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Planning

## **Estate Management Services 2**

The Minister for the Cabinet Office acting through Crown Commercial Service

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-026380

Procurement identifier (OCID): ocds-h6vhtk-03fa91

Published 6 September 2023, 4:17pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

The Minister for the Cabinet Office acting through Crown Commercial Service

9th Floor, The Capital Building, Old Hall Street

Liverpool

L3 9PP

#### **Email**

[ems@crowncommercial.gov.uk](mailto:ems@crowncommercial.gov.uk)

#### **Telephone**

+44 3454102222

#### **Country**

United Kingdom

#### **Region code**

UK - United Kingdom

**Internet address(es)**

Main address

<https://www.crowncommercial.gov.uk/agreements/RM6343>

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

Additional information can be obtained from the above-mentioned address

**I.4) Type of the contracting authority**

Ministry or any other national or federal authority

**I.5) Main activity**

Other activity

Public Procurement

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

Estate Management Services 2

Reference number

RM6343

**II.1.2) Main CPV code**

- 70000000 - Real estate services

**II.1.3) Type of contract**

## Services

### **II.1.4) Short description**

Crown Commercial Service (CCS) as the Authority intends to put in place a Pan Government Collaborative Agreement for the provision of Estate Management Services 2 to 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 current lotting structure being explored: The Services are divided into seven 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. Integrated Workplace Management

The final lotting structure of this commercial solution will be determined as a result of the engagement process, and will be confirmed within the Contract Notice, as will the estimated value of the agreement.

### **II.1.5) Estimated total value**

Value excluding VAT: £650,000,000

### **II.1.6) Information about lots**

This contract is divided into lots: Yes

## **II.2) Description**

### **II.2.1) Title**

## Total Estate Management

Lot No

Lot 1

### **II.2.2) Additional CPV code(s)**

- 32420000 - Network equipment
- 32423000 - Network hubs
- 32580000 - Data equipment
- 48332000 - Scheduling software package
- 48333000 - Contact management software package
- 66000000 - Financial and insurance services
- 70000000 - Real estate services
- 70100000 - Real estate services with own property
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate
- 70121000 - Building sale or purchase services
- 70121100 - Building sale services
- 70121200 - Building purchase services
- 70122000 - Land sale or purchase services
- 70122100 - Land sale services
- 70122110 - Vacant-land sale services
- 70122200 - Land purchase services
- 70122210 - Vacant-land purchase services
- 70123000 - Sale of real estate

- 70123100 - Sale of residential real estate
- 70123200 - Sale of non-residential estate
- 70130000 - Letting services of own property
- 70200000 - Renting or leasing services of own property
- 70210000 - Residential property renting or leasing services
- 70220000 - Non-residential property renting or leasing services
- 70300000 - Real estate agency services on a fee or contract basis
- 70310000 - Building rental or sale services
- 70311000 - Residential building rental or sale services
- 70320000 - Land rental or sale services
- 70321000 - Land rental services
- 70322000 - Vacant-land rental or sale services
- 70330000 - Property management services of real estate on a fee or contract basis
- 70331000 - Residential property services
- 70331100 - Institution management services
- 70332000 - Non-residential property services
- 70332100 - Land management services
- 70332200 - Commercial property management services
- 70332300 - Industrial property services
- 70333000 - Housing services
- 70340000 - Time-sharing services
- 71000000 - Architectural, construction, engineering and inspection services
- 71200000 - Architectural and related services
- 71222100 - Urban areas mapping services
- 71222200 - Rural areas mapping services
- 71240000 - Architectural, engineering and planning services

- 71241000 - Feasibility study, advisory service, analysis
- 71242000 - Project and design preparation, estimation of costs
- 71300000 - Engineering services
- 71311000 - Civil engineering consultancy services
- 71311200 - Transport systems consultancy services
- 71311210 - Highways consultancy services
- 71311300 - Infrastructure works consultancy services
- 71312000 - Structural engineering consultancy services
- 71313000 - Environmental engineering consultancy services
- 71313100 - Noise-control consultancy services
- 71313200 - Sound insulation and room acoustics consultancy services
- 71313400 - Environmental impact assessment for construction
- 71314000 - Energy and related services
- 71314300 - Energy-efficiency consultancy services
- 71315100 - Building-fabric consultancy services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71315300 - Building surveying services
- 71315400 - Building-inspection services
- 71317210 - Health and safety consultancy services
- 71321400 - Ventilation consultancy services
- 71324000 - Quantity surveying services
- 71336000 - Engineering support services
- 71351800 - Topographical and water divining services
- 71351900 - Geology, oceanography and hydrology services
- 71356000 - Technical services

