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Contract

Property Management Software renewal

The Mayor and Commonalty and Citizens of the City of London

F03: Contract award notice

Notice identifier: 2025/S 000-068235

Procurement identifier (OCID): ocds-h6vhtk-05d37a

Published 24 October 2025, 2:16pm

Section I: Contracting authority

I.1) Name and addresses

The Mayor and Commonalty and Citizens of the City of London

Po Box 270, Guildhall

London

EC2P 2EJ

Email

Taiwo.Muraina-Akinboade@cityoflondon.gov.uk

Telephone

+44 2076063030

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

<https://www.cityoflondon.gov.uk>

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

Property Management Software renewal

II.1.2) Main CPV code

- 72268000 - Software supply services

II.1.3) Type of contract

Services

II.1.4) Short description

The Property Management System is a business-critical application that underpins the City of London Corporation's management of its extensive freehold and leasehold property portfolio.

This is an award notice for the software renewal made through the CCS TE PAS Framework (Lot 3), via Softcat plc as the authorised reseller of MRI Software.

This Contract is for 5 years commencing from the 1st of October 2025.

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II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £1,246,543

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

The system facilitates the collection and administration of approximately £180 million per annum in rental and service charge income, supporting leasehold billing, financial reporting, and compliance with key standards such as IFRS16.

II.2.5) Award criteria

Price

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

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

The MRI Lease and Property Management System is a business-critical application supporting the City of London Corporation's management of its extensive freehold and leasehold portfolio. It facilitates the collection and administration of millions per annum in rental and service charge income and underpins compliance with IFRS 16 and other statutory reporting requirements.

The award was made through the CCS TE PAS Framework (Lot 3), via Softcat plc as the authorised reseller of MRI Software. The framework has been procured through a fully compliant and EU-advertised process; therefore, a call-off under this framework does not require separate OJEU publication, in accordance with Regulation 33 of the Public Contracts Regulations 2015.

This direct award is further justified under Regulations 32(2)(b)(ii) and (iii), which permit award without prior publication where competition is absent for technical reasons and only one supplier can provide the required services. The MRI system is a proprietary solution, uniquely configured to the City's complex lease, financial, and integration requirements. Transitioning to an alternative system would require a full reimplementation, costing approximately £1 million and taking up to two years with significant risks to data integrity, income collection, and statutory financial reporting.

Awarding directly through the framework ensures continuity, preserves existing custom configurations and integrations, and avoids operational disruption. This approach represents the only lawful and proportionate route to maintain critical business functionality, achieve value for money, and comply fully with the principles of transparency, and sound financial management under PCR 2015.

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

16 October 2025

V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 1

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 1

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Softcat PLC

Solar house, fieldhouse lane, Marlow

Buckinghamshire

SL71LW

Country

United Kingdom

NUTS code

- UKJ13 - Buckinghamshire CC

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £1,246,543

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court, Royal Courts of Justice

The Mayor and Commonalty and Citizens of the City of London

London

EC2P 2EJ

Email

taiwo.Muraina@cityoflondon.gov.uk

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

The Mayor and Commonalty and Citizens of the City of London

London

EC2P 2EJ

Email

taiwo.Muraina@cityoflondon.gov.uk

Country

United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

High Court of England and Wales

The Mayor and Commonalty and Citizens of the City of London

London

EC2P 2EJ

Email

taiwo.Muraina@cityoflondon.gov.uk

Country

United Kingdom