

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/079991-2025>

Contract

Supply of Heat Agreement

LONDON & QUADRANT HOUSING TRUST

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

Notice identifier: 2025/S 000-079991

Procurement identifier (OCID): ocds-h6vhtk-05d89c ([view related notices](#))

Published 5 December 2025, 9:50am

Scope

Description

As part of a wider regeneration scheme, Vattenfall Brent Cross Limited ("Vattenfall") has solely been appointed by the developer to (1) supply heat and (2) to operate and maintain the energy system that provides the heat to 6,500+ homes in the Brent Cross Town Development.

London & Quadrant Housing Trust ("L&Q") have purchased 120 properties within the Brent Cross Town Development and so, a supply of heat agreement is required between L&Q and Vattenfall.

L&Q is making a direct award to Vattenfall under Section 41 of the Procurement Act 2023 because a direct award justification applies and Vattenfall is not an excluded supplier. L&Q considers the following conclusions are met in relation to the public contract and therefore, the direct award justifications set out in Schedule 5(6) and (7) of the Procurement Act 2023 can be relied on:

(a) due to Vattenfall having exclusive rights in respect of the supply of heat to the Brent Cross Town Development, only Vattenfall can supply the services required;

(b) due to an absence of competition for technical reasons, only Vattenfall can supply the

services required; and

(c) there are no reasonable alternatives to those services.

The actual value of the contract is currently unknown and cannot be reliably estimated due to the nature of the direct award and the exclusivity of the supplier. For the purposes of this notice, an indicative value has been inserted. L&Q has treated the contract as above threshold to ensure compliance with the Procurement Act 2023.

Contract 1. Supply of Heat Agreement

Supplier

- VATTENFALL BRENT CROSS LIMITED

Contract value

- £2,000,000 including VAT

Above the relevant threshold

Date signed

3 December 2025

Contract dates

- 3 December 2025 to 30 November 2030

- Possible extension to 30 November 2035
- 9 years, 11 months, 29 days

Description of possible extension:

This contract does not have a fixed end date as Vattenfall is the sole supplier capable of delivering the required services due to exclusive rights and technical constraints. The contract will remain in effect for as long as these conditions persist and no reasonable alternatives become available.

Main procurement category

Services

Options

The right to additional purchases while the contract is valid.

Yes. The contract includes the right to make additional purchases of the same or similar services from Vattenfall while the contract remains valid, subject to the same justification grounds under Section 41 and Schedule 5(6) and (7) of the Procurement Act 2023.

CPV classifications

- 45331000 - Heating, ventilation and air-conditioning installation work
- 71314000 - Energy and related services

Contract locations

- UK - United Kingdom

Justification for not setting key performance indicators

L&Q is making a direct award to Vattenfall under Section 41 of the Procurement Act 2023 because a direct award justification applies and Vattenfall is not an excluded supplier. L&Q considers the following conclusions are met in relation to the public contract and therefore, the direct award justifications set out in Schedule 5(6) and (7) of the Procurement Act 2023 can be relied on:

- (a) due to Vattenfall having exclusive rights in respect of the supply of heat to the Brent Cross Town Development, only Vattenfall can supply the services required;
- (b) due to an absence of competition for technical reasons, only Vattenfall can supply the services required; and
- (c) there are no reasonable alternatives to those services.

The actual value of the contract is currently unknown and cannot be reliably estimated due to the nature of the direct award and the exclusivity of the supplier. For the purposes of this notice, an indicative value has been inserted. L&Q has treated the contract as above threshold to ensure compliance with the Procurement Act 2023.

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Direct award justification

- Single supplier - intellectual property or exclusive rights
- Single supplier - technical reasons

As part of a wider regeneration scheme, Vattenfall Brent Cross Limited ("Vattenfall") has solely been appointed by the developer to (1) supply heat and (2) to operate and maintain the energy system that provides the heat to 6,500+ homes in the Brent Cross Town Development.

London & Quadrant Housing Trust ("L&Q") have purchased 120 properties within the Brent Cross Town Development and so, a supply of heat agreement is required between L&Q and Vattenfall.

L&Q is making a direct award to Vattenfall under Section 41 of the Procurement Act 2023 because a direct award justification applies and Vattenfall is not an excluded supplier. L&Q considers the following conclusions are met in relation to the public contract and therefore, the direct award justifications set out in Schedule 5(6) and (7) of the Procurement Act 2023 can be relied on:

- (a) due to Vattenfall having exclusive rights in respect of the supply of heat to the Brent Cross Town Development, only Vattenfall can supply the services required;
- (b) due to an absence of competition for technical reasons, only Vattenfall can supply the services required; and
- (c) there are no reasonable alternatives to those services.

The actual value of the contract is currently unknown and cannot be reliably estimated due to the nature of the direct award and the exclusivity of the supplier. For the purposes of this notice, an indicative value has been inserted. L&Q has treated the contract as above threshold to ensure compliance with the Procurement Act 2023.

Supplier

VATTENFALL BRENT CROSS LIMITED

- Companies House: 12504538
- Public Procurement Organisation Number: PPJC-1133-HMBM

5th Floor 70 St Mary Axe

London

EC3A 8BE

United Kingdom

Email: heat.uk@vattenfall.com

Website: <https://heat.vattenfall.co.uk/where-we-are/london/brent-cross-town/>

Region: UKI31 - Camden and City of London

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1

Contracting authority

LONDON & QUADRANT HOUSING TRUST

- Companies House: IP030441

- Public Procurement Organisation Number: PJQV-6311-TQXL

29-35 West Ham Lane

London

E15 4PN

United Kingdom

Contact name: Mr Michael Capper

Email: mikecapper@lqgroup.org.uk

Region: UKI41 - Hackney and Newham

Organisation type: Public authority - sub-central government