- 71356100 - Technical control services
- 71356200 - Technical assistance services
- 71356300 - Technical support services
- 71400000 - Urban planning and landscape architectural services
- 71410000 - Urban planning services
- 71420000 - Landscape architectural services
- 71620000 - Analysis services
- 79000000 - Business services: law, marketing, consulting, recruitment, printing and security
- 79210000 - Accounting and auditing services
- 79211000 - Accounting services
- 79211200 - Compilation of financial statements services
- 79212500 - Accounting review services
- 79220000 - Fiscal services
- 79342311 - Customer satisfaction survey
- 79342410 - Electronic auction services
- 79400000 - Business and management consultancy and related services
- 79410000 - Business and management consultancy services
- 79411000 - General management consultancy services
- 79411100 - Business development consultancy services
- 79412000 - Financial management consultancy services
- 79415200 - Design consultancy services
- 79417000 - Safety consultancy services
- 79418000 - Procurement consultancy services
- 79419000 - Evaluation consultancy services
- 79420000 - Management-related services
- 79993000 - Building and facilities management services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

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.

### **II.2.14) Additional information**

The initial consideration is that the commercial solution will be established for 36 months, with the option to extend for a further 12 months at the discretion of CCS. However the final position will be agreed following market engagement.

Bidders can bid for one or more lots, however bidders cannot bid as a single legal entity and as a consortium member in the same lot.

## **II.2) Description**

### **II.2.1) Title**

Estate (Property) Management

Lot No

Lot 2

### **II.2.2) Additional CPV code(s)**

- 48420000 - Facilities management software package and software package suite
- 48421000 - Facilities management software package
- 66000000 - Financial and insurance services
- 70000000 - Real estate services
- 70100000 - Real estate services with own property
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate

- 70120000 - Buying and selling of real estate
- 70121000 - Building sale or purchase services
- 70121100 - Building sale services
- 70121200 - Building purchase services
- 70122000 - Land sale or purchase services
- 70122100 - Land sale services
- 70122110 - Vacant-land sale services
- 70122200 - Land purchase services
- 70122210 - Vacant-land purchase services
- 70123000 - Sale of real estate
- 70123100 - Sale of residential real estate
- 70123200 - Sale of non-residential estate
- 70130000 - Letting services of own property
- 70200000 - Renting or leasing services of own property
- 70210000 - Residential property renting or leasing services
- 70220000 - Non-residential property renting or leasing services
- 70300000 - Real estate agency services on a fee or contract basis
- 70310000 - Building rental or sale services
- 70311000 - Residential building rental or sale services
- 70320000 - Land rental or sale services
- 70321000 - Land rental services
- 70322000 - Vacant-land rental or sale services
- 70330000 - Property management services of real estate on a fee or contract basis
- 70331000 - Residential property services
- 70331100 - Institution management services
- 70332000 - Non-residential property services

- 70332100 - Land management services
- 70332200 - Commercial property management services
- 70332300 - Industrial property services
- 70333000 - Housing services
- 70340000 - Time-sharing services
- 79993000 - Building and facilities management services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

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

### **II.2.14) Additional information**

The initial consideration is that the commercial solution will be established for 36 months, with the option to extend for a further 12 months at the discretion of CCS. However the final position will be agreed following market engagement.

Bidders can bid for one or more lots, however bidders cannot bid as a single legal entity and as a consortium member in the same lot.

