



Energise Barnsley Solar Tender 2024

www.energisebarnsley.co.uk

Invitation to tender

12 February 2024



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Introduction

Energise Barnsley is a community benefit society with key stakeholders Barnsley Metropolitan Borough Council & Berneslai Homes.

Energise Barnsley installed solar PV on 321 Berneslai Homes in 2016.

This tender sets out the request to install solar PV on another ~1000 Berneslai Homes, with an installation commencement date end of May 2024. The final number of installations deployed is dependent on the winning contractor price. There is scope to install on more than 1000 homes if viable.

Timeline

12 February 2024	Solar tender opens
11 March 2024 (midday)	Solar tender application deadline
18 March 2024	Shortlist and consultations
25 March 2024	Tender award date
01 June 2024	Works commence
01 July 2025	Works finish
30 December 2025	Longstop date

Description of Works

Berneslai Homes manage 30,000 homes in the Borough of Barnsley.

1,600 properties have been pre-selected for grid connection requests to NPG (May 2023 submissions). A sample of homes which have had connection requests accepted is included in the Solar Tender Sample Address List.

Homes will be one- or two-story, and have been preselected on roof condition and geographic proximity for ease of scaffolding and installation.

The winning contractor will be expected to install on a minimum of 20 homes per week.

Berneslai Homes has 8 qualified electricians available to work on the program from April 2024, and bids looking to use the electricians will be viewed favorably.

Contact and liaising with the tenants will be managed by Energise Barnsley with Berneslai Homes tenant liaison officers.

Project delivery team calls will occur fortnightly with site inspections permitted when and where necessary.

All works are conducted to MCS standard.

We require tenants to have a SMETS2 smart meter before the solar PV can be installed. Export meters must be fitted with the installations so that smart export guarantee income can be collected.

Where permissible inverters must be installed close to the distribution board and not in the loft.

Pricing

When pricing for the tender please give a breakdown of costings where permissible.

The price should include:

- Tier one solar panels (not made with forced labor)
- Tier one mounting system
- Inverter single string arrays, plus East-West facing roofs (2 strings)
- Average size of 2.8kWp (max 3.6kWp, min 1.2 kWp)
- AC Cabling of average 12 meters per home
- Solar accessories to include but not exclusive, cabling, isolator switches, metering, back boards, labeling, and additional fuses.
- Scaffolding
- All project delivery-staffing time

The project is looking for an all-in cost, based on the criteria above.

Energise Barnsley is VAT registered.

The winning contractor is not permitted to be an Ofgem registered energy supplier as this project has received Ofgem Redress Funding.

As the project delivery time is set over 12 months there will be a +/- 5% pricing tolerance to allow for evidenced expenditure different to the winning tender.

The winning contractors must arrange their own storage facilities and delivery to site. Conversations with the landlord, Barnsley Metropolitan Borough Council can be arranged for storage rental facilities.

Payment

Payment will be made monthly in arrears upon receipt of invoice. There will be no upfront payments.

Scoring

The tender will be assessed and scored by the board of Energise Barnsley as per the evaluation of bids document attached.

You will need to apply using the RFQ – Response Document, also attached.

Questions

Any additional questions ahead of the deadline can be emailed to Beth Wynton at the management company Generation Community Ventures: BethanW@gen-community.co.uk

We will publish all questions and answers on our website www.energisebarnsley.co.uk under the heading ‘Solar PV Tender.’

Questions we anticipate might include EPC rating of the homes, spare fuse in fuse box, condition of roofs, accessibility, and percentage of installations desired on east/west facing homes.

Project Overview – a description of the project between Energise Barnsley & Barnsley Metropolitan Borough Council

Barnsley FiT for Solar is an innovative way to use existing domestic solar installations, coupled with the strength of community energy and local authorities, to install more solar installations on tenanted homes, to help alleviate fuel poverty and reduce carbon emissions in Barnsley.

In 2012 and 2013 Barnsley Council funded 310 domestic solar installations. These installations, via the Feed in Tariff (**FiT**), have repaid the initial capital. There is ~13 years left of FiT revenue for pre 01/08/2012 installations, and ~9 years left for post 01/08/2012 installations.

Since 2015 Energise Barnsley, a community energy benefit society, has partnered with Barnsley Metropolitan Borough Council, to deliver further domestic and commercial solar installations, raising significant capital in community finance.

Both parties have agreed that the future FiT revenue from the 2012/3 installations will be assigned to Energise Barnsley, in return for circa 1000 homes to have solar PV installed, funded by a community bond issue.

By assigning the future FiT revenues to Energise Barnsley, coupled with the track record, partnership, and strength of Energise Barnsley with its ability to raise community capital, 1000 homes can receive a solar installation within a 12 month delivery period. More importantly these installations do not have to be dictated by the FiT subsidy income associated with installations when the FiT was available. These installations can be on properties deemed as ‘not suitable for solar’ in the early years, because there is no south facing roof.

This project will be able to install solar PV on east and west facing roofs, more closely aligning the solar generation to self-consumption of electricity of council owned properties. The tenants receiving the solar installations will receive 100% free use of the solar generation, the same as the tenants in 2013.

The project beneficiaries of the solar installations are residents of Berneslai Homes living in areas such like: Lundwood, Athersley, Carlton, Royston, Monk Bretton, New Lodge, Worsbrough, Kendray, Ward Green, Kexborough, Thurgoland, Staincross, Hoyland, Cundy Cross, Cudworth, Burton Grange, Grimethorpe and Bolton on Dearne.

