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Contract

Insulation Services Framework

The Council of the Borough of Kirklees

UK7: Contract details notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-073100

Procurement identifier (OCID): ocds-h6vhtk-05533c ([view related notices](#))

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Scope

Reference

KMCHNPS-038

Description

Tenders will be invited by the Council of the Borough of Kirklees (the "Council") from Suppliers with relevant experience and ability to demonstrate sufficient capacity for the provision of Insulation Services (the "Works") under a proposed multiple Supplier Framework.

The Works will be split into two Lots:

Lot 1 - Loft Insulation

Lot 2 - Cavity Wall Insulation

A Trustmark (or equivalent) registered Principal Contractor is required to complete loft insulation Work on approximately 1000 properties and cavity wall insulation Work on 200

properties. The properties are situated across the Kirklees Borough and consist of several archetypes which include 1-bedroom flats, 1-bedroom bungalows, 2 bed and 3 bed properties.

Award Criteria

Quality - 60%

Price - 40%

Further information on award criteria, information on the key criteria and how the contract award criteria will be assessed is all available in the tender procurement documents that are available for interested suppliers to access at <https://uk.eu-supply.com/login.asp?B=YORTENDER>

Commercial tool

Establishes a framework

Lot 1. Loft Insulation

Description

A Trustmark (or equivalent) registered Principal Contractor is required to complete loft insulation Work on approximately 1000 properties. The properties are situated across the Kirklees Borough and consist of several archetypes which include 1-bedroom flats, 1-bedroom bungalows, 2 bed and 3 bed properties.

A loft inspection must be completed on each property prior to the commencement of the Works, this inspection will determine the level of Works required.

Works required could include but will not be limited to:

- Relaying of loft insulation to ensure adequate covering is provided;
 - Topping up of existing insulation;
 - Installing loft insulation from new including insulation of the loft hatch;
 - Removal of wet or contaminated loft insulation and installing from new;
 - Installing hook and eye fastening to loft hatches where required;
 - Clearance of Lofts and disposal of unwanted items (disclaimer required).
-

Lot 2. Cavity Wall Insulation

Description

A Trustmark (or equivalent) registered Principal Contractor is required to complete cavity wall insulation on approximately 200 properties. There will be a requirement to complete approximately one third of the proposed number by November 2026 due to backlog of outstanding Works and the remaining over the term of the contract. The properties are situated across the Kirklees Borough and consist of several archetypes which include 1-bedroom flats, 1-bedroom bungalows, 2 bed and 3 bed properties.

The product to be used to infill the cavity is to be in accordance with British Board of Agreement (BBA) certified and Cavity Insulation Guarantee Agency (CIGA) approved 25-year guarantee and installed in line with Building Regulations.

Materials with a classification of A1 when tested to BS EN 13501-1 Reaction to Fire should be used.

Kirklees Council product choice for the cavity fills is any mineral wool or glass blown fibre product that adheres to the classification above. Kirklees Council do not accept any flammable product such as polystyrene balls.

Framework

Maximum percentage fee charged to suppliers

0%

Framework operation description

Call Off Method 1 - Without Re-opening Competition Direct Award based on Ranking:

Contracts which are awarded under this Framework Agreement without re-opening competition will be done so in accordance with the objective conditions provided for in the initial Tender Documents.

Contractor/ Suppliers will be ranked on the basis of the initial quality/price evaluation of the concluded Framework Agreement. The highest ranked Supplier may be offered each Contract on the basis of these rankings (the highest ranked Contractor/ Supplier may be selected to perform a specific Contract).

If the Contractor/ Supplier who was ranked highest is not able to undertake the Contract, the Council may offer the Contract to the next ranked Contractor/ Supplier. The Council may repeat this process until the Contract is fulfilled or there are no further organisations on the Framework Lot qualified to fulfil it.

Call Off Method 2 - Re-opening of competition amongst all Contractor's/ Suppliers on the Framework:

Contractor/ Suppliers awarded a position on the Framework Agreement may be invited, where applicable, by the Council to participate in a Further Competition by way of an Invitation to Tender through the Council's electronic procurement website, YORtender.

This procedure is anticipated to be used where:

- the requirements of the specific Contract differ from the requirements as detailed in the Framework Documentation
- submitted Framework rates cannot be accurately assigned to the specific Contract
- the specific Contract is estimated to be higher than £50,000.00 for Loft Insulation Services or £100,000.00 for Cavity Wall Insulation Services.

Where Parties to the Framework Agreement are invited to supplement their initial Tender to compete under a Further Competition from this Framework, the evaluation of these Tenders will be based on a ranged Price, Quality and/or Social Value split which will be formulated more precisely and communicated in the published Invitation to Tender document. This range allows Award Criteria percentages to be determined appropriately in accordance with the complexity of each specific scheme.

In the event that the Contract is estimated to be higher than a value of £100,000.00 (one hundred thousand pounds), in line with the Council's Social Value Policy, the Council reserve the right to include Social Value as part of the award criteria.

Provided that the Tender is submitted fully in accordance with the requirements set out within the Council's Specification and the additional Tender Documentation, the Contract will be awarded on the basis of the Most Advantageous Tender based on Quality, Price and/or Social Value

Quality: 0% - 90%

Price: 10% - 100%

Social Value: 0% - 10%

For the avoidance of any doubt, one or more of the above Award Criteria may be applied to any Further Competition from this Framework.

Notwithstanding the fact that the Council has followed the procedure set out above for competed Works, the Council may cancel, postpone, delay or end the procedure without placing an Order for Works or awarding any Contract. Nothing in this Framework Agreement shall oblige the Council to place any Order for Works.

