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Award

## **UKRI 5355 – Net Zero Living: Retrofit Data Accelerator (Strand 2)**

UK Research & Innovation (UKRI)

UK5: Transparency notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-081490

Procurement identifier (OCID): ocds-h6vhtk-05f2bb ([view related notices](#))

Published 10 December 2025, 1:13pm

### **Scope**

### **Reference**

UKRI - 5355

### **Description**

This is a transparency notice to inform the market that UK Research and Innovation (UKRI) is procuring specialist technical assistance to support Local Authorities (LAs) participating in the Net Zero Living: Scale and Embed – Retrofit Data Accelerator (Strand 2) programme. The supplier will provide advanced analytical, technical and advisory services to help authorities integrate building-level observed data with their own datasets and develop robust, place-based retrofit plans.

The contract will require the provider to work with participating LAs to combine high-resolution building insights with existing local data sources such as EPCs, housing stock information, planning history, PAS2035 outputs and other decarbonisation-relevant datasets. This integration will enable property-level diagnostics, retrofit feasibility assessments, and the development of credible, prioritised retrofit pathways.

The supplier will deliver practical support including analysis of building fabric, thermal behaviour, access constraints, shading, technology suitability and indicative delivery considerations. The provider will also support LAs to assess supply-chain readiness, understand delivery constraints, and develop investment-ready pipelines aligned with green finance expectations.

Outputs will include data-driven recommendations, place-based strategies, and retrofit deployment plans that support Local Authorities in developing technically sound and deliverable decarbonisation approaches. The supplier will also engage with partners such as the Greater London Authority (GLA) where relevant, to ensure methodological consistency and support wider national applicability.

This contract will run until March 2026, in line with the Net Zero Living programme timeline. Any further technical assistance beyond this date would be procured separately through an appropriate future route.

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## **Contract 1. UKRI – 5355 Technical Assistance for Net Zero Living scale and embed: retrofit data accelerator – strand 2**

### **Supplier**

- XRI URBAN ROBOTICS AND ANALYTICS LTD

### **Contract value**

- £297,000 excluding VAT
- £356,400 including VAT

Above the relevant threshold

## **Earliest date the contract will be signed**

22 December 2025

## **Contract dates (estimated)**

- 5 January 2026 to 31 March 2026
- Possible extension to 31 July 2026
- 6 months, 27 days

Description of possible extension:

3 months

## **Main procurement category**

Services

## **CPV classifications**

- 71314300 - Energy-efficiency consultancy services

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## **Participation**

### **Particular suitability**

Small and medium-sized enterprises (SME)

## **Other information**

### **Conflicts assessment prepared/revised**

Yes

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## **Procedure**

### **Procedure type**

Direct award

### **Direct award justification**

Single supplier - intellectual property or exclusive rights

This direct award is made in accordance with the provisions of the Procurement Act 2023, which permit such an award under Schedule 5. It meets the legal requirements for a direct award and is justified on the basis that only one supplier is capable of delivering the required services. This is in line with Schedule 5, section 41(5)(a), which states that a direct award may be made where “due to a particular supplier having intellectual property rights or other exclusive rights, only that supplier can supply the goods, services or works required.”

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## **Supplier**

**XRI URBAN ROBOTICS AND ANALYTICS LTD**

- Public Procurement Organisation Number: PQRD-3139-JPXX

238 Station Road, Addlestone,

Surrey

KT15 2PS

United Kingdom

Email: [amelia.stroud@ukri.org](mailto:amelia.stroud@ukri.org)

Website: <https://www.xri.online/>

Region: UKJ25 - West Surrey

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

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## **Contracting authority**

### **UK Research & Innovation (UKRI)**

- Public Procurement Organisation Number: PDQJ-7126-JDHG

Polaris House

Swindon, Wiltshire

SN2 1FL

United Kingdom

Contact name: Corporate Procurement

Email: [corporateprocurement@ukri.org](mailto:corporateprocurement@ukri.org)

Website: <https://www.ukri.org/>

Region: UKK14 - Swindon

Organisation type: Public authority - central government