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Award

Prototype Retrofit Project

London Borough of Camden

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

Notice identifier: 2025/S 000-085088

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

Published 19 December 2025, 4:20pm

Scope

Reference

DN800828

Description

The London Borough of Camden (LBC) is proposing to develop a prototype solution to install rooftop solar PV generation and battery energy storage systems (BESS) to generate, store and optimise power usage at properties. The solution will develop a billing platform to provide residents with discounted energy bills and paying back the investor. The billing platform, payback mechanism and associated legal and financing structures are bespoke to the prototype. It is envisaged that the project will comprise an Energy Services Agreement (ESA) with a Special Purpose Vehicle (ESCo) and a number of supporting and ancillary contractual arrangements for the development of the prototype solution (including initial appointments for development services prior to entering into the ESA and other main project documents).

Contract 1. Prototype Retrofit Project

Suppliers (2)

- LEGAL AND GENERAL ASSURANCE SOCIETY LIMITED
- Sero Life Limited

Contract value

- £110,000,000 excluding VAT
- £110,000,000 including VAT

Above the relevant threshold

Earliest date the contract will be signed

1 April 2026

Contract dates (estimated)

- 2 April 2026 to 3 April 2056
- 30 years, 2 days

Main procurement category

Services

CPV classifications

- 09300000 - Electricity, heating, solar and nuclear energy
- 45000000 - Construction work
- 71314000 - Energy and related services
- 66000000 - Financial and insurance services

Contract locations

- UKI - London

Other information

Description of risks to contract performance

Not Applicable

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Direct award justification

- Prototypes and development
- Single supplier - intellectual property or exclusive rights

The relevant justifications are paragraph 2 (Prototypes and development) and paragraph 5 (single suppliers) of Schedule 5 of the Procurement Act 2023.

Paragraph 2 of Schedule 5 (Prototypes and development): The project is being developed by LBC as a prototype to test the suitability of a retrofit solution to provide more affordable and more sustainable homes for its residents. It is being developed with L&G, supported by a specialist energy services platform provided by Sero. The prototype seeks to test the suitability and viability of an off-balance sheet, project finance structure (ESCo) that will provide the funding, installation, maintenance and operation of Energy-as-a-Service assets (Solar PV and BESS) onto residential properties owned by LBC for 30 year period. The project is unprecedented in both its offering and scale and duration. Approximately 3,000 homes are within scope, representing approximately 9% of LBC's housing stock. This is a prototype which is part of a wider programme of piloting different routes to decarbonisation. It involves the development of novel goods and services at the request of LBC as a trial for an even larger investment at some point in the future, which it is envisaged can be made subject to a competitive procurement.

Paragraph 5 of Schedule 5 (single suppliers): the project is being developed by LBC together with a partnership between L&G and Sero who have developed know-how and other intellectual property rights relevant to the prototype solution LBC wishes to develop. LBC is not aware of any reasonable alternatives that would allow for a competitive procurement of the proposed prototype.

Suppliers

LEGAL AND GENERAL ASSURANCE SOCIETY LIMITED

- Public Procurement Organisation Number: PYZB-8516-VDNT

One Coleman Street

London

EC2R 5AA

United Kingdom

Email: Perminder.Tanday@group.landg.com

Region: UKI31 - Camden and City of London

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contract 1. Prototype Retrofit Project

Sero Life Limited

- Public Procurement Organisation Number: PZPT-2558-ZZDH

Westgate House, Womanby Street

Cardiff

CF10 1BR

United Kingdom

Email: james@sero.life

Region: UKL22 - Cardiff and Vale of Glamorgan

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Prototype Retrofit Project

Contracting authority

London Borough of Camden

- Public Procurement Organisation Number: PZXL-5842-VBBG

London Borough of Camden

London

N1C 4AG

United Kingdom

Email: procurement@camden.gov.uk

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

Region: UKI31 - Camden and City of London

Organisation type: Public authority - sub-central government