

National Carbon and Energy Performance Contracting Framework (RE:FIT 5)

RE:FIT 5 (2025–2029), launch in May 2026, is the Mayor of London’s refreshed energy performance and retrofit framework. It helps public sector organisations efficiently decarbonise their estates through a compliant and proven delivery route. Building on over a decade of success, it offers a trusted platform for delivering guaranteed energy and carbon savings.

The Mayor of London’s Zero Carbon Accelerator’s support is exclusively available to public sector bodies based in London. Organisations outside London are welcome to use the framework but would need to fund any technical support independently.

RE:FIT 5 helps organisations:

- achieve **guaranteed energy and carbon savings** via performance-based contracts.
- aggregate projects to achieve economies of scale and enable **long-term partnerships**
- access flexible **financing options**, including off-balance-sheet Energy Performance Contracts, alongside grants or internal capital
- with **technical, commercial and procurement support** via the [Zero Carbon Accelerator](#).

Key improvements from RE:FIT 4

- **Faster procurement** with the option for direct award.
- **Improved quality** through RIBA stage 4 Investment Grade Proposals.
- **Greater transparency** through open-book obligations.
- **Carbon valuation** using UK Emissions Trading Scheme standards.
- **Enhanced safety** reflecting post-Grenfell building regulations.
- **Greater affordability** through Energy Performance Contracts to achieve off-balance sheet solutions.
- **Stronger social value requirements** (inclusion, equality, skills).
- **Independent measurement and verification** for performance/savings assurance.



MAYOR OF LONDON

Impact

RE:FIT has supported 220 public sector organisations across London, including the London School of Economics, Transport for London, NHS trusts, universities, and boroughs, delivering:

- retrofits to **1,200 sites**
- **£269m** capital investments in retrofit projects
- **56,000 tonnes** of carbon, **£14.5m** for the public sector and **207GWh** in energy consumption saved each year
- **420,000 tonnes** of carbon saved so far.

Scope of works

The framework is available to all **public sector bodies**, including central and local government, health, education, and cultural institutions. RE:FIT 5 covers domestic and non-domestic retrofits, using a wide range of technologies such as:

- heat networks
- heat pumps
- solar panels
- energy-efficient lighting
- BMS controls
- glazing
- insulation
- electric vehicle infrastructure
- power purchase agreements
- grant management, funding applications, and asset management services.

How the process works

1. **Opportunity identification.** Review assets, data, and opportunities to define scope.
2. **Business case development.** Set clear objectives, funding, and tender requirements.
3. **Tendering.** Use framework templates to run mini-competition or direct award.
4. **Evaluation and award.** Select preferred bidder and finalise contract based on verified Investment Grade Proposal.
5. **Delivery and verification.** Oversee construction, commissioning, and M&V to ensure performance guarantees are achieved.



How is the Zero Carbon Accelerator supporting organisations?

The Zero Carbon Accelerator provides free [end-to-end expert support](#) for public sector organisations in London, including:

- feasibility studies and energy audits
- business case and tender development
- evaluation, contracting, and Investment Grade Proposals (IGP)/measurement and verification (M&V) review
- construction oversight and verification of savings.

Framework Documentation

These framework templates and Call Off documents will aid and guide public sector organisations in the process of using RE:FIT 5. Organisations can access these by completing an [Expression of Interest](#) through the Zero Carbon Accelerator and signing a Framework Access Agreement.

1. Framework Agreement
2. Call Off Terms
3. Templates
 - ITTs
 - High Level Appraisal and
 - Investment Grade Proposal
 - Pricing
4. Procurement Guide
5. Contract Guide
6. Business Case Guide
7. Reserve Bidder Guide
8. Alternative Financing Guide
9. Eurostat Requirements: Guidance for Contracting Authorities in relation to the RE:FIT 5 Energy Performance Contract
10. Works Optimisation Services Contract Guide

