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Tender

Estate Management Services 2

Crown Commercial Service

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

Notice identifier: 2025/S 000-011707

Procurement identifier (OCID): ocids-h6vhtk-04f9e2

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Scope

Reference

RM6343

Description

This framework is for the provision of Estate Management Services which can be utilised by Central Government Departments and all other UK Public Sector Bodies, including Local Authorities, Health, Police, Fire and Rescue, Education and Devolved Administrations.

It is intended that this commercial agreement will be the recommended vehicle for all Estate Management Services required by UK Central Government Departments, Local Authorities, Wider Public Sector, Charities, Devolved Administrations, NHS and Blue Light organisations including UK and International usage. The Services are divided into eleven Lots:

1. Total Estate Management
2. Estate (Property) Management

3. Agency and Lease Management
4. Surveying and Strategic Advice
5. Valuation and Compulsory Purchase Orders
6. Business Rating Services
7. Workplace Services Performance Partner
- 8a. PFI Technical and Strategic Advice Services
- 8b. PFI Surveying Services
- 8c. PFI Fire Safety and Audit
- 8d. PFI Specialist Commercial and Financial Advice.

Commercial tool

Establishes a framework

Total value (estimated)

- £650,000,000 excluding VAT
- £780,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 29 October 2025 to 28 October 2029
- 4 years

Main procurement category

Services

CPV classifications

- 32420000 - Network equipment
- 32580000 - Data equipment
- 48332000 - Scheduling software package
- 48333000 - Contact management software package
- 66000000 - Financial and insurance services
- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services
- 79000000 - Business services: law, marketing, consulting, recruitment, printing and security

Not the same for all lots

Contract locations are shown in Lot sections, because they are not the same for all lots.

Lot 1. Total Estate Management

Description

Operation and management to support the occupation of the central government and wider public sector estate, providing technical due diligence where required, providing an end to end service provision for the lifecycle of a property.

Lot value (estimated)

- £650,000,000 excluding VAT
- £780,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey
- AI - Anguilla
- BM - Bermuda
- FK - Falkland Islands
- GI - Gibraltar

- GS - South Georgia and South Sandwich Islands
- IO - British Indian Ocean Territory
- KY - Cayman Islands
- MS - Montserrat
- PN - Pitcairn, Henderson, Ducie and Oeno Islands
- SH - Saint Helena, Ascension and Tristan da Cunha
- TC - Turks and Caicos Islands
- VG - British Virgin Islands

Same for all lots

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

Lot 2. Estate (Property) Management

Description

Operation and management to support the occupation of the central government and wider public sector estate, providing both technical and operational due diligence where required, including providing an oversight of the property to include policy, maintenance, capital works and strategic asset management plans in support of the buyers' property strategy.

Lot value (estimated)

- £650,000,000 excluding VAT
- £780,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey

Same for all lots

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

Lot 3. Agency and Lease Management

Description

Management of freeholds or leaseholds to support the acquisition, occupation or disposal of the central government and wider public sector estate, providing technical due diligence where required.

Lot value (estimated)

- £650,000,000 excluding VAT
- £780,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey

Same for all lots

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

Lot 4. Surveying and Strategic Advice

Description

Provision of surveys, studies and strategic advice to support the occupation of the central government and wider public sector estate, providing technical due diligence where required.

Lot value (estimated)

- £650,000,000 excluding VAT
- £780,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey

Same for all lots

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

Lot 5. Valuation and Compulsory Purchase Orders

Description

Valuation of built, physical, mechanical and electrical assets ranging from desktop to RICS Valuation - Global Standards ("Red Book") methodologies to comply with IFRS, RICS or departmental internal accounting procedures and compliance for central government and wider public sector estate, including services to support compulsory purchase orders.

Lot value (estimated)

- £650,000,000 excluding VAT
- £780,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey

Same for all lots

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

Lot 6. Business Rating Services

Description

Provision of rating support (Inc. payment) and rating appeal services as per Check, Challenge & Appeal process for England, Scotland and Wales and the rateable value services for Wales, Scotland and Northern Ireland for central government and wider public sector estate.

Lot value (estimated)

- £650,000,000 excluding VAT
- £780,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey

Same for all lots

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

Lot 7. Workplace Services Performance Partner**Description**

The purpose of the IWM Lot is to allow the Buyer to develop a single point of contact (In-house under the light option or service delivery partner under the full Integrator option) to instruct and monitor the provision of those Services delivered by third party suppliers, and to facilitate asset, building and property data and management information to enable the Buyer to make informed decisions to support capital investment, estate strategy and cost/resource optimisation.