## **II.2) Description**

### **II.2.1) Title**

Agency and Lease Management

Lot No

Lot 3

### **II.2.2) Additional CPV code(s)**

- 48420000 - Facilities management software package and software package suite

- 48421000 - Facilities management software package
- 70000000 - Real estate services
- 70100000 - Real estate services with own property
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate
- 70121000 - Building sale or purchase services
- 70121100 - Building sale services
- 70121200 - Building purchase services
- 70122000 - Land sale or purchase services
- 70122100 - Land sale services
- 70122110 - Vacant-land sale services
- 70122200 - Land purchase services
- 70122210 - Vacant-land purchase services
- 70123000 - Sale of real estate
- 70123100 - Sale of residential real estate
- 70123200 - Sale of non-residential estate
- 70130000 - Letting services of own property
- 70200000 - Renting or leasing services of own property
- 70210000 - Residential property renting or leasing services
- 70220000 - Non-residential property renting or leasing services
- 70300000 - Real estate agency services on a fee or contract basis
- 70310000 - Building rental or sale services
- 70311000 - Residential building rental or sale services
- 70320000 - Land rental or sale services

- 70321000 - Land rental services
- 70322000 - Vacant-land rental or sale services
- 70330000 - Property management services of real estate on a fee or contract basis
- 70331000 - Residential property services
- 70331100 - Institution management services
- 70332000 - Non-residential property services
- 70332100 - Land management services
- 70332200 - Commercial property management services
- 70332300 - Industrial property services
- 70333000 - Housing services
- 70340000 - Time-sharing services
- 79993000 - Building and facilities management services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

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.

### **II.2.14) Additional information**

The initial consideration is that the commercial solution will be established for 36 months, with the option to extend for a further 12 months at the discretion of CCS. However the final position will be agreed following market engagement.

Bidders can bid for one or more lots, however bidders cannot bid as a single legal entity and as a consortium member in the same lot.

## **II.2) Description**

### **II.2.1) Title**

## Surveying and Strategic Advice

Lot No

Lot 4

### **II.2.2) Additional CPV code(s)**

- 32420000 - Network equipment
- 32423000 - Network hubs
- 32580000 - Data equipment
- 48332000 - Scheduling software package
- 48333000 - Contact management software package
- 48420000 - Facilities management software package and software package suite
- 48421000 - Facilities management software package
- 66000000 - Financial and insurance services
- 71000000 - Architectural, construction, engineering and inspection services
- 71200000 - Architectural and related services
- 71210000 - Advisory architectural services
- 71222100 - Urban areas mapping services
- 71222200 - Rural areas mapping services
- 71240000 - Architectural, engineering and planning services
- 71241000 - Feasibility study, advisory service, analysis
- 71242000 - Project and design preparation, estimation of costs
- 71300000 - Engineering services
- 71311000 - Civil engineering consultancy services
- 71311200 - Transport systems consultancy services
- 71311210 - Highways consultancy services
- 71311300 - Infrastructure works consultancy services

- 71312000 - Structural engineering consultancy services
- 71313000 - Environmental engineering consultancy services
- 71313100 - Noise-control consultancy services
- 71313200 - Sound insulation and room acoustics consultancy services
- 71313400 - Environmental impact assessment for construction
- 71314000 - Energy and related services
- 71314300 - Energy-efficiency consultancy services
- 71315100 - Building-fabric consultancy services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71315300 - Building surveying services
- 71315400 - Building-inspection services
- 71317210 - Health and safety consultancy services
- 71321400 - Ventilation consultancy services
- 71324000 - Quantity surveying services
- 71336000 - Engineering support services
- 71351800 - Topographical and water divining services
- 71351900 - Geology, oceanography and hydrology services
- 71356000 - Technical services
- 71356100 - Technical control services
- 71356200 - Technical assistance services
- 71356300 - Technical support services
- 71400000 - Urban planning and landscape architectural services
- 71410000 - Urban planning services
- 71420000 - Landscape architectural services
- 71620000 - Analysis services

- 79000000 - Business services: law, marketing, consulting, recruitment, printing and security
- 79210000 - Accounting and auditing services
- 79211000 - Accounting services
- 79211200 - Compilation of financial statements services
- 79212500 - Accounting review services
- 79220000 - Fiscal services
- 79340000 - Advertising and marketing services
- 79342311 - Customer satisfaction survey
- 79342410 - Electronic auction services
- 79400000 - Business and management consultancy and related services
- 79410000 - Business and management consultancy services
- 79411000 - General management consultancy services
- 79411100 - Business development consultancy services
- 79412000 - Financial management consultancy services
- 79415200 - Design consultancy services
- 79417000 - Safety consultancy services
- 79418000 - Procurement consultancy services
- 79419000 - Evaluation consultancy services
- 79420000 - Management-related services
- 79993000 - Building and facilities management services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

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.

