

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/015668-2025>

Contract

DoF LPS Land Registration Delivery Partner Project

Department of Finance

F03: Contract award notice

Notice identifier: 2025/S 000-015668

Procurement identifier (OCID): ocds-h6vhtk-0302ea

Published 16 April 2025, 4:31pm

Section I: Contracting authority

I.1) Name and addresses

Department of Finance

303 Airport Road West

BELFAST

BT3 9ED

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.2) Information about joint procurement

The contract is awarded by a central purchasing body

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 Land Registration Delivery Partner Project

Reference number

3830533

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

The Department of Finance, Land and Property Services (LPS) in Northern Ireland has a requirement for a Land Registration Delivery Partner to deliver a modern digitally enabled ICT solution that will support the transformation of Land Registration Services. It is envisaged that the new solution will be responsible for but not limited to the replacement of the aging stand-alone legacy systems with a new digital Land Registration solution that supports the design and delivery of joined up services. The new solution will be user friendly, customer focused, support web-based technologies, digital self-service platforms and seamlessly connect and integrate with the LPS Enterprise Integration Platform to share and consume data and business events. The new solution will also be flexible and adaptable to support new and innovative methods of delivery, future changes and ongoing business needs. Further information is available in the Project Description document and the Information Memorandum (IM).

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: £125,000,000

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
- 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
- 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
- 48810000 - Information systems
- 48000000 - Software package and information systems
- 72222300 - Information technology services
- 48442000 - Financial systems software package
- 79800000 - Printing and related services
- 72316000 - Data analysis services
- 79940000 - Collection agency services
- 48900000 - Miscellaneous software package and computer systems
- 79500000 - Office-support services
- 79571000 - Mailing services
- 79400000 - Business and management consultancy and related 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
- 79100000 - Legal services

II.2.3) Place of performance

NUTS codes

- UKN - Northern Ireland

II.2.4) Description of the procurement

The Department of Finance, Land and Property Services (LPS) in Northern Ireland has a requirement for a Land Registration Delivery Partner to deliver a modern digitally enabled ICT solution that will support the transformation of Land Registration Services. It is envisaged that the new solution will be responsible for but not limited to the replacement of the aging stand-alone legacy systems with a new digital Land Registration solution that supports the design and delivery of joined up services. The new solution will be user friendly, customer focused, support web-based technologies, digital self-service platforms and seamlessly connect and integrate with the LPS Enterprise Integration Platform to

share and consume data and business events. The new solution will also be flexible and adaptable to support new and innovative methods of delivery, future changes and ongoing business needs. Further information is available in the Project Description document and the Information Memorandum (IM).

II.2.5) Award criteria

Quality criterion - Name: AC1 - Implementation, Deployment, Training, Exit and Partnering Arrangements / Weighting: 4.680

Quality criterion - Name: AC2 - Business Transformation Services / Weighting: 6.825

Quality criterion - Name: AC3 - Solution Development, Test, Digital and Data Services / Weighting: 5.070

Quality criterion - Name: AC4 - Technical Support Services / Weighting: 2.925

Quality criterion - Name: AC5 - Applications - General and Land Registry / Weighting: 7.290

Quality criterion - Name: AC6 - Applications - Other Registers / Weighting: 4.050

Quality criterion - Name: AC7 - Case Management / Weighting: 4.860

Quality criterion - Name: AC8 - Casework Processing Automation Workflow and Operational Performance / Weighting: 8.910

Quality criterion - Name: AC9 - Finance / Weighting: 2.430

Quality criterion - Name: AC10 - Searching and Document Management / Weighting: 4.860

Quality criterion - Name: AC11 - Geospatial / Weighting: 4.860

Quality criterion - Name: AC12 - Operational Productivity and Compliance / Weighting: 3.240

Quality criterion - Name: AC13 - Social Value / Weighting: 10.050

Quality criterion - Name: AC14 - Legal - Provision of Service / Weighting: 1.20

Quality criterion - Name: AC15 - Legal - Remedies / Weighting: 1.950

Quality criterion - Name: AC16 - Legal - Intellectual Property / Weighting: 1.500

