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Contract

DECC-Energy Performance of Housing Stock Research

Scottish Government

F03: Contract award notice

Notice identifier: 2025/S 000-034812

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

Published 24 June 2025, 3:43pm

Section I: Contracting authority

I.1) Name and addresses

Scottish Government

Victoria Quay, Leith

Edinburgh

EH6 6QQ

Email

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

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

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.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £38,025

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.2.11) 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 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.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-010845](#)

Section V. Award of contract

Contract No

767421

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

2 June 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received from SMEs: 4

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

Number of tenders received from tenderers from non-EU Member States: 6

Number of tenders received by electronic means: 6

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Cotality | Parity Projects

Fore 2, 2 Huskisson Way, Shirley

Solihull

B90 4SS

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

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

Total value of the contract/lot: £38,025

Section VI. Complementary information

VI.3) Additional information

(SC Ref:802534)

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