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Tender

## HEAT NETWORK DEVELOPMENT PARTNER

Plymouth City Council

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

Notice identifier: 2025/S 000-040135

Procurement identifier (OCID): ocds-h6vhtk-04ebb1 ([view related notices](#))

Published 15 July 2025, 3:55pm

### Scope

### Reference

26155

### Description

Plymouth City Council (PCC) is seeking a Development Partner (DP) to develop and deliver a heat network(s) in the Plymouth's South Coast and Derriford areas. Initially, the Development Partner will be responsible for design and commercialisation of the proposed heat network, up to an approval gateway. The DP will be required to meet minimum mandatory requirements for the proposed heat network, set out in the Development Agreement. If approval is granted the delivery stage will commence. The DP will use a special purpose vehicle in which Plymouth City Council will hold a "golden share"

PCC has undertaken commercialisation work in relation to an initial phase of a heat network in Plymouth's South Coast area, which identified a viable commercial scheme using a significant waste heat source (South West Water Central Plant). A number of public and private sector entities, such as the University of Plymouth, Arts University Plymouth, Devon

& Cornwall Police, Plymouth City Council, National Marine Aquarium, Theatre Royal and Plymouth Community Homes are interested in being connected to the heat network to meet their Net Zero ambitions, other parties may be join the scheme in future.

The Plymouth South Coast and Derriford areas have been identified through the Department of Energy Security and Net Zero's heat network zoning pilot, as being suitable for low-carbon heat networks. Exclusive rights to develop heat networks in these areas will be subject to the outcome of future Zoning Regulations.

PCC would like to draw the attention of interested suppliers to the fact that all activities delivered after the development stage shall be subject to an evergreen Shareholders' Agreement. Therefore, the contract period dates and associated contract values below have been included for system purposes only based on the Council's best current estimate.

Plymouth City Council have applied for government Green Heat Network Fund grant towards the new heat network costs, including commercialisation and construction costs. The remaining development and delivery funding will be provided by the appointed Development Partner.

### **Total value (estimated)**

- £3,500,000,000 excluding VAT
- £4,200,000,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 18 June 2026 to 17 June 2096
- 70 years

### **Main procurement category**

Works

## **Additional procurement category**

Services

## **CPV classifications**

- 45232140 - District-heating mains construction work
- 71314000 - Energy and related services

## **Contract locations**

- UKK41 - Plymouth

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## **Submission**

### **Enquiry deadline**

8 August 2025, 5:00pm

### **Submission type**

Requests to participate

## **Deadline for requests to participate**

15 August 2025, 12:00pm

## **Submission address and any special instructions**

<https://www.supplyingthesouthwest.org.uk>

## **Tenders may be submitted electronically**

Yes

## **Languages that may be used for submission**

English

## **Award decision date (estimated)**

25 May 2026

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## **Award criteria**

Name	Description	Type	Weighting
Technical	<p>Proposed Team - 23  Development  Methodology -  Development Stage  - 23 Delivery  Methodology -  Mobilisation Stage -  18 Subcontracting &amp;  Supply Chain - 16  Operations  Methodology - 20  Total - 100 The sum  of awarded points  for Technical Award  Criterion will then be  converted into 50%  available for this  criterion. Detailed  listing of all criterial  and weightings is  included in Tender  Documentation.</p>	Quality	50%
Commercial	<p>Qualitative  Commercial Sub-  Criterion - 70 out of  100 Tariff &amp; Pricing -  42 Hurdle Equity  IRR (Qualitative) -  29 Deliverability of  Finance - 29 Sub  Total for this Sub-  Criterion - 100 The  sum of awarded  points for  Qualitative  Commercial Sub-  Criterion will then be  converted into 70%</p>	Cost	40%

Name	Description	Type	Weighting
	<p>available for this sub-criterion.</p> <p>Quantitative</p> <p>Commercial Sub-Criterion - 30 out of 100 Hurdle Equity IRR (Quantitative) - 100 Sub Total for this Sub-Criterion - 100 The sum of awarded points for Quantitative Commercial Sub-Criterion will then be converted into 30% available for this sub-criterion. Total for Commercial Criterion - 100 The sum of weightings achieved for Quantitative and Qualitative Commercial Sub-Criteria will then be converted into 40% available for this Criterion. Detailed listing of all criterial and weightings is included in Tender Documentation.</p>		

