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Tender

2700_26 Estates Management Professional Services

Leicestershire County Council, trading as ESPO

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

Notice identifier: 2026/S 000-000630

Procurement identifier (OCID): ocds-h6vhtk-051d34 ([view related notices](#))

Published 6 January 2026, 12:05pm

Scope

Reference

2700_26

Description

An ESPO national Framework offering the provision of estate management professional services relating to the use, acquisition, disposal and development of land and property.

The Framework is divided into 8 Lots, with Lots 1 and 2 being further divided into sub-lots as follows:

Lot 1. Valuation Services

- Lot 1A. Fixed Asset Valuation
- Lot 1B. Rating Valuation
- Lot 1C. General Valuation

Lot 2. Commercial and Agricultural Agency

- Lot 2A. Commercial Agency
- Lot 2B. Agricultural Agency

Lot 3. Lease Management

Lot 4. Property and Estate Management

Lot 5. Strategic Asset Management and Development Consultancy

Lot 6. Compulsory Purchase and Compensation

Lot 7. Workplace and Workspace Management

Lot 8. Planning Consultancy

Please refer to the tender documents for further details (including further details on each of the Lots / sub-lots) - the closing date for submission of Tenders is 12:00 (12 noon) on 06 February 2026.

To tender (please proceed to step (e) if an expression of interest has already been completed):

(a) Go to <https://www.eastmidstenders.org/> (b) Register (if not already registered on ProContract); (c) Search for tender opportunity '2700_26' (via "View Opportunities" from the EastMidsTenders Portal); (d) Express an interest; (e) Download the tender documents (from the ProContract Activity summary screen).

Any questions or clarifications relating to this tender opportunity should be submitted to ESPO as a message on the eProcurement Portal, once an Expression of interest has been completed.

Commercial tool

Establishes a framework

Total value (estimated)

- £60,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 21 April 2026 to 20 April 2028
- Possible extension to 20 April 2030
- 4 years

Description of possible extension:

The framework agreement has the option to extend for up to a further 24 months (under normal circumstances this will either be completed in full or in 12-month periods and is subject to the performance of the framework).

Total estimated values captured in this notice include the option to extend the framework as noted above.

Main procurement category

Services

Contract locations

- UK - United Kingdom

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1A (was 1). Fixed Asset Valuation

Description

The valuation services covered by the framework (including this sub-lot 1A) will comprise the full range of services under the Royal Institution of Chartered Surveyors valuation faculty.

Lot value (estimated)

- £60,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 70330000 - Property management services of real estate on a fee or contract basis

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 1B. Rating Valuation

Description

The valuation services covered by the framework (including this sub-lot 1B) will comprise

the full range of services under the Royal Institution of Chartered Surveyors valuation faculty.

Lot value (estimated)

- £60,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 70330000 - Property management services of real estate on a fee or contract basis

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 1C. General Valuation

Description

The valuation services covered by the framework (including this sub-lot 1C) will comprise the full range of services under the Royal Institution of Chartered Surveyors valuation faculty.

Lot value (estimated)

- £60,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 70330000 - Property management services of real estate on a fee or contract basis

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2A. Commercial Agency

Description

The agency services covered by the framework (including this sub-lot 2A) will comprise acquisition and disposal of an interest in land on the open market.

Lot value (estimated)

- £60,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 70122000 - Land sale or purchase services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2B. Agricultural Agency

Description

The agency services covered by the framework (including this sub-lot 2B) will comprise acquisition and disposal of an interest in land on the open market.

Lot value (estimated)

- £60,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 70122000 - Land sale or purchase services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Lease Management

Description

The lease management services covered under the framework will comprise advice on interim and market rents and negotiation of lease renewals and rent reviews for a commercial or agricultural setting.

Lot value (estimated)

- £60,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 70220000 - Non-residential property renting or leasing services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. Property and Estate Management

Description

A broad range of estates management services will be covered under the framework, including, but not limited to: day-to-day management of leased properties, including dealing with maintenance and repair issues, liaison with tenants, preparation of budgets, negotiation and documentation of tenancy agreements, advice on maximising revenue, and review of rents.

Lot value (estimated)

- £60,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 70332200 - Commercial property management services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5. Strategic Asset Management and Development Consultancy

Description

This lot will cover services relating to the maximisation of value of individual and groups of properties within an urban or rural area.

Lot value (estimated)

- £60,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 70110000 - Development services of real estate

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 6. Compulsory Purchase and Compensation

Description

This lot will cover advice on all aspects of compensation claims.

Lot value (estimated)

- £60,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 70122000 - Land sale or purchase services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 7. Workplace and Workspace Management

Description

This lot covers a broad range of estates management professional services in relation to workplace and workspace management, including but not limited to:

- Building asset management and tracking
- Property performance management, analysis and reporting including expert analysis reports and any recommended corrective action

- Contingency planning and disaster recovery planning
- Smarter working and space management

Lot value (estimated)

- £60,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 70330000 - Property management services of real estate on a fee or contract basis

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 8. Planning Consultancy

Description

This Lot for is Customers seeking a broad range of estates management professional services in relation to planning and cover a range of services under the Royal Town Planning Institute faculty.

Lot value (estimated)

- £60,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71241000 - Feasibility study, advisory service, analysis
- 71400000 - Urban planning and landscape architectural services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

2%

Further information about fees

As a public body, ESPO have a statutory obligation to recover the costs incurred in the management of this Framework. This obligation is met by means of a Framework Fee which will be payable by the Suppliers to ESPO based on the total turnover of business conducted by them under the Framework.

The value of the Framework Fee shall be calculated as a percentage of the total value of business conducted by the Supplier under the Framework. Framework Fee payments will be plus VAT at the prevailing rate.

For further details, please refer to the tender documents.

