Quality criterion - Name: Quality is not the only award criterion and all criteria are stated in the procurement documents / Weighting: 70

Price - Weighting: 30

II.2.11) Information about options

Options: Yes

Description of options

The Client has an option, exercisable at its sole discretion, to extend the duration of the Framework Agreement for a further period or periods up to a total of 36 months by notice in writing to Solution Providers.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: Yes

Identification of the project

23R17P01743

II.2.14) Additional information

The GLA has received grant monies to cover initial set up and professional costs from the ERDF in relation to this procurement. However, no payment to the Solution Provider under any contract that may be awarded under this process is conditional upon ERDF grant being received. The same applies to Housing Providers, who may receive additional grant monies.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Innovation partnership

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

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.2.1) Previous publication concerning this procedure

Notice number: [2020/S 220-541823](#)

IV.2.9) Information about termination of call for competition in the form of a prior information notice

The contracting authority will not award any further contracts based on the above prior information notice

Section V. Award of contract

Contract No

GLA 81649

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

11 May 2021

V.2.2) Information about tenders

Number of tenders received: 13

Number of tenders received from SMEs: 7

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 13

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

ENGIE Regeneration Limited

Q3 Office Quorum Business Park, Benton Lane

Newcastle Upon Tyne

NE12 8EX

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Geoffrey Osborne Ltd

Fonteyn House, 47-49 London Road, Reigate

Surrey

RH2 9PY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Mi-space (UK) Limited

Midas House, Woodwater Park, Pynes Hill,

Exeter

EX2 5WS

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

United Living (South) Limited

Media House, Azalea Drive, Swanley

Kent

BR8 8HU

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £10,000,000,000

Lowest offer: £1 / Highest offer: £10,000,000,000 taken into consideration

Section VI. Complementary information

VI.3) Additional information

The innovation partnership contract, framework agreement and call-off contract will include special conditions relating to performance, which may include economic, innovation-related, environmental, social and/or employment-related considerations.

The contracting authorities who may award innovation partnership contracts or who may call-off works contracts under the framework agreement are detailed (and, where applicable, listed) below ('In-Scope Contracting Authorities', each an 'In-Scope Contracting Authority').

Without limiting that, the in-scope contracting authorities include the GLA, the GLA group and all of its subsidiaries/companies (a list of whom is separately available at <https://www.london.gov.uk/about-us/how-we-work-london>). As referred to in II.2.4), the in-scope contracting authorities also include:

- London Borough of Barking and Dagenham;
- London Borough of Ealing;
- London Borough of Haringey;
- London Borough of Sutton/Sutton Housing Partnership; and
- Nottingham City Council/Nottingham City Homes, along with Bristol City Council;
- City of York Council;
- Great Places Housing Group Ltd;
- Home Group Ltd;
- London Borough of Enfield;
- London Borough of Hammersmith and Fulham;
- London Borough of Lambeth;
- Royal Borough of Kensington and Chelsea; and
- Sanctuary Housing Association.

In-scope contracting authorities:

Registered social landlords (and any future registered social landlords) in the United Kingdom (UK), current lists of whom are available here:

<https://www.gov.uk/government/publications/current-registered-providers-of-social-housing>

<https://gov.wales/registered-social-landlords>

<https://www.housingregulator.gov.scot/landlord-performance/landlords>

http://www.sfha.co.uk/component/option,com_membersdir/Itemid,149/view,membersdir/

<https://www.nidirect.gov.uk/contacts/housing-associations>

Public Sector departments, agencies, public bodies and non-departmental public body (NDPB) in the UK, lists of whom are available here:

<https://www.gov.uk/government/organisations>

<https://www.nidirect.gov.uk/contacts>

<http://www.scotland.gov.uk/Topics/Government/public-bodies/about/Bodies>

<https://law.gov.wales/constitution-government/government-in-wales/local-gov/local-gov-bodies-wales/?lang=en#/constitution-government/government-in-wales/local-gov/local-gov-bodies-wales/?tab=overview&lang=en>

Councils in the UK, a list of whom is available here:

<https://www.local.gov.uk/our-support/guidance-and-resources/communications-support/digital-councils/social-media/go-further/a-z-councils-online>

<https://www.mygov.scot/organisations/#scottish-local-authority>

<https://www.nidirect.gov.uk/contacts/local-councils-in-northern-ireland>

Higher education establishments in the UK, a list of whom is available here:

<https://get-information-schools.service.gov.uk/Establishments/Search?tok=8TWU87y8>

<https://www.wales.com/en-us/lifestyle/studying/universities-wales>

<https://www.scotland.org/study/scottish-universities>

<http://apps.education-ni.gov.uk/appinstitutes/default.aspx>

Police Forces in the UK:

<http://apccs.police.uk/about-the-apcc/>

<http://www.scotland.police.uk/your-community/>

<http://www.psni.police.uk/index.htm>

Fire and Rescue Services in the UK:

<http://www.fireservice.co.uk/information/ukfrs>

<http://www.nifrs.org/areas-districts/>

<http://www.firescotland.gov.uk/your-area.aspx>

NHS and Health Care Bodies in the UK:

<https://www.nhs.uk/ServiceDirectories/Pages/NHSTrustListing.aspx>

<https://www.property.nhs.uk/>

<https://www.scot.nhs.uk/organisations/>

<http://www.wales.nhs.uk/ourservices/directory>

<http://online.hscni.net/hospitals/health-and-social-care-trusts/>

Hospices in the UK:

<https://www.hospiceuk.org/about-hospice-care/find-a-hospice>

Third Sector and Charities in the UK:

<http://www.charitycommission.gov.uk/find-charities/>

<https://www.oscr.org.uk/about-charities/search-the-register/charity-register-download>

<https://www.charitycommissionni.org.uk/charity-search/?pageNumber=1>

The in-scope contracting authorities also include: any corporation established, or a group of individuals appointed to act together, for the specific purpose of meeting needs in the

general interest, not having an industrial or commercial character, and

(i) financed wholly or mainly by another in-scope contracting authority;

(ii) subject to management supervision by another in-scope contracting authority; or

(iii) more than half of the board of directors or members of which, or, in the case of a group of individuals, more than half of those individuals, are appointed by another in-scope contracting authority;

(iv) an association of or formed by one or more of the in-scope contracting authorities.

In each case, subject to an access agreement signed by all relevant parties.

VI.4) Procedures for review

VI.4.1) Review body

HM Courts and Tribunal Service

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Transport for London

5 Endeavour Square

London

E20 1JN

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

TfL incorporated a standstill period from the point information on the award of the Framework was made to tenderers, commencing on 30/04/2021 and ending on 10/05/2021. The standstill period was for 10 calendar days and provided time for tenderers to challenge the award decision before the Framework was entered into. This Notice provides full information on the award decision.

VI.4.4) Service from which information about the review procedure may be obtained

Transport for London

5 Endeavour Square

London

E20 1JN

Country

United Kingdom