Lot value (estimated)

- £650,000,000 excluding VAT
- £780,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey
- AI - Anguilla
- BM - Bermuda
- FK - Falkland Islands
- GI - Gibraltar
- GS - South Georgia and South Sandwich Islands
- IO - British Indian Ocean Territory
- KY - Cayman Islands
- MS - Montserrat
- PN - Pitcairn, Henderson, Ducie and Oeno Islands

- SH - Saint Helena, Ascension and Tristan da Cunha
- TC - Turks and Caicos Islands
- VG - British Virgin Islands

Same for all lots

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

Lot 8a. PFI Technical and Strategic Advice Services

Description

The purpose of the PFI Technical and Strategic Advice Services Lot is to provide strategic, technical, commercial, project, programme, operational and estates management advice and support, during the operation, expiry and future service delivery of the PFI estate. All services outlined in this framework scope fully support the delivery of standardised processes as defined in Infrastructure Project Authority (IPA) PFI guidance. This excludes legal advice.

Lot value (estimated)

- £650,000,000 excluding VAT
- £780,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey

Same for all lots

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

Lot 8b. PFI Surveying Services

Description

The purpose of the PFI Surveying Services Lot is to allow for the provision of asset condition surveys, studies and strategic advice to support with the operation, expiry and future service delivery of the PFI estate, providing technical due diligence where required. Services outlined in this framework fully support the delivery of standardised processes as defined in Infrastructure Project Authority PFI guidance and collaborative ways of working.

Lot value (estimated)

- £650,000,000 excluding VAT
- £780,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey

Same for all lots

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

Lot 8c. PFI Fire Safety and Audit

Description

The purpose of the Fire Safety and Audit lot is the provision of fire surveys, studies and strategic advice to support with the operation, expiry and future service delivery of the PFI estate, providing technical due diligence where required. Services outlined in this framework scope fully support the delivery of standardised processes as defined in Infrastructure Project Authority PFI guidance and the collaborative ways of working.

Lot value (estimated)

- £650,000,000 excluding VAT
- £780,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey

Same for all lots

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

Lot 8d. PFI Specialist Commercial and Financial Advice

Description

The purpose of Lot 8D is to provide specialist commercial and financial advice in relation to privately financed projects that may be general advice or may relate to one or more specific transactions.

Lot value (estimated)

- £650,000,000 excluding VAT
- £780,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey

Same for all lots

CPV classifications 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

1%

Further information about fees

The Supplier will pay, excluding VAT, 1 % of all the Charges for the Deliverables invoiced to the Buyer under all Call-Off Contracts.

Framework operation description

Refer to Framework Schedule 7 - Call-Off Award Procedure for details of the competitive selection processes for the award of contracts under this framework.

In the event that there is a challenge to the Competition and such a challenge is confined to any one particular Lot, the Authority reserves the right to the extent that it is lawful to do so, to conclude a Framework Contract with the successful Suppliers in respect of the Lot(s) that has (have) not been so challenged and this should go in the lot descriptions the rest is covered in the ITT. The Authority also reserves the right to extend Lots by varying durations.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Refer to RM6343 Estate Management Services - Customer List for details of contracting authorities that may use the framework

Participation

Legal and financial capacity conditions of participation

Lot 1. Total Estate Management

Lot 2. Estate (Property) Management

Lot 3. Agency and Lease Management

Lot 4. Surveying and Strategic Advice

Lot 5. Valuation and Compulsory Purchase Orders

Lot 6. Business Rating Services

Lot 7. Workplace Services Performance Partner

Lot 8a. PFI Technical and Strategic Advice Services

Lot 8b. PFI Surveying Services

Lot 8c. PFI Fire Safety and Audit

Lot 8d. PFI Specialist Commercial and Financial Advice

The conditions of participation relating to the legal and financial capacity are set out in the ITT, in the procurement specific questionnaire. The conditions of participation will be assessed in accordance with the assessment methodologies detailed in the procurement specific questionnaire and Attachment 2 How to tender.

Technical ability conditions of participation

Lot 1. Total Estate Management

Lot 2. Estate (Property) Management

Lot 3. Agency and Lease Management

Lot 4. Surveying and Strategic Advice

Lot 5. Valuation and Compulsory Purchase Orders

Lot 6. Business Rating Services

Lot 7. Workplace Services Performance Partner

Lot 8a. PFI Technical and Strategic Advice Services

Lot 8b. PFI Surveying Services

Lot 8c. PFI Fire Safety and Audit

Lot 8d. PFI Specialist Commercial and Financial Advice

The conditions of participation relating to technical capability are set out in the ITT, in the procurement specific questionnaire. The conditions of participation will be assessed in accordance with the assessment methodologies detailed in the procurement specific questionnaire and Attachment 2 How to tender.