Name	Description	Type	Weighting
Social Value	SV - TOMs National Procurement Calculator Sub- Criterion - 60 out of 100 Qualitative elements - 50 Quantitative elements - 50 Sub- Total for TOMs National Procurement Calculator Sub- Criterion - 100 The sum of awarded points for this sub- criterion will then be converted into 60% available for this sub- criterion. Building Resilient Communities Sub- Criterion - 40 out of 100 The sum of awarded points for this sub-criterion will then be converted into 40% available for this sub-criterion. Overall Social Value Total - 100 The sum of awarded points for TOMs National Procurement Calculator and Building Resilient Communities sub- criteria will then be converted into 10%	Quality	10%

Name	Description	Type	Weighting
	available for Social Value criterion. Detailed listing of all criterial and weightings is included in Tender Documentation.		

## Other information

### Applicable trade agreements

- Government Procurement Agreement (GPA)

### Conflicts assessment prepared/revised

Yes

## Procedure

### Procedure type

Competitive flexible procedure



## **Special regime**

Concession

### **Competitive flexible procedure description**

Stage 1: Conditions of Participation;

Stage 2: Interim Tender Response Phase (Legal and Technical Submission only) - this stage will not be evaluated, but used to inform the dialogue meetings

Stage 3: Dialogue Meetings - Two dialogue meetings: 1 - Legal and Commercial elements; and 2 - Technical elements

Stage 4: Final Tender Response;

Stage 5: Preferred Supplier Stage

Full details contained in Tender Documentation

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## **Documents**

### **Associated tender documents**

<https://procontract.due-north.com/RFx/RFxSummary?rfxId=55368348-c55c-f011-813a-005056b64545&projectId=13001e03-a35c-f011-813a-005056b64545>

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## Contracting authority

### Plymouth City Council

- Public Procurement Organisation Number: PBQP-8499-TLMP

Ballard House, West Hoe Road

Plymouth

PL1 3BJ

United Kingdom

Email: [procurement@plymouth.gov.uk](mailto:procurement@plymouth.gov.uk)

Website: <http://www.plymouth.gov.uk>

Region: UKK41 - Plymouth

Organisation type: Public authority - sub-central government

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## Other organisations

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

**BURO HAPPOLD LIMITED**

Summary of their role in this procurement: Project management and technical support, drafting technical reference scheme and requirements, technical tender evaluation

- Companies House: 02049511
- Public Procurement Organisation Number: PMYR-5199-WHTD

Camden Mill, 230 Lower Bristol Road

Bath

BA2 3DQ

United Kingdom

Email: [projectleads@burohappold.com](mailto:projectleads@burohappold.com)

Website: <https://www.burohappold.com>

Region: UKK12 - Bath and North East Somerset, North Somerset and South Gloucestershire

## **AMBERSIDE ADVISORS LTD**

Summary of their role in this procurement: commercial advice, commercial tender documentation, FVRAT and commercial tender evaluation

- Companies House: 06078852
- Public Procurement Organisation Number: PHCN-1919-CCQG

Clubfinance House

Hemel Hempstead

HP2 5HA

United Kingdom

Email: [bids@amberside.uk](mailto:bids@amberside.uk)

Website: <http://amberside.uk>

Region: UKH23 - Hertfordshire

## **BURGES SALMON LLP**

Summary of their role in this procurement: legal support

- Companies House: OC307212
- Public Procurement Organisation Number: PCJC-9414-RZPH

One Glass Wharf

Bristol

BS2 0ZX

United Kingdom

Email: [publicsectortenders@burges-salmon.com](mailto:publicsectortenders@burges-salmon.com)

Website: <https://www.burges-salmon.com/>

Region: UKK11 - Bristol, City of

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## **Contact organisation**

Contact Plymouth City Council for any enquiries.