## **II.2.14) Additional information**

The initial consideration is that the commercial solution will be established for 36 months, with the option to extend for a further 12 months at the discretion of CCS. However the final position will be agreed following market engagement.

Bidders can bid for one or more lots, however bidders cannot bid as a single legal entity and as a consortium member in the same lot.

## **II.2) Description**

### **II.2.1) Title**

Valuation and Compulsory Purchase Orders

Lot No

Lot 5

### **II.2.2) Additional CPV code(s)**

- 48420000 - Facilities management software package and software package suite
- 66000000 - Financial and insurance services
- 70000000 - Real estate services
- 70100000 - Real estate services with own property
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate
- 70121000 - Building sale or purchase services
- 70121100 - Building sale services
- 70121200 - Building purchase services
- 70122000 - Land sale or purchase services
- 70122100 - Land sale services

- 70122110 - Vacant-land sale services
- 70122200 - Land purchase services
- 70122210 - Vacant-land purchase services
- 70123000 - Sale of real estate
- 70123100 - Sale of residential real estate
- 70123200 - Sale of non-residential estate
- 70130000 - Letting services of own property
- 70200000 - Renting or leasing services of own property
- 70210000 - Residential property renting or leasing services
- 70220000 - Non-residential property renting or leasing services
- 70300000 - Real estate agency services on a fee or contract basis
- 70310000 - Building rental or sale services
- 70311000 - Residential building rental or sale services
- 70320000 - Land rental or sale services
- 70321000 - Land rental services
- 70322000 - Vacant-land rental or sale services
- 70330000 - Property management services of real estate on a fee or contract basis
- 70331000 - Residential property services
- 70331100 - Institution management services
- 70332000 - Non-residential property services
- 70332100 - Land management services
- 70332200 - Commercial property management services
- 70332300 - Industrial property services
- 70333000 - Housing services
- 70340000 - Time-sharing services
- 79993000 - Building and facilities management services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

Valuation of built, physical, mechanical and electrical assets ranging from desktop to 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.

### **II.2.14) Additional information**

The initial consideration is that the commercial solution will be established for 36 months, with the option to extend for a further 12 months at the discretion of CCS. However the final position will be agreed following market engagement.

Bidders can bid for one or more lots, however bidders cannot bid as a single legal entity and as a consortium member in the same lot.

## **II.2) Description**

### **II.2.1) Title**

Business Rating Services

Lot No

Lot 6

### **II.2.2) Additional CPV code(s)**

- 48420000 - Facilities management software package and software package suite
- 48421000 - Facilities management software package
- 66000000 - Financial and insurance services
- 70000000 - Real estate services
- 70100000 - Real estate services with own property
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate

- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate
- 70121000 - Building sale or purchase services
- 70121100 - Building sale services
- 70121200 - Building purchase services
- 70122000 - Land sale or purchase services
- 70122100 - Land sale services
- 70122110 - Vacant-land sale services
- 70122200 - Land purchase services
- 70122210 - Vacant-land purchase services
- 70123000 - Sale of real estate
- 70123100 - Sale of residential real estate
- 70123200 - Sale of non-residential estate
- 70130000 - Letting services of own property
- 70200000 - Renting or leasing services of own property
- 70210000 - Residential property renting or leasing services
- 70220000 - Non-residential property renting or leasing services
- 70300000 - Real estate agency services on a fee or contract basis
- 70310000 - Building rental or sale services
- 70311000 - Residential building rental or sale services
- 70320000 - Land rental or sale services
- 70321000 - Land rental services
- 70322000 - Vacant-land rental or sale services
- 70330000 - Property management services of real estate on a fee or contract basis
- 70331000 - Residential property services
- 70331100 - Institution management services

- 70332000 - Non-residential property services
- 70332100 - Land management services
- 70332200 - Commercial property management services
- 70332300 - Industrial property services
- 70333000 - Housing services
- 70340000 - Time-sharing services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

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

### **II.2.14) Additional information**

The initial consideration is that the commercial solution will be established for 36 months, with the option to extend for a further 12 months at the discretion of CCS. However the final position will be agreed following market engagement.

Bidders can bid for one or more lots, however bidders cannot bid as a single legal entity and as a consortium member in the same lot.

