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Tender

DoF LPS Valuation Delivery Partner Project

Department of Finance, Land and Property Services

F02: Contract notice

Notice identifier: 2025/S 000-005821

Procurement identifier (OCID): ocds-h6vhtk-030d43

Published 19 February 2025, 12:41pm

Section I: Contracting authority

I.1) Name and addresses

Department of Finance, Land and Property Services

Lanyon Plaza, 7 Lanyon Place

BELFAST

BT1 3LP

Contact

ssdadmin.cpdfinance-ni.gov.uk

Email

ssdadmin.cpd@finance-ni.gov.uk

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

<https://etendersni.gov.uk/epps>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etendersni.gov.uk/epps>

Tenders or requests to participate must be submitted to the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://etendersni.gov.uk/epps>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

DoF LPS Valuation Delivery Partner Project

II.1.2) Main CPV code

- 72000000 - IT services: consulting, software development, Internet and support

II.1.3) Type of contract

Services

II.1.4) Short description

Land and Property Services (LPS) is the statutory authority responsible for assessing and collecting property taxation in Northern Ireland. LPS is gearing up for a significant digital transformation aimed at enhancing its property valuation processes. In NI there are in the region of 825,500 Domestic properties, 72,000 Non-Domestic properties and 2,700 properties that contain an element of both domestic and non-domestic. The Directorate also provides a full range of non-rating valuation services to the public sector in Northern Ireland. LPS advises authorities on disposal and acquisition of land, market valuations and property advice, and both before and after valuations for vesting, on all aspects of compulsory purchase and negotiate compensation claims on their behalf. Valuation Services provides valuations (capital and rental) of land and property for a wide range of purposes, including calculations for assessment of benefits and business planning. The specific aims and objectives of this Valuation Delivery Partner Project are to: • implement a digital solution and service operating model which provides ICT functionality and business processes (including automated business processes) to support users to undertake the range of Valuation Services; • ensure that the procured ICT digital solution is flexible and adaptable to support future changes in business needs, supports data driven decision making, business process automation and is monitored and updated over time to embrace new technology that improves the user experience; • ensure the procured ICT digital solution is user friendly, customer-focused, geospatially enabled, supports web-based technologies, digital self-service platforms and provides a range of digital first ICT functionality that is capable of integrating with public facing applications (e.g. contact centre services, portals, 3rd party payment engines, authentication tools), line of business applications and back-office functions that supports intuitive and efficient case management and self-service offering the potential for delivering citizen centric public services; and • ensure the procured ICT solution provides Application Programme Interfaces (API's) to allow integration with other LPS ICT systems and databases,

government services and external systems, adopts an event driven architecture approach and complies with the wider Northern Ireland Civil Service (NICS) 'digital first' policy.

II.1.5) Estimated total value

Value excluding VAT: £90,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 72320000 - Database services
- 72268000 - Software supply services
- 72230000 - Custom software development services
- 72227000 - Software integration consultancy services
- 71354000 - Map-making services
- 71354100 - Digital mapping services
- 71354200 - Aerial mapping services
- 71355000 - Surveying services
- 71355200 - Ordnance surveying
- 72100000 - Hardware consultancy services
- 72200000 - Software programming and consultancy services
- 72210000 - Programming services of packaged software products
- 72212326 - Mapping software development services
- 72228000 - Hardware integration consultancy services
- 72250000 - System and support services
- 72260000 - Software-related services
- 72300000 - Data services

- 72500000 - Computer-related services
- 72700000 - Computer network services
- 72900000 - Computer back-up and catalogue conversion services
- 75100000 - Administration services
- 72222300 - Information technology services
- 79800000 - Printing and related services
- 72316000 - Data analysis services
- 79940000 - Collection agency services
- 79500000 - Office-support services
- 79571000 - Mailing services
- 79410000 - Business and management consultancy services
- 64210000 - Telephone and data transmission services
- 79990000 - Miscellaneous business-related services
- 66170000 - Financial consultancy, financial transaction processing and clearing-house services
- 66112000 - Deposit services
- 72220000 - Systems and technical consultancy services
- 72322000 - Data management services
- 72317000 - Data storage services
- 72224100 - System implementation planning services
- 72400000 - Internet services
- 72212200 - Networking, Internet and intranet software development services
- 72212211 - Platform interconnectivity software development services
- 72212220 - Internet and intranet software development services
- 72212400 - Business transaction and personal business software development services
- 72212482 - Business intelligence software development services
- 72212517 - IT software development services