Framework operation description

It should be noted that the Framework could be used in a number of ways where Estates Management Professional Services are required. Customers wishing to buy Estates Management Professional Services via the Framework will do so in the following way(s) in accordance with section 45 of the Procurement Act 2023 (and any subsequent amendment or re-enactment thereof):

Call-off without competition

'Calling-off' Services from a Supplier identified who is: a) included in the Framework; b) suitable for meeting the Customer's needs; and, c) identified as offering the most advantageous solution to the Customer's requirements, based on Customers' supplier selection decisions.

Call-off with competition (Further Competitive Selection Process)

'Calling-off' by conducting a further competitive selection process amongst those Suppliers identified in the Framework as being able to supply the required Services. This means that not all competitive selection processes will necessarily include all the Suppliers - a customer will only invite those Suppliers that are included in the Framework for the particular type and location of contract required. Customers will assess the suppliers as set out in the terms and conditions of the Framework.

Further competitive selection processes may be conducted directly by the Customer, or by ESPO, or by any other appropriate third party on the Customer's behalf. Please note that once this Framework is established, the right is reserved by the Customer when running a further competitive selection process, to invite the Suppliers to participate in an eAuction. Meetings with Suppliers, interviews, presentations and/or site visits may be required as part of the process at further competition stage as determined by the Customer.

Please refer to the tender documents for any further details.

ESPO Trading Limited Second Framework:

ESPO has established a commercial trading company, ESPO Trading Limited, whose target clients are third sector organisations such as national and local charities, public sector mutual organisations and other organisations involved in the delivery of services to

or for the public sector. The successful Supplier may be asked to enter in to an additional separate framework agreement (the Second Framework) with ESPO Trading Limited on materially similar terms to that found in the tender pack to be entered into by ESPO itself.

Any Second Framework agreement will be a purely commercial agreement and will, for the avoidance of doubt, not be governed by the Procurement Act 2023 or other public procurement legislation. ESPO Trading Limited may enter into the second framework agreement with the successful supplier and make it available to third sector clients who themselves are not required to follow the Procurement Act 2023 or other public procurement legislation. Accordingly, this is provided for tenderers information only.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

As a Centralised procurement authority as defined in the Procurement Act 2023, the Framework is open for use by Public Bodies (defined at <https://www.espo.org/amfile/file/download/file/9608/>) that also fall into one of the following classifications of user throughout all administrative regions of the UK: Local Authorities; Educational Establishments (including Academies); Central Government Departments and Agencies; Police, Fire & Rescue and Coastguard Emergency Services; NHS and HSC Bodies, including Ambulance Services; Registered Charities; Registered Social Landlords; The Corporate Office of the House of Lords, The Corporate Officer of the House of Commons; or any public body established by or under the Scotland Act 1998 or any Act of the Scottish Parliament. Details on general classification of end user establishments and geographical areas are available at: <https://www.espo.org/legal.>

Contracting authority location restrictions

- UK - United Kingdom

Participation

Legal and financial capacity conditions of participation

Lot 1A (was 1). Fixed Asset Valuation

Lot 1B. Rating Valuation

Lot 1C. General Valuation

Lot 2A. Commercial Agency

Lot 2B. Agricultural Agency

Lot 3. Lease Management

Lot 4. Property and Estate Management

Lot 5. Strategic Asset Management and Development Consultancy

Lot 6. Compulsory Purchase and Compensation

Lot 7. Workplace and Workspace Management

Lot 8. Planning Consultancy

Refer to the tender documents for conditions of participation (note: the Procurement Specific Questionnaire including Conditions of Participation questions, is captured as a Question set in the eProcurement Portal, ProContract, and is completed online there once a response has been started).

Technical ability conditions of participation

Lot 1A (was 1). Fixed Asset Valuation

Lot 1B. Rating Valuation

Lot 1C. General Valuation

Lot 2A. Commercial Agency

Lot 2B. Agricultural Agency

Lot 3. Lease Management

Lot 4. Property and Estate Management

Lot 5. Strategic Asset Management and Development Consultancy

Lot 6. Compulsory Purchase and Compensation

Lot 7. Workplace and Workspace Management

Lot 8. Planning Consultancy

Refer to the tender documents for conditions of participation (note: the Procurement Specific Questionnaire including Conditions of Participation questions, is captured as a Question set in the eProcurement Portal, ProContract, and is completed online there once a response has been started).

Particular suitability

Lot 1A (was 1). Fixed Asset Valuation

Lot 1B. Rating Valuation

Lot 1C. General Valuation

Lot 2A. Commercial Agency

Lot 2B. Agricultural Agency

Lot 3. Lease Management

Lot 4. Property and Estate Management

Lot 5. Strategic Asset Management and Development Consultancy

Lot 6. Compulsory Purchase and Compensation

Lot 7. Workplace and Workspace Management

Lot 8. Planning Consultancy

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

22 January 2026, 12:00pm

Tender submission deadline

6 February 2026, 12:00pm

Submission address and any special instructions

Refer to all instructions captured via <https://www.eastmidstenders.org/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

9 April 2026

Award criteria

Name	Type	Weighting
Non-Price	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.eastmidstenders.org/>

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Technical specifications to be met

<https://www.eastmidstenders.org/>

Please refer to the tender documents (see above for further details including summary instructions on how to access these).

Contracting authority

Leicestershire County Council, trading as ESPO

- Public Procurement Organisation Number: PYDD-1122-TCVN

Barnsdale Way, Grove Park, Enderby

Leicester

LE19 1ES

United Kingdom

Contact name: Corporate Solutions Procurement Team

Email: tenders@espo.org

Website: <https://www.espo.org/>

Region: UKF22 - Leicestershire CC and Rutland

Organisation type: Public authority - sub-central government