## **II.2) Description**

### **II.2.1) Title**

Integrated Workplace Management

Lot No

Lot 7

### **II.2.2) Additional CPV code(s)**

- 32420000 - Network equipment
- 32423000 - Network hubs

- 32580000 - Data equipment
- 48332000 - Scheduling software package
- 48333000 - Contact management software package
- 48420000 - Facilities management software package and software package suite
- 48421000 - Facilities management software package
- 66000000 - Financial and insurance services
- 70000000 - Real estate services
- 70100000 - Real estate services with own property
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate
- 70121000 - Building sale or purchase services
- 70121100 - Building sale services
- 70121200 - Building purchase services
- 70122000 - Land sale or purchase services
- 70122100 - Land sale services
- 70122110 - Vacant-land sale services
- 70122200 - Land purchase services
- 70122210 - Vacant-land purchase services
- 70123000 - Sale of real estate
- 70123100 - Sale of residential real estate
- 70123200 - Sale of non-residential estate
- 70130000 - Letting services of own property
- 70200000 - Renting or leasing services of own property
- 70210000 - Residential property renting or leasing services

- 70220000 - Non-residential property renting or leasing services
- 70300000 - Real estate agency services on a fee or contract basis
- 70310000 - Building rental or sale services
- 70311000 - Residential building rental or sale services
- 70320000 - Land rental or sale services
- 70321000 - Land rental services
- 70322000 - Vacant-land rental or sale services
- 70330000 - Property management services of real estate on a fee or contract basis
- 70331000 - Residential property services
- 70331100 - Institution management services
- 70332000 - Non-residential property services
- 70332100 - Land management services
- 70332200 - Commercial property management services
- 70332300 - Industrial property services
- 70333000 - Housing services
- 70340000 - Time-sharing services
- 79000000 - Business services: law, marketing, consulting, recruitment, printing and security
- 79210000 - Accounting and auditing services
- 79211000 - Accounting services
- 79211200 - Compilation of financial statements services
- 79212500 - Accounting review services
- 79220000 - Fiscal services
- 79340000 - Advertising and marketing services
- 79342311 - Customer satisfaction survey
- 79342410 - Electronic auction services
- 79400000 - Business and management consultancy and related services

- 79410000 - Business and management consultancy services
- 79411000 - General management consultancy services
- 79411100 - Business development consultancy services
- 79412000 - Financial management consultancy services
- 79415200 - Design consultancy services
- 79417000 - Safety consultancy services
- 79418000 - Procurement consultancy services
- 79419000 - Evaluation consultancy services
- 79420000 - Management-related services
- 79993000 - Building and facilities management services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

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.

### **II.2.14) Additional information**

The initial consideration is that the commercial solution will be established for 36 months, with the option to extend for a further 12 months at the discretion of CCS. However the final position will be agreed following market engagement.

Bidders can bid for one or more lots, however bidders cannot bid as a single legal entity and as a consortium member in the same lot.

## **II.3) Estimated date of publication of contract notice**

31 October 2024

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## **Section IV. Procedure**

### **IV.1) Description**

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

The procurement is covered by the Government Procurement Agreement: Yes

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## Section VI. Complementary information

### VI.3) Additional information

Crown Commercial Service invites suggestions and feedback on the proposed structure of the commercial solution, service lines or processes detailed in the Lots from the market including potential buyers, industry experts, specialists and suppliers. CCS will be engaging with Suppliers over the coming months.

To participate in market engagement please email [ems@crowncommercial.gov.uk](mailto:ems@crowncommercial.gov.uk) with any suggestions and/or feedback in your email, along with the following details:

1. Organisation name
2. Contact name
3. Job title of contact (including responsibility within your organisation)
4. Contact phone number
5. Contact email
6. Organisation website link

Crown Commercial Service (CCS) will use an eSourcing system for this competition and reserves the right to use an electronic auction. The eSourcing system we will use is <https://crowncommercialservice.bravosolution.co.uk>.

Please see the below web page which is currently found under the Upcoming Deals section of the CCS website:

<https://www.crowncommercial.gov.uk/agreements/RM6343>

A Future Opportunity on contract finder can be found here:

<https://www.contractsfinder.service.gov.uk/Notice/7f297158-6975-456d-8573-047e98c5986a>