

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/045703-2025>

Tender

Land and Property Services

East West Rail Company Limited

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

Notice identifier: 2025/S 000-045703

Procurement identifier (OCID): ocds-h6vhtk-056c4b

Published 4 August 2025, 3:09pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Scope

Reference

CT4218/4219

Description

Land and property services - Land Access and Valuation

Total value (estimated)

- £57,333,793 excluding VAT
- £71,667,243 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 June 2026 to 31 May 2030
- Possible extension to 1 June 2032
- 6 years, 1 day

Description of possible extension:

Extensions of up to two 12 month periods are possible. Where the provision of Land & Property services are still required by the Authority.

Options

The right to additional purchases while the contract is valid.

These zero value contracts and therefore the values will be determined by Task Orders.

Lot 1 - Valuation & Compensation/Landowner Engagement/DCO Preparation/Land Acquisition/Reporting & Business Management Support Services

Lot 2 - Land Access for Surveys/Land Referencing/DCO Preparation/DCO and Land Assembly Programme Management/Reporting & Business Management Support Services

Main procurement category

Services

CPV classifications

- 79311000 - Survey services

Contract locations

- UK - United Kingdom

Lot constraints

Description of how multiple lots may be awarded:

In the event that only one Supplier submits a compliant Tender for both Lots, and no other compliant Tenders are received for either Lot, EWR Co reserves the right to award both Lots to the Supplier that submitted both compliant Tenders

Lot 1. Valuation & Compensation/Landowner Engagement

Description

Valuation & Compensation/Landowner Engagement /DCO Preparation/Land Acquisition/Reporting & Business Management Support Services

Lot value (estimated)

- £24,203,352 excluding VAT
- £30,254,191 including VAT

Same for all lots

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

Lot 2. Land Access for Surveys/Land Referencing

Description

Land Access for Surveys/Land Referencing/DCO Preparation/DCO and Land Assembly Programme Management/Reporting & Business Management Support Services

Lot value (estimated)

- £33,130,441 excluding VAT
- £41,413,052 including VAT

Same for all lots

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

Participation

Legal and financial capacity conditions of participation

Lot 1. Valuation & Compensation/Landowner Engagement

Lot 2. Land Access for Surveys/Land Referencing

Please refer to Section 3A and 3B of the PSQ (attached in Documents) for details

Technical ability conditions of participation

Lot 1. Valuation & Compensation/Landowner Engagement

Lot 2. Land Access for Surveys/Land Referencing

Technical Ability Criteria (See Section 3A of PSQ for details):

Relevant experience and contract examples

Health and safety

Collaborative Working

Problem Solving

Service Delivery

Challenges

Particular suitability

Lot 1. Valuation & Compensation/Landowner Engagement

Lot 2. Land Access for Surveys/Land Referencing

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

20 August 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

1 September 2025, 12:00pm

Submission address and any special instructions

Requests to participate should be submitted via EWR Co's tendering portal (https://eastwestrail.ukp.app.jaggaer.com/esop/ogc-host/public/eastwestrail/web/login.jst?_ncp=1677595912567.609209-1) along with a completed Procurement Specific Questionnaire (PSQ) for the relevant Lot or Lots. Details of how to submit requests to participate are at 1.14 of the PSQ.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Lot 1. Valuation & Compensation/Landowner Engagement

Lot 2. Land Access for Surveys/Land Referencing

Maximum 6 suppliers per lot

Selection criteria:

per lot

Award decision date (estimated)

8 May 2026

Award criteria

Name	Description	Type	Weighting
Methodology Approach	Methodology for delivering the requirements	Quality	15%
Methodology - Application	How the methodology will be applied to enhance the whole life value of the contract	Quality	15%
Scenarios	5 Scenarios demonstration of skills, experience and capacity to deliver them.	Quality	15%
Organisation Capability - Key Personnel & Leadership	Proposed Key Personnel and suitability and added value they offer for the proposed role.	Quality	10%

Name	Description	Type	Weighting
People Management	Resourcing & Resilience	Quality	10%
Collaborative Working	Collaboration & Lessons Learned application.	Quality	10%
Client Experience question	Client Focus	Quality	10%
Social Value	Social Value in respect of Education and Skills.	Quality	10%
H&S and Well Being	Safety, physical, mental health and wellbeing of staff during the contract.	Quality	4%
Price per Quality point	The Assessed Evaluation Price submitted by each Bidder will be divided by the total Technical score to arrive at the Price per Quality Point: The number arrived at is the PQP. The bid with the lowest PQP is the Most Advantageous Tender (MAT).	Price	1%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Utilities

Competitive flexible procedure description

Two stage procedure: PSQ and ITT.

ITT Stage Documents are provided for information only at this time are draft and subject to change.

Applicants should not assume that there will be the opportunity to negotiate with EWR Co. and tenderers shall be required to confirm that they accept the Form of Contract at ITT stage.

Documents

Associated tender documents

[PSQ Response Guidance - Land & Property.pdf](#)

Procurement Specific Questionnaire Response Guidance

[PSQ Land and Property.pdf](#)

Procurement Specific Questionnaire

[\(READ FIRST\) Invitation To Tender - Land and Property.zip](#)

Documents to be provided after the tender notice

The finalised ITT (including Statement of Requirements and Form of Contract) will be provided at the ITT stage to shortlisted suppliers.

Contracting authority

East West Rail Company Limited

- Companies House: 11072935

The Quadrant, Milton Keynes

MILTON KEYNES

MK9 1EN

United Kingdom

Contact name: Alex Mills

Email: Commercial@eastwestrail.co.uk

Region: UKJ12 - Milton Keynes

Organisation type: Public authority - central government