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Contract

SC22226 - Professional Land Services

Kent County Council

F03: Contract award notice

Notice identifier: 2023/S 000-010355

Procurement identifier (OCID): ocds-h6vhtk-03747d

Published 11 April 2023, 1:51pm

Section I: Contracting authority

I.1) Name and addresses

Kent County Council

Sessions House

Maidstone

ME14 1XQ

Contact

Miss Laura Garay

Email

Laura.Garay@kent.gov.uk

Country

United Kingdom

Region code

UKJ4 - Kent

Internet address(es)

Main address

<http://www.kent.gov.uk>

Buyer's address

<http://www.kent.gov.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

SC22226 - Professional Land Services

Reference number

DN636951

II.1.2) Main CPV code

- 66000000 - Financial and insurance services

II.1.3) Type of contract

Services

II.1.4) Short description

This contract is to provide professional land services for the Major Capital Programme Team in the Growth, Environment and Transport directorate within Kent County Council (KCC). The team relies on professional consultant support in a number of areas to enable the development and delivery of the capital programme. This contract is therefore to provide professional land services in the following areas:

- Part 1 - Managing and completing Land Compensation Act Part 1 claims
- Part 2 - Providing consultancy services relating to land acquisition, land referencing, and other general land services.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Lowest offer: £800,000 / Highest offer: £900,000 taken into consideration

II.2) Description

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKJ4 - Kent

II.2.4) Description of the procurement

The contract is required to provide access to professional services for the following elements:

Land Compensation Act (LCA) Claim Management

The Consultant is required to carry out the following in providing the claims services

- The Consultant shall undertake the Environmental Assessment required to inform the resolution of the claims. The Client shall provide relevant historic environmental information to inform the production of the Environmental Assessment.
- The Client will receive claims from third parties, check claims and reject them if they are not considered valid e.g. incorrect Relevant Date. The Client will also clarify claims where duplicate claims are received.
- On receipt of the Environmental Assessment, the Client will reject all claims where there is no predicted increase in any of the physical factors.
- The Consultant is required to inspect all the instructed claim properties.
- The Consultant is required to endeavour to reach agreement in a timely fashion with the claimants' agents or the claimants where unrepresented, on a recommended settlement.
- The Consultant is required to submit a Report & Valuation, on standard Client proforma templates for approval with their recommended agreed settlement for each individual claim along with the agent's reasonable fee settlement, to the Client and the Client's Legal Services to carry out legal checks on title and entitlement before the Client makes payment.
- The Client has a policy that reimbursement of claimant's agent's reasonable fees should be based on Ryde's Scale+20%. This is generally accepted by the majority of agents but if not accepted then in exceptional cases, the Client will accept time charge fees, with supporting timesheets. The Consultant will be required to negotiate and agree

with the claimant's agent an appropriate hourly rate commensurate with the level of skill and knowledge required to audit and recommend fee settlement when the claim is agreed.

- If a claim cannot be agreed and the claimant refers the matter to the Lands Tribunal the Consultant will be required to support the Client in the defence of that referral if so required.
- The Consultant is to prepare and update monthly a spreadsheet showing progress of claims, for submission to the Client on first working day of the month including the estimate of the Client's predicted liability per claim and estimated overall potential liability for the full 6-year claim period (the actual layout is to be agreed with the Client).

Professional Land Services

- Land acquisition – negotiations to purchase land, advice and consultancy services for Compulsory Purchase Orders, voluntary acquisition, blight, assessment of values and compensation
- Land referencing and updates
- General land related advice
- Other land related claims against the council
- Negotiating rights of access over land

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

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 000-028456](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 March 2023

V.2.2) Information about tenders

Number of tenders received: 8

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Carter Jonas LLP

One Chapel Place

London

W1G 0BG

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Lowest offer: £800,000 / Highest offer: £900,000 taken into consideration

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Kent County Council

Sessions House

Maidstone

ME14 1XQ

Country

United Kingdom