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Award

## **C273/2024/2025 - Testing Land Valuation Methodologies**

Welsh Government

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-043249

Procurement identifier (OCID): ocds-h6vhtk-050167 ([view related notices](#))

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### **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.

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## **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.

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## **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.

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## **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.

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## **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).

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## **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.

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## **Contract 1. Lot 1**

### **Lots**

Lot 1. Market Based Statistical Valuation

### **Suppliers (3)**

- ALMA ECONOMICS LIMITED
- BANGOR UNIVERSITY
- KAMPAKIS AND CO. LTD

**Contract value**

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

Below the relevant threshold

**Award decision date**

15 July 2025

**Date assessment summaries were sent to tenderers**

21 July 2025

**Earliest date the contract will be signed**

7 August 2025

**Contract dates (estimated)**

- 8 August 2025 to 31 March 2026
- 7 months, 24 days

**Main procurement category**

Services

**CPV classifications**

- 73000000 - Research and development services and related consultancy services

## **Contract locations**

- UKL - Wales
- 

## **Contract 2. Lot 2**

### **Lots**

Lot 2. Advanced algorithmic and machine-learning applications

### **Suppliers (3)**

- ALMA ECONOMICS LIMITED
- BANGOR UNIVERSITY
- KAMPAKIS AND CO. LTD

### **Contract value**

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

Below the relevant threshold

### **Award decision date**

15 July 2025

## **Date assessment summaries were sent to tenderers**

21 July 2025

## **Earliest date the contract will be signed**

7 August 2025

## **Contract dates (estimated)**

- 8 August 2025 to 31 March 2026
- 7 months, 24 days

## **Main procurement category**

Services

## **CPV classifications**

- 73400000 - Research and Development services on security and defence materials

## **Contract locations**

- UKL - Wales
- 

## **Contract 3. Lot 3**

### **Lots**

Lot 3. Formula-based valuation by land area

### **Suppliers (3)**

- BANGOR UNIVERSITY
- INDUSTRYLINE RESEARCH LTD
- KAMPAKIS AND CO. LTD

### **Contract value**

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

Below the relevant threshold

### **Award decision date**

15 July 2025

### **Date assessment summaries were sent to tenderers**

21 July 2025

### **Earliest date the contract will be signed**

7 August 2025

### **Contract dates (estimated)**

- 8 August 2025 to 31 March 2026
- 7 months, 24 days

## **Main procurement category**

Services

## **CPV classifications**

- 73000000 - Research and development services and related consultancy services

## **Contract locations**

- UKL - Wales
- 

## **Contract 4. Lot 4**

### **Lots**

Lot 4. Conventional valuation approaches

### **Suppliers (2)**

- AXION SOLUTIONS LTD
- KAMPAKIS AND CO. LTD

### **Contract value**

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



Below the relevant threshold

**Award decision date**

15 July 2025

**Date assessment summaries were sent to tenderers**

21 July 2025

**Earliest date the contract will be signed**

7 August 2025

**Contract dates (estimated)**

- 8 August 2025 to 31 March 2026
- 7 months, 24 days

**Main procurement category**

Services

**CPV classifications**

- 73000000 - Research and development services and related consultancy services

**Contract locations**

- UKL - Wales

## **Contract 5. Lot 5**

### **Lots**

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

### **Suppliers (3)**

- BANGOR UNIVERSITY
- INDUSTRYLINE RESEARCH LTD
- KAMPAKIS AND CO. LTD

### **Contract value**

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

Below the relevant threshold

### **Award decision date**

15 July 2025

### **Date assessment summaries were sent to tenderers**

21 July 2025

### **Earliest date the contract will be signed**

7 August 2025

### **Contract dates (estimated)**

- 8 August 2025 to 31 March 2026
- 7 months, 24 days

### **Main procurement category**

Services

### **CPV classifications**

- 73000000 - Research and development services and related consultancy services

### **Contract locations**

- UKL - Wales

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## **Information about tenders**

### **Lot 1. Market Based Statistical Valuation**

- 6 tenders received
- 6 tenders assessed in the final stage:
  - 4 submitted by small and medium-sized enterprises (SME)
  - 0 submitted by voluntary, community and social enterprises (VCSE)

- 3 suppliers awarded contracts
  - 3 suppliers unsuccessful (details included for contracts over £5 million)
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## **Lot 2. Advanced algorithmic and machine-learning applications**

