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Tender

SC22226 - Professional Land Services

Kent County Council

F02: Contract notice

Notice identifier: 2022/S 000-028456

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

Published 10 October 2022, 3:57pm

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.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://procontract.due-north.com/Advert/Index?advertId=998a2912-7e48-ed11-811a-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=998a2912-7e48-ed11-811a-005056b64545>

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

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

End date

6 December 2027

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

Date

14 November 2022

Local time

12:00pm

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

English

IV.2.7) Conditions for opening of tenders

Date

14 November 2022

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

VI.4) Procedures for review

VI.4.1) Review body

Kent County Council

Maidstone

ME14 1XQ

Country

United Kingdom