Evaluation of the further competition tender response:

Tenderers will have their Pricing Schedule and/or their Quality Method Statements (and where applicable, any Social Value proposals) evaluated using the Award Criteria and the Evaluation Model set out within the Further Competition Document.

The Quality and Pricing information provided and requested in the Further Competition documentation will be formulated more precisely for each Specific Contract.

Re-assessment of minimum selection criteria:

Prior to the award of any Specific Contract, the Council reserves the right to re-assess the Contractor/ Supplier to confirm that the Contractor/ Supplier still meets the Council's minimum selection criteria at the time of the proposed award.

Assessment of current capacity:

Prior to the award of any Specific Contract, the Council reserves the right to assess the existing workload of the Contractor/ Supplier to confirm that the Contractor/ Supplier has the necessary capacity to undertake the new Contract alongside any current commitments.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Contract 1. Insulation Services Framework - Lot 1 Loft Insulation

Lots

Lot 1. Loft Insulation

Suppliers (5)

- Efficient Energy Services Ltd
- Ian Williams Limited
- RE:GEN Solutions Limited

- Yorkshire Energy Solutions CIC
- Zero Carbon Group Limited

Contract value

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

Framework lot values may be shared with other lots

Below the relevant threshold

Date signed

23 October 2025

Contract dates

- 1 November 2025 to 31 October 2027
- Possible extension to 31 October 2029
- 4 years

Description of possible extension:

The initial Contract term will run from November 2025 to November 2027 with the option to extend by two periods of 12 months each taking the total contract period to 48 months if all extension options are taken

Main procurement category

Works

CPV classifications

- 45320000 - Insulation work

Contract locations

- UKE44 - Calderdale and Kirklees
-

Contract 2. Insulation Services Framework - Lot 2 Cavity Wall Insulation

Lots

Lot 2. Cavity Wall Insulation

Suppliers (5)

- Eco Providers Ltd
- Efficient Energy Services Ltd
- Northern Retrofit Limited
- Yorkshire Energy Solutions CIC
- Zero Carbon Group Limited

Contract value

- £1,000,000 excluding VAT
- £1,200,000 including VAT

Framework lot values may be shared with other lots

Below the relevant threshold

Date signed

23 October 2025

Contract dates

- 1 November 2025 to 31 October 2027
- Possible extension to 31 October 2029
- 4 years

Description of possible extension:

The initial Contract term will run from November 2025 to November 2027 with the option to extend by two periods of 12 months each taking the total contract period to 48 months if all extension options are taken

Main procurement category

Works

CPV classifications

- 45320000 - Insulation work

Contract locations

- UKE44 - Calderdale and Kirklees

Procedure

Procedure type

Below threshold - open competition

Suppliers

Eco Providers Ltd

- Companies House: 10799927

11 Bridge Street

Bury

BL0 9AB

United Kingdom

Email: info@ecoproviders.co.uk

Region: UKD37 - Greater Manchester North East

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contract 2. Insulation Services Framework - Lot 2 Cavity Wall Insulation

Efficient Energy Services Ltd

- Companies House: 12764917

Unit 7, Deanfield Drive, Link 59 Business Park

Clitheroe

BB7 1QJ

United Kingdom

Email: hello@ecogiants.co.uk

Region: UKD45 - Mid Lancashire

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Insulation Services Framework - Lot 1 Loft Insulation

Contract 2. Insulation Services Framework - Lot 2 Cavity Wall Insulation

Ian Williams Limited

- Companies House: 00879464

Quarry Road, Chipping Sodbury

Bristol

BS37 6JL

United Kingdom

Email: tenders@ianwilliams.co.uk

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

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contract 1. Insulation Services Framework - Lot 1 Loft Insulation

Northern Retrofit Limited

- Companies House: 13786445

2 Exeter Street

Cottingham

HU16 4LU

United Kingdom

Email: accounts@northernretrofit.com

Region: UKE12 - East Riding of Yorkshire

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 2. Insulation Services Framework - Lot 2 Cavity Wall Insulation

RE:GEN Solutions Limited

- Companies House: 14662575

Re:Gen House Azure Court, Doxford International Business Park

Sunderland

SR3 3BE

United Kingdom

Email: bids@regen-solutions.co.uk

Region: UKC23 - Sunderland

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Insulation Services Framework - Lot 1 Loft Insulation

Yorkshire Energy Solutions CIC

- Companies House: 03995784

Units 8-9, Victoria Mills Stainland Road, Greetland

Halifax

HX4 8AD

United Kingdom

Email: tenders@yesenergysolutions.co.uk

Region: UKE44 - Calderdale and Kirklees

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Insulation Services Framework - Lot 1 Loft Insulation

Contract 2. Insulation Services Framework - Lot 2 Cavity Wall Insulation

Zero Carbon Group Limited

- Companies House: 11873124

Northern Assurance Buildings, 9-21 Princess Street

Manchester

M2 4DN

United Kingdom

Email: info@zerocarbongroup.co.uk

Region: UKD33 - Manchester

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Insulation Services Framework - Lot 1 Loft Insulation

Contract 2. Insulation Services Framework - Lot 2 Cavity Wall Insulation

Contracting authority

The Council of the Borough of Kirklees

- Public Procurement Organisation Number: PXHZ-9111-QHMJ

The Town Hall, Ramsden Street

Huddersfield

HD1 2TA

United Kingdom

Email: procurement@kirklees.gov.uk

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

Region: UKE44 - Calderdale and Kirklees

Organisation type: Public authority - sub-central government