

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/086054-2025>

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 000-086054

Procurement identifier (OCID): ocds-h6vhtk-05f732

Published 24 December 2025, 9:31am

Changes to notice

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

Scope

Reference

Linked to notice: <https://www.find-tender.service.gov.uk/Notice/076775-2025>

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=eyJrIjoiMDQ1MmRIMjEtMThlMy00MWIxLThmNTEtMzU4M2I5ODNmYTJliwidCI6ImJmMzQ2ODEwLTljN2QtNDNkZS1hODcyLTI0YTJIZjM5OTvhOCJ9>

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)

- 22 January 2026 to 22 May 2028
- Possible extension to 22 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

15 January 2026, 9:00am

Submission type

Tenders

Tender submission deadline

15 January 2026, 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

Award decision date (estimated)

19 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 have been 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 this criteria.	Quality	40%

Name	Description	Type	Weighting
Commercial	<p>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:</p> <ul style="list-style-type: none"> 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 <p>Criteria Details: Are set out in the ITT.</p>		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.

Stage 1 of the competitive flexible procedure was completed on the 15th December 2025, with five suppliers being invited to part-take in Stage 2 (ITT).

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 have been taken forward to Stage 2 (Invitation to Tender).

Stage 2: Invitation to Tender

Stage 2 will commence on the 16th December 2025 following 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. 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 have been 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

[MHCLG APD Solution ITT v1-0.docx](#)

ITT to access attachments

[MHCLG APD Solution ITT v1-0.pdf](#)

Invitation to Tender Document

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.