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Planning

## **Provision of Worldwide Real Estate Surveying Services**

Foreign, Commonwealth and Development Office

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-054997

Procurement identifier (OCID): ocds-h6vhtk-0595e3 ([view related notices](#))

Published 9 September 2025, 12:59pm

### **Scope**

### **Reference**

Estates-12739-2025

### **Description**

The Foreign, Commonwealth and Development Office (FCDO) has estate property around the world and operates in over 280 different locations. The estate comprises Embassies & High Commissions (anything from a stand-alone, freehold building on a secure compound, to a fitted-out leased office in a multi-occupied, high-rise building), visa offices, residences for Heads of Post and residential buildings for diplomats. Additionally, there are individual "legacy"

properties such as churches, cemeteries, etc.

The FCDO's role in the management of its global Estate is similar to an investor/developer/landlord in that:

- it owns, leases, occupies and manages the Estate
- it sells surplus and non-performing assets to maximise the returns from the Estate

FCDO requires Service Providers to act on its behalf in the provision of Real Estate Surveying Services to support the management of the Global Estate. A broad range of professional services are required to support the surveying team in managing the FCDO estate and any estate related issues that may occur.

Top level service requirements include but are not limited to:

- Services, advice and due diligence relating to the viability of freehold, leasehold, licenced property and land, with the management, negotiation and transaction of the acquisition itself
- Services and advice on the disposal of land or property, as well as the undertaking and managing the marketing and disposal of the property
- Services, advice on rent related issues including rent reviews, rental values and rental payments, including undertaking and negotiation of rental agreements
- Services and advice on dealing with surrender, expiry or renewal

of a lease, including undertaking and managing negotiations on dilapidations, lease terms and exit timing/strategy

- Services and advice in respect of issues relating to rates, land and property taxes and charges, including negotiation or through professional support/ representation at local land tribunals
- Valuations and appraisal advisory services
- Country specific town planning advice and guidance
- Legal advisory and Counsel Services
- One-off reports from on site or desktop studies, surveys and audits
- Strategic advice to develop regional, country and estate and asset management plans

Optional services which may be required under the contract include:

- Property, Facilities, Estate and Financial Process Management Services
- Project Management Services

The intention is that this requirement will be split into lots based on Geographic region:

Lot 1 - Africa

Lot 2 - Asia Pacification and South Asia

Lot 3 - Europe (including UK), Easter Europe and Central Asia

Lot 4 - Middle East and North Africa

## Lot 5 - Americas

Each lot will be awarded as a separate contract. For each geographic region a Service provider is appointed to, it is expected that either the Service Provider or appointed subcontractors will be able to deliver services within the region.

It is anticipated that the form of contract shall be FCDO Terms and Conditions. The FCDO however are seeking feedback on appropriate standard forms of contract used within the market to provide these services.

### **Total value (estimated)**

- £7,000,000 excluding VAT
- £7,000,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 31 January 2026 to 30 January 2031
- Possible extension to 30 January 2033
- 7 years

### **Main procurement category**

Services

## CPV classifications

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

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## Engagement

### Engagement deadline

1 October 2025

### Engagement process description

The FCDO intend to engage the market in relation to this project as part of preliminary market engagement activity in accordance with Section 16 of the Procurement Act 2023. FCDO is seeking feedback from the market on our procurement approach and wish to understand capacity and interest to provide Worldwide Real Estate Surveying Services to the FCDO.

This preliminary market engagement notice is intended to:

1. Engage with and inform the market of the FCDO's requirements, enabling potential service providers to better understand the scope of the requirement and the approach to the procurement process; and
2. Provide detail of the upcoming preliminary market engagement event which will be held in either online or in-person at the FCDO, King Charles Street, London on 30th September 2025.

Service Providers interested in this procurement and wishing to attend the preliminary market engagement event should register their interest and provide feedback via the preliminary market questionnaire (PMQ) found here: <https://forms.office.com/e/Rcx1JxN420> . You are also requested to provide confirmation and receipt of submittal to [commercial.esndcategories@fcdo.gov.uk](mailto:commercial.esndcategories@fcdo.gov.uk). In order to register for the event, please complete your PMQ by 14:00 BST 25th September 2025.

Please note that there is a maximum of two attendees per organisation.

Following the market engagement event, FCDO may issue a questionnaire and or offer follow up 1-2-1 engagement sessions with relevant service providers who are interested in the requirement and or have useful market information to share.

The FCDO will consider the feedback received to help inform its procurement approach and further decision making. For the avoidance of doubt, this market approach is not part of a formal procurement process, and the FCDO is not committing, at this stage, to carrying out such a process. The FCDO reserves the right to change the process at any stage and to undertake this procurement using alternative routes. FCDO may withdraw from this market consultation process and any subsequent tendering process at any point and will not be liable for any costs incurred by an organisation participating in this EOI or further competition, including if the process is amended, cancelled or withdrawn.

Participation or non-participation in this market engagement exercise shall not prevent any supplier participating in a potential future procurement, nor is it intended that any information supplied as part of this exercise shall place any supplier at an advantage in a potential procurement process. No formal assessment of capability or down selection of bidders will be carried out in relation to any responses received as a result of this.

The requirement will be procured via the FCDOs e-procurement portal: <https://fcdo.bravosolution.co.uk>. Suppliers, not currently registered on the portal, who are interested in being considered for this opportunity must self-register on the site in order to participate - registration is free and instantaneous.

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## **Participation**

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

## **Publication date of tender notice (estimated)**

31 October 2025

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## **Contracting authority**

### **Foreign, Commonwealth and Development Office**

- Public Procurement Organisation Number: PXRR-8771-PHVX

King Charles Street

London

SW1A 2AH

United Kingdom

Email: [commercial.smi@fcdo.gov.uk](mailto:commercial.smi@fcdo.gov.uk)

Website:

<https://www.gov.uk/government/organisations/foreign-commonwealth-development-office>

Region: UKI32 - Westminster

Organisation type: Public authority - central government