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Tender

Provision of Conventional Property and Land Valuations services to North London Waste Authority

North London Waste Authority

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

Notice identifier: 2025/S 000-048933

Procurement identifier (OCID): ocids-h6vhtk-058865

Published 14 August 2025, 4:55pm

Scope

Reference

ASS000000057

Description

North London Waste Authority (NLWA) owns an extensive portfolio of land, properties and facilities across north London. For each site within this portfolio, NLWA requires conventional financial valuations to support and underpin its annual financial audits. The valuations must be prepared using rigorous methodologies that reflect current market conditions and adhere to the high standards practised by leading valuation firms.

The successful bidder will be expected to adopt a robust approach that includes comprehensive site inspections, detailed local market research, and thorough comparative analyses. Each valuation should yield audit-ready reports that clearly outline the methodology, key assumptions, market data, and final valuation figures. Additionally, the bidder should demonstrate extensive expertise across a range of property sectors-covering commercial, residential, and rural assets-to ensure that the unique characteristics of each asset within the north London area are fully taken into account.

Advanced digital and data-driven techniques should be incorporated to deliver precise, real-time valuations that stand up to the stringent requirements of the annual audit cycle.

For more information about the procurement and the specialist skills required, please refer to the associated tender documents. In particular, prospective bidders must ensure that they have read and fully understood the "Specialist Skills Required" in Schedule 2 of the Invitation to Tender before submitting a proposal. This specifies the mandatory competencies, sectoral expertise and methodological proficiencies against which all bids will be assessed.

Failure to address each criterion set out in this section in its entirety will render a submission non-compliant and ineligible for further consideration. Bidders are strongly advised to familiarise themselves thoroughly with these requirements and to structure their responses so as to demonstrate clear alignment with every aspect of the Authority's evaluation framework.

Total value (estimated)

- £1,000,000 excluding VAT
- £1,200,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 6 November 2025 to 5 November 2030
- Possible extension to 5 November 2035
- 10 years

Description of possible extension:

NLWA may give notice at any time before the expiry of the contract to extend the contract period upon the same terms for a further period of up to five (5) years on one (1) separate occasion.

Main procurement category

Services

CPV classifications

- 70000000 - Real estate services

Contract locations

- UKI43 - Haringey and Islington

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

19 September 2025, 5:00pm

Tender submission deadline

3 October 2025, 5:00pm

Submission address and any special instructions

The completed and signed Tender should be submitted on or before the Tender deadline via the following portal, In-Tend (www.in-tendhost.co.uk/nlwa/).

Variant bids are not permitted and, if submitted, NLWA reserves the right to reject any such bid.

For more information about submitting the Tender, please refer to the associated tender documents including but not limited to the Invitation to Tender.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

24 October 2025

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Price	Price	40%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://www.in-tendhost.co.uk/nlwa/>

All associated tender documents can be accessed via the above portal, In-Tend. This includes, without limitation, the Invitation to Tender and Schedules (including the form of contract) and the Memorandum of Information.

Contracting authority

North London Waste Authority

- Public Procurement Organisation Number: PLWY-6753-VWMZ

Unit 1b Berol House

Tottenham Hale

N17 9LJ

United Kingdom

Email: general.procurement@nlwa.gov.uk

Region: UKI43 - Haringey and Islington

Organisation type: Public authority - sub-central government