- 72212600 - Database and operating software development services
- 72212610 - Database software development services
- 72212732 - Data security software development services
- 72212900 - Miscellaneous software development services and computer systems
- 79999000 - Scanning and invoicing services
- 79999100 - Scanning services

II.2.3) Place of performance

NUTS codes

- UKN0 - Northern Ireland

II.2.4) Description of the procurement

Land and Property Services (LPS) is the statutory authority responsible for assessing and collecting property taxation in Northern Ireland. LPS is gearing up for a significant digital transformation aimed at enhancing its property valuation processes. In NI there are in the region of 825,500 Domestic properties, 72,000 Non-Domestic properties and 2,700 properties that contain an element of both domestic and non-domestic. The Directorate also provides a full range of non-rating valuation services to the public sector in Northern Ireland. LPS advises authorities on disposal and acquisition of land, market valuations and property advice, and both before and after valuations for vesting, on all aspects of compulsory purchase and negotiate compensation claims on their behalf. Valuation Services provides valuations (capital and rental) of land and property for a wide range of purposes, including calculations for assessment of benefits and business planning. The specific aims and objectives of this Valuation Delivery Partner Project are to: • implement a digital solution and service operating model which provides ICT functionality and business processes (including automated business processes) to support users to undertake the range of Valuation Services; • ensure that the procured ICT digital solution is flexible and adaptable to support future changes in business needs, supports data driven decision making, business process automation and is monitored and updated over time to embrace new technology that improves the user experience; • ensure the procured ICT digital solution is user friendly, customer-focused, geospatially enabled, supports web-based technologies, digital self-service platforms and provides a range of digital first ICT functionality that is capable of integrating with public facing applications (e.g. contact centre services, portals, 3rd party payment engines, authentication tools), line of business applications and back-office functions that supports intuitive and efficient case management and self-service offering the potential for delivering citizen centric public services; and • ensure the procured ICT solution provides Application Programme Interfaces (API's) to allow integration with other LPS ICT systems and databases,

government services and external systems, adopts an event driven architecture approach and complies with the wider Northern Ireland Civil Service (NICS) 'digital first' policy.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £90,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

192

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The Contract will commence on the Effective Date with an implementation period of two (2) years and five months. The contract will then run for a period of ten (10) years and seven (7) months until expiry of the initial term (thirteen (13) years total), with the potential to extend for up to three (3) years for a maximum term duration of sixteen (16) years.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The estimated contract value indicated in Section II.1.5 and II.2.6 represents the potential

value of the contract over the maximum contract period which ranges from £75,000,000 GBP to £90,000,000 GBP exclusive of VAT. This is an estimated range only and the Department reserves the right to award for a lower or higher amount. This range reflects the potential scale of the contract and takes into account changes and potential modifications to the contract that may be required that could not be identified or foreseen at the time of this procurement exercise but which are complementary to the services to be provided to ensure that the Valuation operational service is maintained, upgraded and enhanced over its lifetime. It is envisaged that such modifications would be made without requiring a new procurement procedure in accordance with Regulation 72 of the Public Contracts Regulations 2015. This range does not however take into account the application of indexation or increases to charges due to increases in the Real Living Wage. Neither CPD nor the Contracting Authority can provide any guarantee as to the level of business under this contract. The Contracting Authority does not bind itself to accept the lowest or any tender. Economic Operators remain responsible for all costs and expenses incurred by them or by any third party acting under instructions from the Economic Operator in connection with taking part in this procurement process regardless of whether such costs arise as a consequence, directly or indirectly of any amendments made to the procurement documents by the Contracting Authority at any time. No legally binding contract shall arise (and an Economic Operator shall have no legitimate expectation that a contract will be entered into) until such time as entry into the Contract has been confirmed by the Contracting Authority. Economic Operators should note that all dates, time periods and figures in relation to values and volumes specified in this notice and the procurement documents are approximate only and the Contracting Authority reserves the right to change any or all of them. Additional CPV codes are: 48800000-Information systems and servers. 48200000-Networking, Internet and intranet software package. 48220000 : Internet and intranet software package. 48300000 : Document creation, drawing, imaging, scheduling and productivity software package. 48310000 : Document creation software package. 48318000 : Scanner software package. 48320000 : Drawing and imaging software package. 48326000 : Mapping software package. 48326100 : Digital mapping system. 48329000 : Imaging and archiving system. 48600000 : Database and operating software package. 48610000 : Database systems. 48611000 : Database software package. 48612000 : Database-management system. 48810000-Information systems. 48000000-Software package and information systems. 48442000-Financial systems software package. 48900000-Miscellaneous software package and computer systems

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Candidates will be assessed in accordance with Regulation 58 of the Public Contract Regulations 2015 as set out in the Information Memorandum. A selection process will also be used to identify economic operators, who having submitted a response to the Selection Questionnaire, sufficiently demonstrate to the Department's satisfaction the appropriate technical and professional ability, economic, financial and legal standing to meet the requirements of the contract.

