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Tender

Warm Homes Suffolk Energy Efficiency and Renewables Retrofit Framework

Suffolk County Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

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Published 4 June 2025, 5:09pm

Scope

Reference

PA0001-1

Description

Suffolk County Council (SCC) seeks to establish the Warm Homes Suffolk Energy Efficiency and Renewables Retrofit Framework aimed at delivering high-quality energy efficiency retrofitting and renewable energy solutions for domestic and commercial premises across Suffolk.

The framework will be designed to support various schemes including, but not exclusive to, the Warm Homes Local Grant scheme and its successors, and to provide a compliant route to market for local authority members of the Suffolk Climate Change Partnership (SCCP), social landlords, and private homeowners within the boundary of Suffolk to reduce energy consumption, improve housing quality, and achieve net-zero carbon objectives.

The framework will include:

Wholehouse Retrofit

Energy Services

Renewable Energy Systems for Commercial and Educational Properties

Please note: the estimated values shown in this notice take into account grant funding received by SCC to date, anticipated future funding streams and use of the Framework by other Contracting Authorities in scope (see specification)

Commercial tool

Establishes a framework

Total value (estimated)

- £30,000,000 excluding VAT
- £36,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 October 2025 to 30 September 2029
- 4 years

Main procurement category

Works

Additional procurement category

Services

Contract locations

- UKH1 - East Anglia
- UKH3 - Essex

Not the same for all lots

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

Lot 1 (was LOT-0001). Whole House Retrofit

Description

This lot is designed to include a combination of measures to provide the comprehensive retrofit of properties, integrating multiple energy efficiency and low-carbon measures. Service Providers appointed to this Lot 1 shall be capable of delivering measures to all housing types including park homes.

Service providers must comply with PAS 2030 and PAS 2035 and the Building Regulations 2023. Installers must hold valid membership to specified industry recognised accreditation schemes such as TrustMark and MCS.

Lot value (estimated)

- £20,000,000 excluding VAT

- £24,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 09332000 - Solar installation
- 45232141 - Heating works
- 45320000 - Insulation work
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45453100 - Refurbishment work

Same for all lots

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

Lot 2. Energy Services

Description

Service Providers appointed to Lot 2 shall provide advisory services and solutions to improve energy efficiency and reduce energy bills.

Services Providers shall be required to provide the following:

Home energy assessments and EPC improvements.

Smart energy monitoring devices and demand-side response technologies.

Provide Energy Efficiency Advice and support with energy tariff switching and behavioural change initiatives.

Coordinate works using a Retrofit Coordinator, as required by PAS 2035.

Conduct Retrofit energy assessments to PAS 2035 and develop bespoke retrofit plans.

Facilitate Household Eligibility Verification to determine property suitability and eligibility for funding.

Lot value (estimated)

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

Framework lot values may be shared with other lots

CPV classifications

- 71314200 - Energy-management services
- 71314300 - Energy-efficiency consultancy services
- 71315100 - Building-fabric consultancy services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71315300 - Building surveying services
- 71315400 - Building-inspection 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 3. Renewable Energy Systems for Commercial and Educational Properties

Description

Service Providers appointed to Lot 3 shall provide services for the supply and installation of large-scale renewable energy solutions for educational establishments and commercial properties.

Lot value (estimated)

- £8,000,000 excluding VAT
- £9,600,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 09332000 - Solar installation

Same for all lots

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

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

The Framework will award up to 5 organisations in every lot.

Call-off contracts can be without competition (Direct Award) or with further competition (Mini Comp).

The overall weighting is 60% Quality (including 10% Social Value) and 40% Price.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

This Framework can be used by the following Public Sector Organisations within the boundary of Suffolk:

Local Authority members of the Suffolk Climate Change Partnership (SCCP);

District and Borough Council Social Landlords;

Housing Associations.

Contracting authority location restrictions

- UKH1 - East Anglia

- UKH3 - Essex

Participation

Particular suitability

Lot 1 (was LOT-0001). Whole House Retrofit

Lot 2. Energy Services

Lot 3. Renewable Energy Systems for Commercial and Educational Properties

Small and medium-sized enterprises (SME)

Submission

Tender submission deadline

4 July 2025, 12:00pm

Submission address and any special instructions

<http://www.suffolksourcing.uk>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

27 August 2025

Recurring procurement

Publication date of next tender notice (estimated): 1 March 2029

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Price	Price	40%

Other information

Description of risks to contract performance

1 - Suffolk County Council has joined the government's Devolution Priority Programme.

This process has the potential to lead to the establishment of a county combined authority for Norfolk and Suffolk, with strategic powers, headed by an elected mayor. A consultation is under way. Government has also invited participation by Suffolk in Local Government Review. This process has the potential to lead to unitary local government in Suffolk. One of these changes could happen without the other. This risk is declared as a known risk as we do not yet understand the implications of that potential re-organisation.

The contract/framework agreement may be assigned or novated or otherwise transferred

to any successor authority(ies) to Suffolk County Council or to any joint body incorporating or formed by any such successor. The County Council or a successor authority or joint body may order services on behalf of other local authorities serving any area within Suffolk's current geographical boundaries. Impacts may also include modifications to the contract/framework agreement.

2 - The Framework is designed to fulfil grant funding included but not limited to the Warm Homes Local Grant and Public Sector Decarbonisation Scheme, the lots have been designed to meet the needs of the currently available Government schemes. As such, subsequent grant funding schemes may have different requirements. Any change could result in a requirement to modify the contract.

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Suffolk County Council

- Public Procurement Organisation Number: PHVH-1657-HHMOV

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Organisation type: Public authority - sub-central government