- 4 tenders received
  - 4 tenders assessed in the final stage:
    - 3 submitted by small and medium-sized enterprises (SME)
    - 0 submitted by voluntary, community and social enterprises (VCSE)
  - 3 suppliers awarded contracts
  - 1 supplier unsuccessful (details included for contracts over £5 million)
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## **Lot 3. Formula-based valuation by land area**

- 6 tenders received
  - 6 tenders assessed in the final stage:
    - 4 submitted by small and medium-sized enterprises (SME)
    - 0 submitted by voluntary, community and social enterprises (VCSE)
  - 3 suppliers awarded contracts
  - 3 suppliers unsuccessful (details included for contracts over £5 million)
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## **Lot 4. Conventional valuation approaches**

- 4 tenders received
- 4 tenders assessed in the final stage:
  - 3 submitted by small and medium-sized enterprises (SME)

- 0 submitted by voluntary, community and social enterprises (VCSE)
  - 2 suppliers awarded contracts
  - 2 suppliers unsuccessful (details included for contracts over £5 million)
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## **Lot 5. Innovative or experimental approaches (Bidder-defined)**

- 6 tenders received
  - 6 tenders assessed in the final stage:
    - 4 submitted by small and medium-sized enterprises (SME)
    - 0 submitted by voluntary, community and social enterprises (VCSE)
  - 3 suppliers awarded contracts
  - 3 suppliers unsuccessful (details included for contracts over £5 million)
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## **Procedure**

### **Procedure type**

Open procedure

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## **Suppliers**

### **ALMA ECONOMICS LIMITED**

- Companies House: 09391354

- Public Procurement Organisation Number: PHGJ-1771-RHHN

43 Tanner Street

London

SE1 3PL

United Kingdom

Email: [info@almaeconomics.com](mailto:info@almaeconomics.com)

Website: <https://www.almaeconomics.com/>

Region: UKI44 - Lewisham and Southwark

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Lot 1

Contract 2. Lot 2

## **AXION SOLUTIONS LTD**

- Companies House: 15823734
- Public Procurement Organisation Number: PYHJ-4293-NMBL

63 Mill Lane

London

NW6 1NB

United Kingdom

Email: [info@axionsolutionsltd.com](mailto:info@axionsolutionsltd.com)

Website: <http://www.axionsolutionsltd.com>

Region: UKI31 - Camden and City of London

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 4. Lot 4

## **BANGOR UNIVERSITY**

- Companies House: RC000036
- Public Procurement Organisation Number: PHCG-5488-VCYR

College Road

Bangor

LL57 2TH

United Kingdom

Email: [preaward@bangor.ac.uk](mailto:preaward@bangor.ac.uk)

Website: <https://my.bangor.ac.uk/>

Region: UKL12 - Gwynedd

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contract 1. Lot 1

Contract 2. Lot 2

Contract 3. Lot 3

Contract 5. Lot 5

## **INDUSTRYLINE RESEARCH LTD**

- Companies House: 14461249
- Public Procurement Organisation Number: PVJW-2917-RXLJ

20 Swan Street,

Manchester

M4 5JW

United Kingdom

Email: [Accounts@industrylineresearch.co.uk](mailto:Accounts@industrylineresearch.co.uk)

Website: <http://www.IndustrylineReasearch.co.uk>

Region: UKD33 - Manchester

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 3. Lot 3

Contract 5. Lot 5



## KAMPAKIS AND CO. LTD

- Companies House: 10459791
- Public Procurement Organisation Number: PWJP-6874-MXDJ

5 Brunswick Park Gardens

London

N11 1EJ

United Kingdom

Email: [fabio@thetesseractacademy.com](mailto:fabio@thetesseractacademy.com)

Website: <https://tesseract.academy/>

Region: UKI71 - Barnet

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Lot 1

Contract 2. Lot 2

Contract 3. Lot 3

Contract 4. Lot 4

Contract 5. Lot 5

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**Contracting authority**

## Welsh Government

- Public Procurement Organisation Number: PQYQ-3841-BHTP

Government Office King Edward VII Ave

Cardiff

CF10 3NQ

United Kingdom

Email: [CPSProcurementAdvice@gov.wales](mailto:CPSProcurementAdvice@gov.wales)

Region: UKL22 - Cardiff and Vale of Glamorgan

Organisation type: Public authority - central government

Devolved regulations that apply: Wales