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Tender

MHCLG Augmented Planning Decisions

Department for Science, Innovation & Technology

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

Notice identifier: 2025/S 000-068747

Procurement identifier (OCID): ocds-h6vhtk-05d4aa

Published 27 October 2025, 7:05pm

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Scope

Description

The Authority seeks to develop a planning tool that enables AI-augmented decision making for planning applications. The initial focus will be on householder developments (as defined in Town and Country Planning (Development Management Procedure) (England) Order 2015) with a view to expand into further application types within the 'other*' category (those not classified as Major or Minor) which represent 69% of all planning applications.

*"Other applications" are: advertisements, change of use, householder developments, listed building consents and relevant demolition in a conservation area. Also available at "View PS2 data" and the drop down "Other" available at:

<https://app.powerbi.com/view?r=eyJrljoiMDQ1MmRlMjEtMThlMy00MWIxLTNmNTU4M2I5ODNmYTJlIiwidCI6ImJmMzQ2ODEwLTljN2QtNDNkZS1hODcyLTI0YTJlZjM5OTVhOCJ9>

The objective is to dramatically reduce planning application processing times initially targeting a reduction from upwards of 8 weeks to circa 4 weeks, with a long-term vision of near-instant decisions for straightforward applications. All reduction targets do not include

elements that solutions cannot be expected to affect i.e. statutory 21-day consultation periods, site visits, neighbour notifications, external consultee responses, and committee scheduling.

Proposals will need to demonstrate understanding of the relevant parts of the planning process including administrative processes (e.g. policy research, citation generation, report generation) as well as analytical processes (e.g. material considerations identification, policy compliance assessment, planning balance evaluation, decision reasoning). Solutions should be designed to assist planning officers with the above processes and provide reasoned, verifiable recommendations for decisions. Solutions must be integrated with existing planning systems.

As part of the Invitation to Tender (ITT) stage, bidders will be required to participate in a two-week demo build (unpaid) to each develop a working prototype which will be evaluated at "Demo Day". This will take the form of a presentation of the prototype, and this will be evaluated in accordance with the process and award criteria set out in the ITT.

During the contract, the service recipients (i.e. those that will use the solution) may include:

DSIT

MHCLG

Local Planning Authorities (317 LPAs)

Planning Inspectorate

Devolved Administrations

Combined Authorities (mayoral authorities with planning powers)

National Parks Authorities (separate planning authorities)

Broads Authority (special planning authority)

Total value (estimated)

- £8,333,333.33 excluding VAT
- £10,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 16 January 2026 to 16 May 2028
- Possible extension to 16 May 2029
- 3 years, 4 months, 1 day

Description of possible extension:

Alpha Phase (Pilot) Duration: Estimated 3 months from contract signature

Beta & Scale Phase Duration (if activated): Estimated 12 months following successful Alpha Phase completion

Support & Grow Phase Duration: Estimated 12 months following Beta & Scale Phase

Optional Extension: Estimated 12 months following initial Support & Grow Phase

Total Potential Duration: Up to 39 months (including all phases)

Options

The right to additional purchases while the contract is valid.

Beta Phase & Scale Phase activation is at the Authority's sole discretion, depending on success of minimum viable product.

Support & Grow Phase at Authority's sole discretion, dependent on the success of Beta Phase

Extension to Support, Maintenance & Grow Phase at Authority's sole discretion

No automatic renewal provisions

Main procurement category

Services

CPV classifications

- 72000000 - IT services: consulting, software development, Internet and support

Submission

Enquiry deadline

5 November 2025, 5:00pm

Submission type

Requests to participate

Deadline for requests to participate

21 November 2025, 5:00pm

Submission address and any special instructions

<https://beisgroup.ukp.app.jaggaer.com/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Maximum 5 suppliers

Selection criteria:

A maximum of 5 bidders will be taken forward to Stage 2 (Invitation to Tender). If there are more than 5 bidders who pass the PSQ, bidders will be ranked in order of PSQ score (highest to lowest) and the five highest-scoring bidders will be short-listed, and admitted to Stage 2. In the event of a tie for 5th place, where two or more bidders, in addition to passing all pass/fail questions, have an identical score for those questions assigned a numerical score, the following ranking will be applied, wherein the first question will be used to select the 5th placed bidder from the tied bidders. If the scores for that question are also tied, the question ranked second will be used to select the 5th placed bidder, and so on:

- 1st Response : Frontier AI & Technical Capability Question (40% weighting)
- 2nd Response: Software Development & Integration Capability Questions (25% weighting)
- 3rd Response: Team Capability Question (20% weighting)
- 4th Response: Social Value Question (15% weighting)

Award decision date (estimated)

