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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

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## **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.

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## **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.

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## **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](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

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## Award criteria

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
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%

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<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
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%

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## **Other information**

### **Applicable trade agreements**

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

### **Conflicts assessment prepared/revised**

Yes

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## **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.

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## **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.

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## **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](mailto:Commercial@eastwestrail.co.uk)

Region: UKJ12 - Milton Keynes

Organisation type: Public authority - central government