Particular suitability

Lot 1. Total Estate Management

Lot 2. Estate (Property) Management

Lot 3. Agency and Lease Management

Lot 4. Surveying and Strategic Advice

Lot 5. Valuation and Compulsory Purchase Orders

Lot 6. Business Rating Services

Lot 7. Workplace Services Performance Partner

Lot 8a. PFI Technical and Strategic Advice Services

Lot 8b. PFI Surveying Services

Lot 8c. PFI Fire Safety and Audit

Lot 8d. PFI Specialist Commercial and Financial Advice

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

29 April 2025, 3:00pm

Tender submission deadline

12 May 2025, 3:00pm

Submission address and any special instructions

<https://crowncommercialservice.bravosolution.co.uk>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

20 October 2025

Award criteria

Lot 1. Total Estate Management

Name	Type	Weighting
Total Estate Management	Quality	70%
Continuous Improvement	Quality	20%
Tackling economic inequality, Fighting Climate Change, Equal Opportunity and Wellbeing	Quality	10%

Lot 2. Estate (Property) Management

Name	Type	Weighting
Estate (Property) Management	Quality	70%
Continuous Improvement	Quality	20%
Tackling economic inequality, Fighting Climate Change, Equal Opportunity and Wellbeing	Quality	10%

Lot 3. Agency and Lease Management

Name	Type	Weighting
Agency and Lease Management	Quality	70%
Continuous Improvement	Quality	20%
Tackling economic inequality, Fighting Climate Change, Equal Opportunity and Wellbeing	Quality	10%

Lot 4. Surveying and Strategic Advice

Name	Type	Weighting
Surveying and Strategic Advice	Quality	70%
Continuous Improvement	Quality	20%
Tackling economic inequality, Fighting Climate Change, Equal Opportunity and Wellbeing	Quality	10%

Lot 5. Valuation and Compulsory Purchase Orders

Name	Type	Weighting
Valuation and Compulsory Purchase Orders	Quality	70%
Continuous Improvement	Quality	20%
Tackling economic inequality, Fighting Climate Change, Equal Opportunity and Wellbeing	Quality	10%

Lot 6. Business Rating Services

Name	Type	Weighting
Business Rating Services	Quality	70%
Continuous Improvement	Quality	20%
Tackling economic inequality, Fighting Climate Change, Equal Opportunity and Wellbeing	Quality	10%

Lot 7. Workplace Services Performance Partner

Name	Type	Weighting
Workplace Services Performance Partner	Quality	70%
Continuous Improvement	Quality	20%

Name	Type	Weighting
Tackling economic inequality, Fighting Climate Change, Equal Opportunity and Wellbeing	Quality	10%

Lot 8a. PFI Technical and Strategic Advice Services

Name	Type	Weighting
PFI Technical and Strategic Advice Services	Quality	70%
Continuous Improvement	Quality	20%
Tackling economic inequality, Fighting Climate Change, Equal Opportunity and Wellbeing	Quality	10%

Lot 8b. PFI Surveying Services

Name	Type	Weighting
PFI Surveying Services	Quality	70%
Continuous Improvement	Quality	20%
Tackling economic inequality, Fighting Climate Change, Equal Opportunity and Wellbeing	Quality	10%

Lot 8c. PFI Fire Safety and Audit

Name	Type	Weighting
PFI Fire Safety and Audit	Quality	70%
Continuous Improvement	Quality	20%
Tackling economic inequality, Fighting Climate Change, Equal Opportunity and Wellbeing	Quality	10%

Lot 8d. PFI Specialist Commercial and Financial Advice

Name	Type	Weighting
PFI Specialist Commercial and Financial Advice	Quality	70%
Continuous Improvement	Quality	20%
Tackling economic inequality, Fighting Climate Change, Equal Opportunity and Wellbeing	Quality	10%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Justification for not publishing a preliminary market engagement notice

A preliminary market engagement notice was not published because the preliminary market engagement was undertaken, and notice of it provided in a PIN, prior to the Act coming into force.

Documents

Associated tender documents

<http://www.https://crowncommercialservice.bravosolution.co.uk>

The bid pack documentation associated with this procurement, as well as all current versions of the Contractual Documentation.:

<https://crowncommercialservice.bravosolution.co.uk>

[RM6343 Estate Management Services 2 - Customer list v1.0.pdf](#)

Contracting authority

Crown Commercial Service

- Public Procurement Organisation Number: PBZB-4962-TVLR

The Capital, Old Hall Street

Liverpool

L3 9PP

United Kingdom

Telephone: +44 3454102222

Email: supplier@crowncommercial.gov.uk

Website: <https://www.gov.uk/ccs>

Region: UKD72 - Liverpool

Organisation type: Public authority - central government