

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/066637-2025>

Tender

Estate Management Services

Essex County Council

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

Notice identifier: 2025/S 000-066637

Procurement identifier (OCID): ocds-h6vhtk-051952 ([view related notices](#))

Published 20 October 2025, 11:31am

Scope

Reference

E002PA

Description

Essex County Council ('the Authority') is seeking to procure Estate Management Services for its portfolio including but not limited to the following:

Core services:

- Estate Management (landlord & tenant matters; leases, rent reviews);
- Asset Valuations (for accounting); rent and rates management (handling payments and income);
- Data recording and management;
- Vacant building management

Call-off services

- Acquisitions and disposals; taking of new interests; valuations;
- Dilapidation assessments;
- CPO and compensation assessments;
- Planning and development advice;
- Planning applications and;
- Business rates appeals

The geographical scope of this procurement is Greater Essex.

The Term of the Contract will be 4 years with the option to extend for up to 4 years.

Total value (estimated)

- £10,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 October 2026 to 30 September 2030
- Possible extension to 30 September 2034
- 8 years

Description of possible extension:

The contract has extension provisions for up to 4 years. This could either be a 4 year extension or multiple extensions up to a total of 4 years.

Options

The right to additional purchases while the contract is valid.

The contract includes the ability to call off additional property related services these could be the call off services as defined in the contract or miscellaneous property related services.

Main procurement category

Services

CPV classifications

- 70000000 - Real estate services

Contract locations

- UKJ - South East (England)

Justification for not using lots

A single provider allows ECC to run a smaller client team providing a greater level of internal efficiency. Volumes among some lots would have been too low to be attractive to the market and not generate best value.

Submission

Enquiry deadline

28 November 2025, 5:00pm

Submission type

Tenders

Tender submission deadline

19 December 2025, 12:00pm

Submission address and any special instructions

<https://procontract.due-north.com/Login>

The Tender name is ECC E002PA Estate Management Services and the reference is DN790965

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

6 April 2026

Award criteria

Name	Type	Weighting
Commercial	Cost	50%
Technical Quality	Quality	50%

Other information

Description of risks to contract performance

It is anticipated that during the life of this Contract the Local Government Reform process will commence and progress potentially impacting this Contract. Impacts may include but are not limited to, modifications such as a transfer of the legal entity you currently contract with, significant increases and decreases in the value/ volume of services required due the change in size/ scope if the Contracting Authority, and/ or changes to the scope of the nature of the services required. Although any Contract scope changes should broadly relate to the nature of the existing scope, new Services of a related nature may be required that were not previously included.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

PSQ and ITT

This competitive flexible procedure will be a 1 stage procedure with the PSQ and ITT being published at the same time and having the same submission date.

PSQ

The Procurement Selection Questionnaire will assess if Bidders have satisfied the Authority that they have the technical, financial and legal competency, capacity and ability to deliver the requirement set out in Schedule 1. Part 1 Services Specification.

Exclusion: Suppliers failing to meet minimum standards or mandatory criteria may be excluded

ITT

Suppliers will be invited to submit tenders based on the requirements in Schedule 1 Part 1 Services specification and evaluation criteria.

Tenders will be assessed against the published criteria and ranked based on their weighted scores. This stage will include an assessed presentation as part of the evaluation criteria.

Exclusion: Suppliers failing to meet minimum standards or mandatory criteria may be excluded.

Supplier Selection & Contract Award

The contract will be awarded to the supplier offering the most advantageous tender. The award will follow standard procedures including standstill and publication.

The Authority will reserve the right to conduct negotiation followed by a best and final offer stage if it is deemed necessary . The Authority reserves the right to refine evaluation criteria through the procurement process.

Bidder events

To support supplier understanding and readiness, a bidder engagement event is planned:

Bidders Days - 20th and 21st November 2025

A virtual Town Hall session will be held via Microsoft Teams. This event will provide an overview of the procurement scope, procedure, and allow suppliers to ask questions followed on the next day by Site Visits.

Contracting authority

Essex County Council

- Public Procurement Organisation Number: PWVM-4844-NRQH

County Hall, Market Road

Chelmsford

CM1 1QH

United Kingdom

Email: callum.brooks@essex.gov.uk

Region: UKH36 - Heart of Essex

Organisation type: Public authority - sub-central government