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Tender

C273/2024/2025 - Testing Land Valuation Methodologies

Llywodraeth Cymru / Welsh Government

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-014588

Procurement identifier (OCID): ocds-h6vhtk-050167

Published 11 April 2025, 12:55pm

Scope

Reference

C273/2024/2025

Description

The research is intended to focus on practical approaches to undertaking the valuation of land. Consideration of a range of methodologies is necessary, to allow for comparison as well as testing the challenges and outputs. Bidders are invited to make bids within each of the four lot categories described in this document, which reflect the range of established and emerging approaches applied to value land in both international practice and research literature. A fifth lot category offers a 'free' choice of an alternative methodology to be proposed by the bidder. Bidders can bid for 1, more than 1 or all 5 lot categories. A maximum number of the 3 highest placed bidders will be awarded a contract under each of the lots.

Total value (estimated)

- £375,000 excluding VAT
- £450,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 11 June 2025 to 10 February 2026
- 8 months

Main procurement category

Services

CPV classifications

- 73110000 - Research services
- 73200000 - Research and development consultancy services

Contract locations

- UKL - Wales

Lot constraints

Description of how multiple lots may be awarded:

Bidders can bid for 1, more than 1 or all 5 lots. A maximum of up to the 3 highest scoring bids can be awarded a contract for each of the 5 lots.

Lot 1. Market Based Statistical Valuation

Description

Lot 1 aims to test the use of market transaction data alongside statistical techniques to estimate the value of land in Wales at a granular level.

Lot value (estimated)

- £75,000 excluding VAT
- £90,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Advanced algorithmic and machine-learning applications

Description

This lot aims to test the application of advanced automation, supervised and/or unsupervised machine-learning, and/or AI techniques to facilitate the mass appraisal of land in Wales at a granular level.

Lot value (estimated)

- £75,000 excluding VAT
- £90,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Formula-based valuation by land area

Description

This lot aims to identify and apply transparent, low-input formulae to approximate a land value by parcel size that can be benchmarked against more complex and costly valuation methods.

Lot value (estimated)

- £75,000 excluding VAT
- £90,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. Conventional valuation approaches

Description

This lot invites the application of well-established approaches used by the valuation profession to land in Wales, with an emphasis on extending expertise to value-built land (i.e. the land underlying commercial and residential spaces).

Lot value (estimated)

- £75,000 excluding VAT
- £90,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5. Innovative or experimental approaches (Bidder-defined)

Description

This lot category invites bids that are not otherwise covered in the other categories. We are open to bidder-defined proposals. This may include novel approaches (or innovative combinations), or other existing methods from research or practice.

Lot value (estimated)

- £75,000 excluding VAT
- £90,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Participation

Particular suitability

Lot 1. Market Based Statistical Valuation

Lot 2. Advanced algorithmic and machine-learning applications

Lot 3. Formula-based valuation by land area

Lot 4. Conventional valuation approaches

Lot 5. Innovative or experimental approaches (Bidder-defined)

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

6 May 2025, 5:00pm

Tender submission deadline

12 May 2025, 2:00pm

Submission address and any special instructions

<https://www.etenderwales>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

- Welsh

- English

Award decision date (estimated)

6 June 2025

Award criteria

Lot 1. Market Based Statistical Valuation

Lot 3. Formula-based valuation by land area

Lot 4. Conventional valuation approaches

Lot 5. Innovative or experimental approaches (Bidder-defined)

Name	Type	Weighting
Research Approach	Quality	30.00%
Commercial	Cost	30.00%
Expertise and Resourcing	Quality	15.00%
Project Management	Quality	15.00%
Knowledge of context	Quality	10.00%

Lot 2. Advanced algorithmic and machine-learning applications

Name	Type	Weighting
Research Approach	Quality	30.00%
Commercial	Cost	30.00%
Expertise and resourcing	Quality	15.00%
Project Management	Quality	15.00%
Knowledge of context	Quality	10.00%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Justification for not publishing a preliminary market engagement notice

Not applicable for this requirement.

Contracting authority

Llywodraeth Cymru / Welsh Government

- Public Procurement Organisation Number: PQYQ-3841-BHTP

Gwasanaethau Caffael Corfforaethol / Corporate Procurement Services

Cardiff

CF10 3NQ

United Kingdom

Contact name: CPS Advice Mailbox

Email: CPSProcurementAdvice@gov.wales

Website: <http://gov.wales>

Region: UKL22 - Cardiff and Vale of Glamorgan

Organisation type: Public authority - sub-central government