

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/066850-2025>

Award

Estate Management Services 2

Crown Commercial Service

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-066850

Procurement identifier (OCID): ocds-h6vhtk-04f9e2 ([view related notices](#))

Published 20 October 2025, 4:38pm

Scope

Reference

RM6343

Description

Following the notification by CCS to bidders via the eSourcing Portal on 22/10/2025 and 24/10/25 of their decision to pause Standstill, the new Standstill period is as follows:

Award decision date - 10th November 2025

- Date assessment summaries were sent to tenderers - 10th November 2025
- Standstill period -10th November to 19th November 2025 (8 working days)
- Earliest date the contract will be signed - 20th November 2025
- Contract dates (estimated) 20th November 2025 - 19th November 2029 (4 years)

Due to technical issues with the Central Digital Platform CCS have been unable to issue a

new or replacement notice and are therefore providing the new dates of Standstill in this notice.

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.

We have used the dummy supplier data for each contract within the contract awarded supplier sections and the unsuccessful suppliers in tenders section within this notice. The link to the full list of suppliers which has been published on CCS website is detailed in awarded supplier and unsuccessful supplier website field within this notice.

Commercial tool

Establishes a framework

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 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 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 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 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 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 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 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 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 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 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.

Contract 1. Lot 1 - Total Estate Management

Lots

Lot 1. Total Estate Management

Supplier

- Withheld Section94 Supplier

Contract value

- £260,000,000 excluding VAT
- £312,000,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

20 October 2025

Date assessment summaries were sent to tenderers

20 October 2025

Standstill period

- End: 29 October 2025
- 8 working days

Earliest date the contract will be signed

30 October 2025

Contract dates (estimated)

- 30 October 2025 to 29 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

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

Contract 2. Lot 2. Estate (Property) Management

Lots

Lot 2. Estate (Property) Management

Supplier

- Withheld Section94 Supplier

Contract value

- £26,000,000 excluding VAT
- £31,200,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

20 October 2025

Date assessment summaries were sent to tenderers

20 October 2025

Standstill period

- End: 29 October 2025
- 8 working days

Earliest date the contract will be signed

30 October 2025

Contract dates (estimated)

- 30 October 2025 to 29 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

Contract locations

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

Contract 3. Lot 3. Agency and Lease Management

Lots

Lot 3. Agency and Lease Management

Supplier

- Withheld Section94 Supplier

Contract value

- £19,500,000 excluding VAT
- £23,400,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

20 October 2025

Date assessment summaries were sent to tenderers

20 October 2025

Standstill period

- End: 29 October 2025
- 8 working days

Earliest date the contract will be signed

30 October 2025

Contract dates (estimated)

- 30 October 2025 to 29 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

Contract locations

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

Contract 4. Lot 4. Surveying and Strategic Advice

Lots

Lot 4. Surveying and Strategic Advice

Supplier

- Withheld Section94 Supplier

Contract value

- £78,000,000 excluding VAT
- £93,600,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

20 October 2025

Date assessment summaries were sent to tenderers

20 October 2025

Standstill period

- End: 29 October 2025
- 8 working days

Earliest date the contract will be signed

30 October 2025

Contract dates (estimated)

- 30 October 2025 to 29 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

Contract locations

- UK - United Kingdom
- GG - Guernsey

- IM - Isle of Man
- JE - Jersey

Contract 5. Lot 5 .Valuation and Compulsory Purchase Orders

Lots

Lot 5. Valuation and Compulsory Purchase Orders

Supplier

- Withheld Section94 Supplier

Contract value

- £32,500,000 excluding VAT
- £39,000,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

20 October 2025

Date assessment summaries were sent to tenderers

20 October 2025

Standstill period

- End: 29 October 2025
- 8 working days

Earliest date the contract will be signed

30 October 2025

Contract dates (estimated)

- 30 October 2025 to 29 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

Contract locations

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

Contract 6. Lot 6. Business Rating Services

Lots

Lot 6. Business Rating Services

Supplier

- Withheld Section94 Supplier

Contract value

- £9,750,000 excluding VAT
- £11,700,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

20 October 2025

Date assessment summaries were sent to tenderers

20 October 2025

Standstill period

- End: 29 October 2025
- 8 working days

Earliest date the contract will be signed

30 October 2025

Contract dates (estimated)

- 30 October 2025 to 29 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

Contract locations

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

Contract 7. Lot 7. Workplace Services Performance Partner

Lots

Lot 7. Workplace Services Performance Partner

Supplier

- Withheld Section94 Supplier

Contract value

- £65,000,000 excluding VAT

- £78,000,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

20 October 2025

Date assessment summaries were sent to tenderers

20 October 2025

Standstill period

- End: 29 October 2025
- 8 working days

Earliest date the contract will be signed

30 October 2025

Contract dates (estimated)

- 30 October 2025 to 29 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

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

Contract 8. Lot 8a. PFI Technical and Strategic Advice Services

Lots

Lot 8a. PFI Technical and Strategic Advice Services

Supplier

- Withheld Section94 Supplier

Contract value

- £97,500,000 excluding VAT
- £117,000,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

20 October 2025

Date assessment summaries were sent to tenderers

20 October 2025

Standstill period

- End: 29 October 2025
- 8 working days

Earliest date the contract will be signed

30 October 2025

Contract dates (estimated)

- 30 October 2025 to 29 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

Contract locations

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

Contract 9. Lot 8b. PFI Surveying Services

Lots

Lot 8b. PFI Surveying Services

Supplier

- Withheld Section94 Supplier

Contract value

- £32,500,000 excluding VAT
- £39,000,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

