

Report for: Cabinet, 17 June 2025

Item number: 11

Title: Award of a Maintenance, Metering and Monitoring Contract for the Council's Solar PV Installations

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Ward(s) affected: All Wards

**Report for Key/
Non Key Decision:** Key

1. Describe the issue under consideration

- 1.1. The purpose of this report is to seek Cabinet approval for the award of a solar photovoltaic (PV) maintenance, metering and monitoring contract with a two-year initial period from 1 July 2025 to 30 June 2027, then two options to extend by one year each, from to 1 July 2027 to 30 June 2028 and 1 July 2028 to 30 June 2029, to Contractor A.
- 1.2. This contract is needed to ensure that the electrical systems remain safe and secure on the buildings where they are located, and that they remain operationally sound to ensure maximum energy is generated. Thus, reducing energy spend by the building users.
- 1.3. The maintenance element includes annual inspection and testing of all PV components; repair of any damaged or faulty parts; and cleaning, where necessary. The metering element includes upgrading traditional meters to smart/automatic meters so the solar PV generation can be monitored remotely. The monitoring elements includes the remote monitoring of our systems on an online platform.
- 1.4. The contract will be a measured term Joint Contracts Tribunal (JCT) contract. The contract will commence with 37 solar PV systems managed by the Council's Energy Team and four sites managed by the Council's Corporate Landlord team. These systems form the "core offer" within the contract. The contract has been designed to be flexible so that other sites can join or leave the contract at any point during the contract period. Other sites may include housing newbuilds, schools, and any other third-party owned installation located on a Council building. These systems have formed the "additional offer" as they are not yet guaranteed. The total costs of

the “core” and “additional” works have been included in the procurement process and has set the upper contract value that all bidders have provided.

- 1.5. The procurement was run as a mini competition under the Council’s own established Dynamic Purchasing System (DPS), the London Construction Programme Dynamic Purchasing System (LCP DPS).

2. Cabinet Member Introduction

Behind every flagship climate programme there are the nuts and bolts that hold its moving parts together. And indeed, this solar PV maintenance contract sits at the heart of our borough-wide push for climate resilience and renewable energy.

Our solar installations tell a story of Haringey’s commitment to sustainable infrastructure. From the initial 37 systems installed to the 46 recent systems in our housing developments, we’ve built an impressive network capable of generating clean electricity across our estates. This borough’s hugely ambitious council house building programme is not simply about numbers - although we are well on track to deliver 3000 by the end of the decade - it’s about delivering high-quality, comfortable homes, designed to reduce carbon emissions and household bills. On-site renewables, like solar panels, now come as standard.

Yet the harsh reality remains that even the most robust renewable technology requires proper care to deliver its full potential. Many of our earliest systems now approach their teenage years without the structured maintenance regime they deserve. This contract marks a critical turning point in our approach.

When maintained properly, these systems will:

Generate maximum renewable energy, directly reducing our carbon footprint; provide crucial data for our Annual Carbon Report; extend their operational life well beyond the expected 25 years; and crucially - reduce energy costs for our residents, schools and services.

Our flexible contract structure means we are prepared for growth. The core systems will receive immediate attention while the framework allows schools, housing developments and community buildings to join when ready.

The journey toward carbon neutrality demands both bold investments and careful stewardship of existing assets. This contract delivers the latter—transforming how we protect and optimise the renewable infrastructure we’ve already built across Haringey.

We often focus on new green innovations, but this maintenance programme shows equal recognition that caring for what we have forms an essential part of responsible climate leadership. Our existing solar network must work at peak performance if we’re serious about delivering our zero-carbon commitments to Haringey residents.

3. Recommendations

- 3.1. Pursuant to Council’s Contract Standing order (CSO) 8.01 (use of Council Dynamic Purchasing system) and CSO 2.01.1C (Cabinet approve awards of Contract valued at £500,000 or more) the Cabinet approves the award of a Solar photovoltaic (PV)

maintenance, metering and monitoring contract to Contractor A (Identified in Part B exempt Part of this report). The contract will be for an initial period of two years from 1 July 2025 to 30 June 2027 with an option to extend by one year to 30 June 2028 and a further option to 30 June 2029, with a total contract value identified in Part B exempt report.