Most of the areas chosen are within the 10% most deprived neighbourhoods in the UK (2019 HMG Indices of Deprivation).

The other project beneficiaries will be recipients of the community solar fund, which is any surplus retained after all outgoings are accounted for annually.

Examples of beneficiaries of the community solar fund can be found here <http://www.energisebarnsley.co.uk/wp-content/uploads/2021/08/5-year-community-benefit.pdf>

The wider benefit of the project is to showcase this model to other local authorities or housing associations who self-financed their original installations. This project will show there is a route to install solar PV on homes not suitable in the original rounds of solar installation with free use of solar generation for the tenants by partnering with a proven community energy society using the Energise Barnsley/BMBC model, in addition to contributing to the BMBC Net Zero target across the borough.

Tenant engagement and project management has already identified a list of initial 1500 homes suitable for solar installation.

Successful connection requests have been received for 500 homes, with a programme of works with NPG to commence to 'unloop' other properties for solar PV installations. This ensures that a 'just transition' to a low carbon, local flexible market includes our tenanted homes which could not have low carbon installations because of the home's electricity supply being looped with their neighbour.

Qualitative outcome

The ability to recycle FiT income (or ROCs) from the early deployment years (2012 to 2014) to benefit new tenants with a solar PV installation, whilst securing additional revenue from the smart export guarantee.

The new solar installations are on a wider facing range and size of roofs, whilst still giving tenants choice of retail supplier and free use of all solar generation.

Another positive outcome is our asset management services for the original installations, delivering >95% availability and tenants understanding the benefits of their solar PV installation.

Quantitative outcomes

Solar PV will be installed on ~1000 homes, enabling residents to immediately reduce their electricity bills by the amount of solar self-consumed.

Electricity bill savings for tenants are estimated at over £3 million pounds over the lifetime of the project.

Carbon emissions of over 12,000 tonnes will be offset.

The project will deliver a community fund of over £1.5 million pounds. The community fund is voted on by Society members at the AGM and is only open to those who are aligned with the objectives of the community energy benefit society.

The final number of installations depends on the EPC price awarded through the tender and the average kWp of install.

This project will not deploy 3.6kWp of solar on a home for single occupancy, unless the household is electric dependant, as the government subsidy associated with the total generation is not the driver of the project.

The typical single roof size of a bungalow or mid-size terrace can accommodate 8 panels with ease and based on a 360-watt panel, total is 2.88kWp. This will typically generate 2,500 kWhs of electricity per annum in Barnsley. For larger properties either 400-watt panels can be used, or 12 panels can be installed on the roof, with a total of 3.2kWp or 4.8kWp respectively.

All solar PV systems under 3.6kWp that are fitted in Northern PowerGrid's area can be installed on a 'fit and notify' basis.

The project has the aim to install on multiple roofs in an east/west direction, whilst considering the additional scaffold costs, and higher spec inverter if more than one string of solar is installed.

With higher kW rated panels (up to 400 watts compared to 150 watts in 2013) there is more scope to install solar on previously unsuitable roofs.

There are enough homes to target, permitting a dropout rate to accommodate for low connectivity rates (as dictated by the DSO) and any structural roof survey failures.

The 1000 homes will be asset-managed by Energise Barnsley with online monitoring, under a management agreement with Generation Community Ventures, to ensure high availability of systems throughout the lifetime of the project, which will add to the 321 existing Berneslai Homes solar properties Energise Barnsley manages. The original 310 Berneslai Homes installations will also be managed by Energise Barnsley, with Berneslai Homes providing the operations and maintenance services through contractual arrangement.

There will be an export meter fitted for every solar installation, which will permit a solar export guarantee income, and accurately measure the solar self-consumption levels, and therefore electricity bill savings for our tenants, over the lifetime of the project. Tenants will need to have a smart meter to have a solar installation, which contributes to the net target of digital homes for a smart local grid.

Project Innovation

The innovation in this project includes installing domestic solar when it is not being driven by a subsidy, which typically in the past might have provided 4kWp of solar on a social housing roof with single occupancy - paying the financier a handsome return, however doing nothing for the local grid and the homeowner.

The project allows for installation on roofs from East to West, and with higher kW panels, we can match the size of installation with number of occupants within the home.

Social Landlords have restricted budgets and with the growth of community energy over the last 10 years, and the ability to raise finance for projects with strong social and environmental returns, in addition to a fair financial return, this project exemplifies a good working partnership between the two entities, with all surplus revenue staying within Barnsley to further the Society's low carbon objectives.

There is immediate need for this innovation. There is currently little or no incentive for consumers to switch tariffs due to the high energy price cap. For consumers to reduce electricity bills, only capital installation measures will offset the home electricity bill by approx. 30% and protect against any future energy price rises for over 30 years.

Whilst 'prosumers' have the means and choice to do this, social housing tenants do not, and they need projects like this to kickstart more domestic installations.

Innovation includes using existing Solar Concession Agreements between Energise Barnsley and BMBC to reduce legal fees, and agree a Heads of Terms, based on existing documents.

The original 2013 installations will now have a 'professional asset manager', whereas before it was common to see a high percentage of sites offline, with no remedial works or investigations planned.

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With no incentive for the tenant to report the system offline, or not knowing it was offline, the systems have not been generating to benefit the tenants all the time. This will no longer be the case.

This project also makes use of the Smart Export Guarantee being paid to a third party (Energise Barnsley) whilst the tenant can retain choice of Energy Supplier.

This revenue stream is additional to the original FiT revenues; however, it does not alter the offer of free use of solar generation to the tenants for the new installations.