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Award

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

UK Research & Innovation (UKRI)

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-081694

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

Published 10 December 2025, 4:54pm

Scope

Reference

C0641

Description

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 notice is published to ensure transparency prior to award.

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

Award decision date

10 December 2025

Standstill period

- End: 19 December 2025
- 8 working days

Earliest date the contract will be signed

22 December 2025

Contract dates (estimated)

- 5 January 2026 to 31 March 2026
- Possible extension to 30 June 2026
- 5 months, 27 days

Description of possible extension:

3 months

Main procurement category

Services

CPV classifications

- 71314300 - Energy-efficiency consultancy services

Contract locations

- UK - United Kingdom

Procedure

Procedure type

Direct award

Supplier

XRI URBAN ROBOTICS AND ANALYTICS LTD

- Public Procurement Organisation Number: PQRD-3139-JPXX

238 Station Road, Addlestone,

Surrey,

KT15 2PS

United Kingdom

Email: info@xri.online

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

Region: UKJ25 - West Surrey

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

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

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

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

Region: UKK14 - Swindon

Organisation type: Public authority - central government