4. Reasons for decision

- 4.1. The Council has its own established DPS, the LCP DPS, which is the Council's preferred DPS for works. The tender was run as a mini competition via the DPS and was open from 17 March to 10 April 2025.
- 4.2. Contractor A provided the most economically advantageous tender i.e. a mixture of price: quality ratio. They scored a total of 92.2%. In the price score, they had 40% as they provided the lowest price. In the quality question, they had 52.2% out of 60%.
- 4.3. The bids were scored on a 60:40 quality:price basis.
- 4.4. The quality question covered five areas:
 - a) experience in delivering similar work;
 - b) resources available to deliver the contract;
 - c) health and safety;
 - d) service delivery procedures, and
 - e) data management and reporting.
- 4.5. The pricing was scored across two elements – 'fixed' and 'variable' costs. The 'fixed' costs include tasks that will definitely be required and/or be required on a regular, defined basis e.g. annual maintenance checks and weekly remote monitoring. The 'variable' costs includes costs that will vary site by site and year by year, e.g. repairs, cleaning and scaffolding.
- 4.6. Seven of the Council's sites were selected as sample sites for scoring purpose. The list of items in the statement of rates were spread amongst these seven sites to capture the uncertainty in the type of repairs that would be required in the duration of the contract. The sites chosen were a mixture of different sizes and locations, to capture the variation across the Council's solar PV installations.

Table 1: The scores of all the bidders using the costing model (for full listings and names of companies see Exempt Report):

	Quality	Quality	Price	Total	Rank
	100%	60%	40%	100%	
Contractor A	87	52.2	40.00	92.20	1
Contractor B	67	40.2	30.85	71.05	2
Contractor C	67	40.2	21.40	61.60	3

Table 2 within the exempt report sets out the scores of all the bidders using the full contract value that they have provided.

5. Alternative options considered

- 5.1. **Do the work in-house.** Solar PV systems generate electrical energy in the form of direct current (DC). As most of our electricians work only with alternating current (AC) systems, they do not currently have the necessary knowledge or experience to work with DC installations. A specialist contractor is therefore required to avoid health and safety risks, so this option was rejected.
- 5.2. **Do nothing.** Solar PV systems are electrical systems which must be maintained for health and safety reasons. If these are not regularly maintained, the risks include fire and electrocution, particularly as systems degrade over time. Many of the systems are between nine to 14 years old so regular maintenance is essential. This option was therefore rejected.

6. Background information

- 6.1. In the Cabinet Report of 19 July 2011, which agreed to install Solar PV systems on the roofs of many of the Council's buildings, it was agreed that the Council would undertake a maintenance programme for the solar PV systems installed under the 'Solar Photovoltaic Programme on Corporate and Social Housing Buildings' Scheme. This would cover the 25-year lifetime of the systems.
- 6.2. Originally, the Council had two officers to install, manage and maintain its solar PV systems. These were removed in 2016, and the Council chose to implement maintenance "as and when" required. However, due to the number of installations increasing, and the increasing level of works required (as many of the systems are now over 10 years and have not been maintained) it has been identified that it is safer and more financially efficient to have a fixed contractor in place.

The Council's solar PV portfolio:

- 6.3. The Council is increasing the number of solar PV systems installed within its portfolio. These are spread across Corporate, Housing and Schools buildings.
- 6.4. There are 37 systems managed by the Council's Energy Team that were installed between 2010 and 2016. These are located across the Corporate, Schools and Housing portfolios, including Temporary Accommodation and Supported Accommodation.
- 6.5. The Council's Corporate Landlord team manage four systems within the Corporate portfolio that were installed from 2011 onwards.
- 6.6. Housing have installed at least 46 systems as part of the Newbuild programme, with many more systems due to be commissioned over the next few years. While Housing Delivery have maintenance included in a contract for two years after handover, after these two years, the maintenance strategy is not yet confirmed.
- 6.7. At least 11 schools have PV systems installed, as part of redevelopment works, independently commissioned or installed by community energy groups in the borough. They may wish to opt-in to the Council's maintenance contract.

Finance

- 6.8. The contract has been designed as a minimum to cover the systems on buildings currently managed via the Energy Team and Corporate Landlord (described below as a 'core offer'). But also, to be as flexible as possible, to allow for additional sites to be added should they need to be, such as Housing Newbuild, or corporate landlord (covering leisure centres, community buildings etc), and schools. These new systems have been defined as 'additional offer' as their long-term maintenance strategy has not yet been confirmed. The expected annual spend of the contract is outlined in Table 4 (this is set out in the Exempt Report).
- 6.9. For each of the service areas (Housing buildings, Schools, and corporate buildings) that makes up the 'core offer', the maintenance costs are categorised into 'fixed costs' and 'variable costs'. The 'fixed costs' cover works that will definitely be required, usually on a regular basis, for the duration of the contract. This includes the annual inspections, annual remote monitoring and one-off costs for smart/automatic metering upgrades. 'Variable costs' cover works that might come up during the life of the contract like component breakdown, repairs and panel cleaning. See Table 3 within the Exempt Report for tasks that make up each of the categories and the estimated annual spend for each of the tasks.
- 6.10. The contract will be a JCT Measured Term contract to allow for this flexibility.
- 6.11. The costs for the 'core offer' will be borne by the Energy Team and the Corporate Landlord budgets.
- 6.12. The Energy Team's budget for this contract comes from Feed-in Tariff (FIT) income from the solar PV systems it manages. FIT was a government scheme to kick-start the solar industry in the UK. The scheme closed to new applications in 2019 but will continue to fund registered schemes for the 20 years following installation (expected to end on most of our systems in c2030), reflecting the lifespan of the installations. The FIT is paid to the Council quarterly by energy suppliers, for the maintenance of these systems and to support the grid in decarbonising