6 January 2026

Award criteria

Name	Description	Type	Weighting
Demo Build Presentation	Bidders will be required to complete a Demo Build (a working prototype), followed by a live demonstration lasting 60 minutes. The presentation will be evaluated in accordance with the criteria which will be set out in the ITT.	Quality	40%
Questionnaire	This will comprise a set of Technical Questions based on the requirements in order to test various aspects of the bidders' approach. These will be evaluated in accordance with the scoring matrices set out in the ITT. Social Value Question will be associated in this criteria.	Quality	40%

Name	Description	Type	Weighting
Commercial	Bidders will be required to complete as part of their tender a Financial Response Template, which will be evaluated by the Authority in accordance with the process set out in the ITT. Costs will be required to be provided for: Alpha Phase Development Beta & Scale Phase Development (if proceed) Further Development & Implementation (Phasing Post Live) (costed option) Level 3 Support and Maintenance (Post Live) (costed option) Level 2 Support and Maintenance (Post Live) (costed option) Day Rates Full Award Criteria Details: To be set out in the ITT.	Price	20%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This procurement is a competitive flexible procedure under Section 20 of the Procurement Act 2023. The process has been specifically designed to be carried out on an accelerated basis, and consists of two stages. The two stages are set out below.

How It Works:

Stage 1: Participation & Selection

Bidders will be issued with a PSQ including instructions and a set of questions which are to demonstrate bidders':

- Compliance
- Supply chain approach
- Financial capacity
- Legal capacity
- Security and Data Protection compliance
- Conflicts of Interest
- Technical ability

Responses to all questions will be evaluated against the evaluation criteria. The evaluation criteria are also provided within the PSQ document.

A maximum of 5 bidders will be taken forward to Stage 2 (Invitation to Tender). If there are more than 5 bidders who pass the PSQ, bidders will be ranked in order of PSQ score (highest to lowest) and the five highest-scoring bidders will be short-listed, and admitted to Stage 2. In the event of a tie for 5th place, where two or more bidders, in addition to

passing all pass/fail questions, have an identical score for those questions assigned a numerical score, the following ranking will be applied, wherein the first question will be used to select the 5th placed bidder from the tied bidders. If the scores for that question are also tied, the question ranked second will be used to select the 5th placed bidder, and so on:

1st Response : Frontier AI & Technical Capability Question (40% weighting)

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3rd Response: Team Capability Question (20% weighting)

4th Response: Social Value Question (15% weighting)

Stage 2: Invitation to Tender

Stage 2 will commence after the issuing of letters inviting bidders that have been successfully shortlisted at Stage 1 to participate in Stage 2, which is the submission of final tenders.

Final tenders must be submitted in accordance with the timetable and instructions set out in the Invitation to Tender document, which will be released shortly after publication of this Tender Notice. This stage will involve evaluating bidders based on a comprehensive assessment of both cost and non-cost factors. The evaluation criteria and weightings associated with the quality and price elements will be included in the Invitation to Tender document.

As part of Stage 2, bidders will be required to complete a Demo Build, followed by a presentation (as set out above). The presentation will be evaluated in accordance with the criteria which will be set out in the ITT, along with the bidders' tender responses.

Justification for not publishing a preliminary market engagement notice

No notice issued as no detailed input required from market. High level market engagement conducted to verify potential for solution. No material information disclosed that has not or will not be provided to all other bidders. Authority satisfied no unfair advantage conferred on any potential supplier.

Documents

Associated tender documents

[AI-Augmented Planning Decisions - PSQ - V2.pdf](#)

Procurement Specific Questionnaire for AI-Augmented Planning Decisions Tender

Documents to be provided after the tender notice

PSQ submissions will be open on Jagger from 27th October 2025, this will include templates to provide responses to the questions in the PSQ.

Contracting authority

Department for Science, Innovation & Technology

- Public Procurement Organisation Number: PVWZ-3216-PVQL

22 Whitehall

London

SW1A 2EG

United Kingdom

Email: cih@dsit.gov.uk

Region: UKI32 - Westminster

Organisation type: Public authority - central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Ministry of Housing, Communities & Local Government

Summary of their role in this procurement: MHCLG is the contracting authority for this procurement. In accordance with section 1(3)(a) of the Procurement Act 2023, MHCLG is carrying out this procurement through the Commercial Innovation Hub part of Department for Science, Innovation and Technology (DSIT), which is acting as its agent.

- Public Procurement Organisation Number: PWCX-8281-CLPR

2 Marsham St

London

SW1P 4DF

United Kingdom

Email: cih@dsit.gov.uk

Region: UKI32 - Westminster

Contact organisation

Contact Department for Science, Innovation & Technology for any enquiries.