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Award

## **Whole Life Carbon : Web-based Digital Platform for submission and review of whole life carbon assessments**

Westminster City Council

F15: Voluntary ex ante transparency notice

Notice identifier: 2025/S 000-011358

Procurement identifier (OCID): ocids-h6vhtk-04f906

Published 26 March 2025, 3:01pm

### **Section I: Contracting authority/entity**

#### **I.1) Name and addresses**

Westminster City Council

64 Victoria Street

London

SW1E 6QP

#### **Contact**

Simon Wilmott

#### **Email**

[swilmott@westminster.gov.uk](mailto:swilmott@westminster.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKI32 - Westminster

**Internet address(es)**

Main address

<https://www.westminster.gov.uk/about-council/procurement>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

Environment

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

Whole Life Carbon : Web-based Digital Platform for submission and review of whole life carbon assessments

Reference number

P366, PRJ\_30360

**II.1.2) Main CPV code**

- 72222200 - Information systems or technology planning services

**II.1.3) Type of contract**

Services

**II.1.4) Short description**

Provision of Web-based, digital platform to streamline the process of submission and review of whole life carbon assessments within the Town Planning department of Westminster City Council.

This VEAT notice, which acknowledges that Westminster City Council (WCC) proposes to

contract with Preoptima for the continued development and provision of the services for an initial period of three years, with the possibility of extending by a further five years, subject to the grounds for this award still being applicable following a market test at the time of extension.

It should also be mentioned that the council and Preoptima have received funding from Innovate UK to develop this platform, which has been under development for the past two years.

It is to be noted that the council are applying PCR 2015 and not PA 2023 regulations due to the engagement with Preoptima and the publication of a notice under Regulation 40 of PCR 2015 prior to 24/02/25.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

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

Value excluding VAT: £510,000

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 48451000 - Enterprise resource planning software package
- 72212451 - Enterprise resource planning software development services

#### **II.2.3) Place of performance**

NUTS codes

- UKI32 - Westminster

#### **II.2.4) Description of the procurement**

Provision of the following services in line with requirements as noted herein:

Web-based digital platform for applicants to submit Whole Life Carbon Assessments (WLCA) in a standardised, streamlined process. The platform must have the capability to check compliance with the requirements of the RICS "Whole Life Carbon Assessment (WCLA) for the built environment 2nd Edition.

The platform must have the capability to check compliance with all relevant policy, including the GLA London Plan and the WCC City Plan, both current and emerging (Retrofit First) Policy requirements.

Capability to critically review key material quantities and carbon emissions against expected values. This must use a generative design model to develop an expected material schedule and carbon model, rather than a reliance on historical data and benchmarks.

Enable a semi-automated review process, providing all Officers with the tools required to check and review WLCA's

Built-in functionality for commenting and responses between the Council and the Applicant.

Ability to present WLCA information in a concise and simple dashboard, which shall include comparison against industry benchmarks and policy targets.

Provide free access to users, and store personal information in line with the Council's data protection requirements.

Provide a minimum of 50 Case Officer accounts and 100 Applicant accounts. These must be confidential, secure accounts enabling applicants and case officers to confidentially upload, share, access and review data. (e.g. Project details, Building material details, WLCA's, reports, commentary).

The platform must have accompanying training available free of charge to all users. A User Manual must also be provided.

The Platform have the capacity to align with Westminster City Council (WCC) planning and submission processes, allowing for smooth transition and embedment across all teams.

Platform allows for all capabilities to be deliverable within the same provider without the need for outsourcing the development.

Allow full functionality and "live use" of a working platform.

This requirement is to support the delivery of the WCC proposed Policy 43 Retrofit First, as well as the Climate Emergency Action Plan, and the overarching aims of Fairer Environment and Fairer Westminster.

This VEAT notice, which acknowledges that Westminster City Council (WCC) proposes to contract with Preoptima for the continued development and provision of the services for

an initial period of three years, with the possibility of extending by a further five years, subject to the grounds for this award still being applicable following a market test at the time of extension.

It should also be mentioned that the council and Preoptima have received funding from Innovate UK to develop this platform, which has been under development for the past two years.

#### **II.2.11) Information about options**

Options: Yes

Description of options

To extend the contract for a further five years, subject to the grounds for this award still being applicable following a market test at the time of extension.

#### **II.2.13) Information about European Union Funds**

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

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## Section IV. Procedure

### IV.1) Description

#### IV.1.1) Type of procedure

Negotiated without a prior call for competition

- The works, supplies or services can be provided only by a particular economic operator for the following reason:
  - absence of competition for technical reasons

Explanation:

Regulation 32(2)(b) of the PCR enables the award of a public contract by a negotiated procedure without prior publication where the services can only be supplied by a particular economic operator where competition is absent for technical reasons but only in the case where no reasonable alternative or substitute exists and the absence of competition is not the result of an artificial narrowing down of the parameters of the procurement.

The service has carried out market due diligence and Market Engagement to assess existing supplier capabilities in relation to the provision of a web-based Whole Life Carbon review platform for local authorities. From the submissions received, officers are satisfied it has been confirmed that no provider other than Preoptima is currently able to provide a fully developed, functional web-based WLC review platform that meets the council's needs.

Preoptima holds a registered patent for the Control Model underpinning its platform. Its fully functional and tested generative design model to review building material quantities and carbon emission, allows for element and material level checks to be carried out against a generative control model. This exceeds "document comparison" level reviews.

It is to be noted that the council are applying PCR 2015 and not PA 2023 regulations due to the engagement with Preoptima and the publication of a notice under Regulation 40 of PCR 2015 prior to 24/02/25. In addition, funding for this project ceases at the end of the month.

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

The procurement is covered by the Government Procurement Agreement: No

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## **Section V. Award of contract/concession**

### **Contract No**

Con\_30253

### **Title**

Whole Life Carbon : Web-based Digital Platform for submission and review of whole life carbon assessments

A contract/lot is awarded: Yes

### **V.2) Award of contract/concession**

#### **V.2.1) Date of conclusion of the contract**

21 March 2025

#### **V.2.2) Information about tenders**

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

#### **V.2.3) Name and address of the contractor/concessionaire**

Preoptima Limited

Salisbury House, Station Road

Cambridge

CB1 2LA

Country

United Kingdom

NUTS code

- UKH12 - Cambridgeshire CC

National registration number

14209923

The contractor/concessionaire is an SME

Yes

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

Total value of the contract/lot/concession: £510,000

**V.2.5) Information about subcontracting**

The contract/lot/concession is likely to be subcontracted

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## **Section VI. Complementary information**

**VI.4) Procedures for review**

**VI.4.1) Review body**

Royal Courts of Justice

Strand

London

WC2A 2LL

Country

United Kingdom