'Core offer'

- 6.13. The spend in year 1 is expected to be higher for the 'core offer' than in subsequent years due to the required one-off cost of upgrading metering to smart/automatic meters.
- 6.14. Prices are fixed for years 1 and 2, with an adjustment for CPI or 3%, (whichever is lower) in years 3 and 4.
- 6.15. The expected breakdown of the costs by service areas for the 'core offer' sites is detailed in Table 5 (within the Exempt Report).

'Additional offer'

- 6.16. The 'additional offer' includes potential sites that may want to join in the future, such as Housing Newbuild and Schools.
- 6.17. Any additional sites must be signed off by the relevant Board to make sure that there is available budget for the site to join the contract.

- 6.18. For schools that want to join the contract, this will be agreed via a Memorandum of Agreement (MOA), and the Council will invoice the schools for the works when the Council have been invoiced by the Contractor.
- 6.19. The contract specification is intended to be flexible, and the bidders were made aware of the potential new sites that will require maintenance in the future.

Management fee and costs

- 6.20. The Council's Energy Team will apply a management fee of 5% for other Council services, schools or third-party organisation using the contract.
- 6.21. The Interim Head of Resilience, Operational Building Management and Safety was briefed about the management fee that will be charged for the four corporate sites that makes up the core offer to ensure availability of budgets.
- 6.22. The Energy Team's budget for this contract comes from Feed-in Tariff (FIT) income from the solar PV systems it manages. FIT was a government scheme to kick-start the solar industry in the UK. The FIT is paid to the Council quarterly by energy suppliers, for the maintenance of these systems, and to support the grid in decarbonising. The Councils income from FITs are set out in the Finance comments, see Table 2 below.

Industry standards compliance

- 6.23. Generally solar PV systems are low maintenance (there are no moving parts), but as solar PV systems are electrical and they generate in DC current, which can be riskier than AC current, they must be maintained.
- 6.24. The Microgeneration Certification Scheme (MCS), a standards organisation for renewable energy generation advises that solar PV systems located on public buildings be checked annually.
- 6.25. The specification was developed in line with the solar PV maintenance guidance listed in the Services and Facilities Group 20 (SFG20) guidelines, developed by the Building Engineering Services Association (BESA), a building maintenance standards body.
- 6.26. In addition to health and safety compliance, maintaining the systems will maximise energy generation, reducing costs by drawing less from the national grid.

Future maintenance strategy

- 6.27. The contract has been designed to be as flexible as possible to allow for future developments in the Council's solar maintenance strategy, including the addition of new sites and the contract being 2-year with the option to extend.
- 6.28. For all the 37 sites managed by the Energy team, the FIT income will end around 2030 as the earliest of the systems were installed in 2010. FIT income lasts 20 years after installation. A typical solar PV system is estimated to last about 25 years, and it is expected that with proper maintenance and care, the system can continue

to generate energy after the 25 years. So, after the expiration of the FiT income, the condition of the systems will be assessed to see how well they are generating. Alternatives will be investigated and considered to cover the maintenance cost after the expiration of the FiT income; these will include:

- **Registering the system for the Smart Export Guarantee Scheme (SEG)**
– This scheme was introduced after the UK Govt stopped the admittance of new installations into the FiT scheme. In this scheme, the energy providers pay for any excess energy exported to the grid.
- **Charging a fee to the building occupiers towards the maintenance of the system** – Since the occupiers of the building will be making savings on their energy bill, money could be set aside each month to help cover any maintenance cost.

6.29. The Council will explore other models for the future including whether in-house expertise can be developed, and if so, whether this could become a service that could be delivered for other local authorities to generate revenue.

7. Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes

7.1. Achieving the targets in the Council's Climate Change Action Plan is a key requirement within the Council's Corporate Delivery Plan (2024-26). Achieving these outcomes will require the maximisation of renewable energy generation across our housing, education, and corporate estate buildings, which this contract will help achieve.

7.2. Delivering and maintaining renewable systems specifically will help the Council meet its target of "A greener Haringey" and "A zero carbon and climate resilient Haringey", which is found under the Responding to the Climate Emergency theme within the Corporate Delivery Plan (2024-26).