20 October 2025

Date assessment summaries were sent to tenderers

20 October 2025

Standstill period

- End: 29 October 2025
- 8 working days

Earliest date the contract will be signed

30 October 2025

Contract dates (estimated)

- 30 October 2025 to 29 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

Contract locations

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

Contract 10. Lot 8c. PFI Fire Safety and Audit

Lots

Lot 8c. PFI Fire Safety and Audit

Supplier

- Withheld Section94 Supplier

Contract value

- £9,750,000 excluding VAT
- £11,700,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

20 October 2025

Date assessment summaries were sent to tenderers

20 October 2025

Standstill period

- End: 29 October 2025
- 8 working days

Earliest date the contract will be signed

30 October 2025

Contract dates (estimated)

- 30 October 2025 to 29 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

Contract locations

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

Contract 11. Lot 8d. PFI Specialist Commercial and Financial Advice

Lots

Lot 8d. PFI Specialist Commercial and Financial Advice

Supplier

- Withheld Section94 Supplier

Contract value

- £19,500,000 excluding VAT
- £23,400,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

20 October 2025

Date assessment summaries were sent to tenderers

20 October 2025

Standstill period

- End: 29 October 2025
- 8 working days

Earliest date the contract will be signed

30 October 2025

Contract dates (estimated)

- 30 October 2025 to 29 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

Contract locations

- UK - United Kingdom
- GG - Guernsey

- IM - Isle of Man
- JE - Jersey

Information about tenders

Lot 1. Total Estate Management

- 25 tenders received
- 1 tender assessed in the final stage:
 - 0 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 0 suppliers unsuccessful (details included for contracts over £5 million)

Lot 2. Estate (Property) Management

- 38 tenders received
- 2 tenders assessed in the final stage:
 - 0 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 1 supplier unsuccessful (details included for contracts over £5 million)

Unsuccessful suppliers

- [Withheld Section94 supplier - 2nd profile](#)

Lot 3. Agency and Lease Management

- 40 tenders received
- 1 tender assessed in the final stage:
 - 0 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 0 suppliers unsuccessful (details included for contracts over £5 million)

Lot 4. Surveying and Strategic Advice

- 62 tenders received
- 2 tenders assessed in the final stage:
 - 0 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 1 supplier unsuccessful (details included for contracts over £5 million)

Unsuccessful suppliers

- [Withheld Section94 supplier - 2nd profile](#)

Lot 5. Valuation and Compulsory Purchase Orders

- 34 tenders received
- 1 tender assessed in the final stage:

- 0 submitted by small and medium-sized enterprises (SME)
- 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 0 suppliers unsuccessful (details included for contracts over £5 million)

Lot 6. Business Rating Services

- 22 tenders received
- 1 tender assessed in the final stage:
 - 0 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 0 suppliers unsuccessful (details included for contracts over £5 million)

Lot 7. Workplace Services Performance Partner

- 12 tenders received
- 1 tender assessed in the final stage:
 - 0 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 0 suppliers unsuccessful (details included for contracts over £5 million)

Lot 8a. PFI Technical and Strategic Advice Services

- 51 tenders received

- 2 tenders assessed in the final stage:
 - 0 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 1 supplier unsuccessful (details included for contracts over £5 million)

Unsuccessful suppliers

- [Withheld Section94 supplier - 2nd profile](#)

Lot 8b. PFI Surveying Services

- 34 tenders received
- 2 tenders assessed in the final stage:
 - 0 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 1 supplier unsuccessful (details included for contracts over £5 million)

Unsuccessful suppliers

- [Withheld Section94 supplier - 2nd profile](#)

Lot 8c. PFI Fire Safety and Audit

- 16 tenders received
- 1 tender assessed in the final stage:
 - 0 submitted by small and medium-sized enterprises (SME)

- 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 0 suppliers unsuccessful (details included for contracts over £5 million)

Lot 8d. PFI Specialist Commercial and Financial Advice

- 32 tenders received
- 2 tenders assessed in the final stage:
 - 0 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 1 supplier unsuccessful (details included for contracts over £5 million)

Unsuccessful suppliers

- [Withheld Section94 supplier - 2nd profile](#)

Procedure

Procedure type

Open procedure

Suppliers

Withheld Section94 Supplier

- Public Procurement Organisation Number: PBXY-3232-WNHZ

Withheld address line 1

Withheld Town

SW1A 2AS

United Kingdom

Email: withheldemail@noreply.com

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

Region: UKI32 - Westminster

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Lot 1 - Total Estate Management

Contract 2. Lot 2. Estate (Property) Management

Contract 3. Lot 3. Agency and Lease Management

Contract 4. Lot 4. Surveying and Strategic Advice

Contract 5. Lot 5 .Valuation and Compulsory Purchase Orders

Contract 6. Lot 6. Business Rating Services

Contract 7. Lot 7. Workplace Services Performance Partner

Contract 8. Lot 8a. PFI Technical and Strategic Advice Services

Contract 9. Lot 8b. PFI Surveying Services

Contract 10. Lot 8c. PFI Fire Safety and Audit

Contract 11. Lot 8d. PFI Specialist Commercial and Financial Advice

Withheld Section94 supplier - 2nd profile

- Public Procurement Organisation Number: PGYY-2165-QXNQ

Withheld address

Withheld Town

SW1A 2AS

United Kingdom

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

Region: UKI32 - Westminster

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

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