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

The appointment to the contract will be subject to the preferred supplier demonstrating that the minimum requirements specified in the selection questionnaire continue to be met and that there being no material adverse change to the standing of the supplier. The appointment will also be subject to all other necessary due diligence being carried out by the Authority. Contract performance will be subject to the conditions specified in the contract and the successful Supplier's performance on the contract will be regularly monitored.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

IV.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2022/S 000-001706](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

3 April 2025

Local time

3:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Tender must be valid until: 30 September 2025

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

This competition is being conducted in accordance with the Public Contracts Regulations 2015 ("the Regulations") and the Department for Finance (DoF) will use the Competitive Procedure with Negotiation. The Contracting Authority reserves the right: to hold additional rounds of negotiations with Economic Operators; to require the submission of any further or additional information or tender submissions; to award the Contract following the submission of initial tenders; to award the Contract following conclusion of the first round of negotiation sessions; and/or to down-select Economic Operators following each round of negotiations. For the avoidance of doubt, final tenders will not be subject to any negotiation with the Contracting Authority (however, they may be subject to clarification, if required, at the Contracting Authority's absolute discretion). The Contracting Authority reserves the right: to reject any or all SQ or tender responses and to cancel or withdraw the procurement process at any stage; to award a contract without prior notice; to change the basis of, the procedure and the timescales set out or referred to in the. procurement documents; to require an Economic Operator to clarify its SQ or tender response in writing and/or provide additional information; to terminate the procurement process; and/or to amend the terms and conditions of the SQ or tender evaluation process or negotiation process. The Contracting Authority does not bind itself to accept the lowest or any tender. Economic Operators remain responsible for all costs and expenses incurred by them or by any third party acting under instructions from the Economic Operator in connection with taking part in this procurement process, regardless of whether such costs arise as a consequence, directly or indirectly, of any amendments made to the procurement documents by the Contracting Authority at any time. No legally binding contract shall arise (and an Economic Operator shall have no legitimate expectation that a contract will be entered into) until such time as entry into the Contract has been confirmed by the Contracting Authority. Economic Operators should note that all dates, time periods and figures in relation to values and volumes specified in this notice and the procurement documents are approximate. only and the Contracting Authority reserves the right to change any or all of them. The figure indicated in II.1.5. represents an estimated contract value £90m and may increase during the life of the contract to accommodate changes, continuous improvements and advancements in technology. Any increases/modifications will be managed in accordance with the relevant public procurement regulations. The pricing strategy applied and the setting of cost/profit margins are a commercial decision for Economic Operators when submitting a bid for this

competition. In addition, neither CPD nor the Contracting Authority can provide any guarantee as to the level of business under this contract. The successful contractor's performance on the contract will be regularly monitored. Contractors not delivering on contract requirements is a serious matter. It means the public purse is not getting what it is paying for. If a contractor fails to reach satisfactory levels of contract performance they will be given a specified time to improve. If, after the specified time, they still fail to reach satisfactory levels of contract performance, the matter will be escalated to senior management in CPD for further action. If this occurs and their performance still does not improve to satisfactory levels within the specified period, it may be regarded as an act of grave professional misconduct and they may be issued with a Notice of Unsatisfactory Performance and the contract may be terminated. The issue of a Notice of Unsatisfactory Performance will result in the contractor being excluded from all procurement competitions being undertaken by Centres of Procurement Expertise on behalf of bodies covered by the Northern Ireland Procurement Policy for a period of twelve months from the date of issue of the Notice.

VI.4) Procedures for review

VI.4.1) Review body

The UK does not have any special review body with responsibility for appeal/mediation procedures in public procurement competitions. Instead; any challenges are dealt with by the High Court, Commercial Division, to which proceedings may be issued regarding alleged breaches of the PCR 2015 as amended

United Kingdom

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

CPD will comply with the Public Contracts Regulations 2015 and, where appropriate, will incorporate a standstill period (i.e. a minimum of 10 calendar days) at the point information on the award of contract is communicated to tenderers. That notification will provide full information on the award decision. This provides time for the unsuccessful tenderers to challenge the award decision before the contract is entered into.