8. Carbon and Climate Change

8.1. A well-maintained solar PV system will operate at peak capacity, generating more renewable energy and maximising displacement of fossil fuel electricity. Carrying out preventative maintenance minimises downtime and ensures maximum energy output, reducing the council's indirect carbon emissions.

8.2. Regular maintenance minimises system degradation and failures and as such extends the system's operation life more than its expected 25 years. It also reduces premature replacement of parts which in turn reduces the embodied carbon associated with the manufacturing and installation of new parts.

8.3. Data obtained from the maintenance and inspection reports help to provide accurate data that can be used to show the amount of CO₂ that has been displaced by the solar PV, which can be reported in the Council's Annual Carbon Report.

9. Statutory Officers comments (Director of Finance (procurement), Director of Legal and Governance, Equalities)

Finance

- 9.1. The report seeks Cabinet approval to award the maintenance contract for Solar Photovoltaic (PV), from 1 July 2025 to 30 June 2027 with an option to extend the contract. The contractor will be responsible for the maintenance, metering and monitoring of the PVs installed across a portfolio of corporate, housing and school buildings.
- 9.2. The installations of the PVs were carried out during 2010 and 2016 under the Solar PV programme and the Council made a commitment to maintain the PVs for 25 years.
- 9.3. The cost of the contract will be financed from FIT income generated from the PVs. In 2025/26, the FIT income budget is £80k and it is expected to overachieve this income as per the previous financial years. However, there is a risk that income may not be sufficient in the long term to continue with the maintenance contract as the FIT income is expected for a finite period.
- 9.4. Table below indicates the income received from FIT over the past four years.

Table 2 – FIT income from 2021/22 to 2024/25

YEAR	BUDGET	ACTUAL	VARIANCE
	£	£	£
2024/25	80,000	172,965	(92,965)
2023/24	80,000	147,806	(67,806)
2022/23	80,000	111,727	(31,727)
2021/22	80,000	158,257	(78,257)

- 9.5. The service is exploring an ‘additional offer’ to a portfolio of new and existing sites to secure new business income. In addition, the service will explore the opportunity to provide the maintenance function in-house and deliver these services to other local authorities to generate future income.

Procurement

- 9.6. Strategic Procurement (SP) note that this report relates to the approval of an award to Contractor A for the provision of Solar photovoltaic (PV) maintenance, metering and monitoring in the Council.
- 9.7. SP notes that a competitive tender was launched via the LCP’s Minor works DPS. The adopted route to market is in line with Contract Standing order (CSO) 8.01.
- 9.8. Bid evaluation was carried out in line with the proposed evaluation methodology that was set out in the Invitation to tender document and recommended Contractor A provided the most economically advantageous tender.

- 9.9. SP support the recommendation to approve the award in accordance with CSO 2.01.1C.

Legal

- 9.10. The Director of Legal and Governance has been consulted in the preparation of this report.
- 9.11. The report indicates and Strategic Procurement has confirmed that the contract in the report was procured via the London Construction Programme's (LCP's) Dynamic Purchasing System (DPS) under Minor Works Category which is a compliant route to procure such services as per the Council's Contract Standing order (CSO) 8.01.
- 9.12. Pursuant to the Council's Contract Standing Order (CSO) 2.01(c), Cabinet has power to approve the award of a contract where the value of the contract is £500,000 or more and as such the recommendation in paragraph 3 of the report is in line with the Council's CSO.
- 9.13. The Director of Legal and Governance (Monitoring Officer) sees no legal reasons preventing Cabinet from approving the recommendation in this report

Equality

- 9.14. The Council has a Public Sector Equality Duty under the Equality Act (2010) to have due regard to the need to:
- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act.
 - Advance equality of opportunity between people who share those protected characteristics and people who do not.
 - Foster good relations between people who share those characteristics and people who do not.
- 9.15. The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.
- 9.16. Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.
- 9.17. This report recommends awarding a contract for solar photovoltaic (PV) maintenance, metering and monitoring for an initial period of two years from 1 July 2025 to 30 June 2027 with an option to extend by one year to 30 June 2028 and a further option to 30 June 2029, to Contractor A. This will ensure the solar PV systems on Council and school buildings operate safely and generate renewable energy at optimum capacity, reducing the need to use electricity from the grid.

- 9.18. The award of the contract is not considered to have a direct, disproportionate impact on groups with protected characteristics in the borough. The contract will ensure solar PV systems located on buildings and accommodation such as temporary accommodation, supported accommodation and schools, are in good working order benefiting the occupants. These buildings and accommodation are used by individuals and groups with a range of protected characteristics including the locally adopted socio-economic characteristic. This will reduce energy spend of these buildings, which may allow more resource to be spent on service delivery for these user groups. Well maintained systems are also less likely to suffer incidences that may disrupt service activity within a building.

10 Use of Appendices

Exempt Appendix -

11 Background papers

N/A