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Tender

00350-AST Whole House Retrofit Installation Works 2026-2030

Stonewater Limited

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

Notice identifier: 2025/S 000-084298

Procurement identifier (OCID): ocds-h6vhtk-05f8eb

Published 18 December 2025, 12:05pm

Scope

Reference

00350-AST

Description

Stonewater would like to appoint suitable contractors to deliver it's 2026-2030 retrofit programme. Our programme is informed by the Net Zero Investment Plan and includes the delivery of retrofit works across multiple funding streams.

Works must be carried out in compliance with PAS2035 and PAS2030. The measures to be installed will include but not be limited to:

- Insulation
- Windows and doors
- Heating systems

- Solar PV
- Ventilation

Works will be delivered nationally but split into 4 regional lots. Contractors will be expected to deliver whole house retrofit and at least one element must involve self-delivery.

The estimated contract value of £62.2m (incl VAT) is across all lots. Please see lot information to see how each lot is split value wise over the duration of the first 4 years.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Whetstone:-Refurbishment-work./6YQFB48758>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/6YQFB48758>

Total value (estimated)

- £62,200,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 11 May 2026 to 10 May 2030
- Possible extension to 10 May 2032
- 6 years

Description of possible extension:

Optional extension period of 12 months + 12 months subject to terms and conditions of contract

Main procurement category

Works

CPV classifications

- 45453100 - Refurbishment work

Lot constraints

Maximum number of lots a supplier can be awarded: 2

Description of how multiple lots may be awarded:

Tender Submission Rules

Lot Limitation: Bidders may submit tenders for all four (4) lots.

Maximum Awards: No bidder may be awarded more than two (2) lots in total.

If suppliers are bidding for more than 2 lots, they will be asked as part of their bid to provide their Lot Preference Order as part of their bid.

Full details of the Evaluation and Ranking Process is detailed in Document 1.1 Introduction & MOI.

Not the same for all lots

Contract locations are shown in Lot sections, because they are not the same for all lots.

Lot 1. West (Lot 1)

Description

Lot's are split by geographical location. This lot will provide retrofit works a detailed in the specification and associated documents to properties in the West region.

Lot value (estimated)

- £24,300,000 including VAT

Contract locations

- UKG - West Midlands (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. South East (Lot 2)

Description

Lot's are split by geographical location. This lot will provide retrofit works a detailed in the specification and associated documents to properties in the South East region.

Lot value (estimated)

- £10,500,000 including VAT

Contract locations

- UKJ - South East (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. South West (Lot 3)

Description

Lot's are split by geographical location. This lot will provide retrofit works a detailed in the specification and associated documents to properties in the South West region.

Lot value (estimated)

- £14,800,000 including VAT

Contract locations

- UKK - South West (England)

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. East (Lot 4)

Description

Lot's are split by geographical location. This lot will provide retrofit works a detailed in the specification and associated documents to properties in the East region.

Lot value (estimated)

- £12,600,000 including VAT

Contract locations

- UKH - East of England
- UKE - Yorkshire and the Humber

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot 1. West (Lot 1)

Lot 2. South East (Lot 2)

Lot 3. South West (Lot 3)

Lot 4. East (Lot 4)

Provided in ITT documents

Technical ability conditions of participation

Lot 1. West (Lot 1)

Lot 2. South East (Lot 2)

Lot 3. South West (Lot 3)

Lot 4. East (Lot 4)

Full technical specification is available with unrestricted access to the ITT pack and pass / fail criteria is provided in Document 3 - Conditions of Participation.

Particular suitability

Lot 1. West (Lot 1)

Lot 2. South East (Lot 2)

Lot 3. South West (Lot 3)

Lot 4. East (Lot 4)

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

21 January 2026, 4:00pm

Tender submission deadline

2 February 2026, 12:00pm

Submission address and any special instructions

<https://www.delta-esourcing.com/suppliers/opportunity-finder/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

24 March 2026

Award criteria**Lot 1. West (Lot 1)**

Name	Description	Type	Weighting
Pricing Submission	Pricing Submission	Price	55%
Quality Written Bid	Written Submission	Quality	45%

Lot 2. South East (Lot 2)**Lot 3. South West (Lot 3)**

Lot 4. East (Lot 4)

Name	Description	Type	Weighting
ITT Criteria	Pricing Submission	Price	55%
ITT Criteria	Written Submission	Quality	45%

Other information

Description of risks to contract performance

The parties acknowledge that certain circumstances may arise during the Contract Term which necessitate modifications to the scope, requirements, or coverage of this Contract. Without limitation, such circumstances include, but are not restricted to, the following:

- Change in Law (for example Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025 ("Awaab's Law"), Building Safety Act 2022, or Decent Homes standard.
- Conditions for Modification:
 - Trigger: Any amendment, secondary legislation, or statutory instrument issued, introduction, or expansion of prescribed requirements under a regulation or act that directly impacts or materially alters compliance obligations of Stonewater as a landlord.
 - Known Risk: Legislative reform is anticipated; therefore, modifications may be exercised where changes impose new duties (e.g., mandatory response times, safety case reviews, resident engagement requirements and reporting obligations, or remediation standards) are introduced.
 - When Exercised: Upon formal enactment of new statutory requirements or publication of binding guidance by the Secretary of State.
 - Scope of Modification: Limited to adjustments necessary to ensure compliance with the updated legislation while maintaining continuity of contracted services without altering its fundamental nature. It would not be in the public interest to award another contract due to the time required to re-procure and the associated costs to Stonewater and their customers.
- Tenderers should note that while the current scope of this contract reflects the housing

stock and operations as they stand at the time of publication, Stonewater acknowledges the potential for future growth. This may include, but is not limited to, the acquisition of additional housing stock or merger with other housing associations. As such, the successful provider may be required to accommodate an increase in the volume or geographical spread of services delivered under this contract, proportionate to the organisation's growth. While the timing and scale of such changes are currently unknown, tenderers are advised to consider flexibility and scalability in their proposals, to ensure capacity to support future expansion should it occur during the lifetime of the contract.

- General Safeguards

- Modifications must be documented, justified, and approved in writing by the Contracting Authority.
- Changes must be proportionate and necessary to ensure continued provision of services.
- No modification to the contract can change the estimated value of the contract by more than 50% of the contract value.

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Stonewater Limited

- Public Procurement Organisation Number: PVMT-4274-HPBN

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Whetstone

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Region: UKF22 - Leicestershire CC and Rutland

Organisation type: Public authority - sub-central government