Quality criterion - Name: AC17 - Legal - All other clause and Schedules / Weighting: 0.300

Cost criterion - Name: Financial - NPV of the Total Cost of Services / Weighting: 17.5

Cost criterion - Name: Financial - Impact of Sensitivity Testing / Weighting: 2.5

Cost criterion - Name: Financial - Pricing for Supplier Personnel Rate Card / Weighting: 5.0

II.2.11) Information about options

Options: Yes

Description of options

The Contract has an initial term of 180 months from and including the Effective Date of 01 April 2025. In addition there is an extension periods of one or more periods of up to a total of 3 three years from the end of the Initial Term. The contract value below represents the potential total value of the contract over the maximum contract including any optional extension periods. The maximum Contract Value including any optional extension period is up to 125,000,000 GBP exclusive of VAT. This maximum value reflects the potential scale of the contract and takes into account changes and potential modifications to the contract that may be required due to legislative, operational and technological developments and/or additional functions and additional services that LPS may be required to provide during the contract term. The Contracting Authority reserves the right to terminate before the expiry of the term as set out within the Contract.

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

Competitive dialogue

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: [2021/S 000-031603](#)

Section V. Award of contract

Contract No

1

Title

DoF LPS Land Registration Delivery Partner Project

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

31 March 2025

V.2.2) Information about tenders

Number of tenders received: 10

Number of tenders received from SMEs: 3

Number of tenders received from tenderers from other EU Member States: 1

Number of tenders received from tenderers from non-EU Member States: 2

Number of tenders received by electronic means: 10

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

V.2.3) Name and address of the contractor

FUJITSU SERVICES LTD

Lovelace Road

Bracknell

RG12 8SN

Email

askfujitsu@uk.fujitsu.com

Telephone

+44 02032192050

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £125,000,000

Total value of the contract/lot: £125,000,000

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 20 %

Short description of the part of the contract to be subcontracted

The Land Administration Company Inc. - Provision of software and associated support and maintenance. Implementation of the software. PA Consulting - Initial support to elements of project management and business change. Access Paysuite Limited - Payment gateway service to initiate and manage variable Direct Debits.

Section VI. Complementary information

VI.3) Additional information

This competition has been conducted in accordance with the Public Contracts Regulations 2015 (“the Regulations”) and the Contracting Authority used the competitive dialogue procedure which is governed by Regulation 30 of the Regulations. The Contracting Authority reserves the right to modify and vary the contract to provide for additional services that are complementary to the services to be provided under the Land Registration Delivery Partner Project in order to address future functions and requirements and/or additional ICT requirements, such as: – Services that allow for enhancements and developments to be created, implemented, and maintained throughout the system; – Services that allow for new service modules to be added to the system, for example, and without prejudice to the generality of the foregoing, a provider for digital signatures; – Services that develop, assist, maintain and improve the functionality of the system, including but not limited to the increased automation of processes; – Services to facilitate, assist and support the integration of the system with other systems used by LPS (via the LPS Enterprise Integration Platform) and/or other systems used by the Northern Ireland Civil Service and wider public sector; – Services to support the inclusion and maintenance of additional users of the system. – Services to communicate and correspond with stakeholders and users of the system, such as electronic messaging; – Services providing for the administration, including but not limited to processing applications and updating registers; – Services providing for the recording, management and processing of monies; and – Services providing for and enabling adjustments to the system to reflect change of function legislative, operational and technological developments.

VI.4) Procedures for review

VI.4.1) Review body

The UK does not have any such bodies with responsibility for appeal/mediation procedures apart from the High Court, Commercial Division, to which proceedings may be issued regarding alleged breaches of the PCR 2015 as amended.

Belfast

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

CPD complied with the Public Contracts Regulations 2015 and incorporated a standstill

period (i.e. a minimum of 10 calendar days) at the point information on the award of contract was communicated to tenderers.. That notification provided full information on the award decision. This provided time for the unsuccessful tenderers to challenge the award decision before the contract was entered into.