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Tender

Framework for the provision of investment advisory services for real estate investment activity within The Crown Estate's Urban and Windsor & Rural businesses.

The Crown Estate

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

Notice identifier: 2025/S 000-072314

Procurement identifier (OCID): ocds-h6vhtk-05dd71

Published 10 November 2025, 11:18am

Scope

Description

The Crown Estate is seeking to appoint investment advisors to a framework for investment advisory services. The successful tenderers will provide support to The Crown Estate's Investment team. The focus of this tender is for real estate investment activity within The Crown Estate's Urban and Windsor & Rural businesses.

Commercial tool

Establishes a framework

Total value (estimated)

- £4,950,000 excluding VAT

- £5,940,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 March 2026 to 28 February 2030
- 4 years

Main procurement category

Services

CPV classifications

- 66000000 - Financial and insurance services

Contract locations

- UK - United Kingdom
-

Lot 1. General

Description

Please see Appendix A - Scope of Services

Lot value (estimated)

- £1,000,000 excluding VAT
- £1,200,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 2. Retail & Leisure

Description

For lot 2, please see Appendix A - Scope of Services

Lot value (estimated)

- £750,000 excluding VAT
- £900,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 3. Residential

Description

For lot 3, please see Appendix A - Scope of Services

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 4. Science & Innovation

Description

For lot 4, please see Appendix A - Scope of Services

Lot value (estimated)

- £1,000,000 excluding VAT
- £1,200,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 5. Rural

Description

For lot 5, please see Appendix A - Scope of Services

Lot value (estimated)

- £750,000 excluding VAT
- £900,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 6. Strategic and Development Land

Description

For lot 6, please see Appendix A - Scope of Services

Lot value (estimated)

- £250,000 excluding VAT
- £300,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 7. Natural Capital Markets

Description

For lot 7, please see Appendix A - Scope of Services

Lot value (estimated)

- £200,000 excluding VAT
- £240,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 8. Corporate Advisory and Partnership Structuring

Description

For the services which may be called off under lot 8, please see Appendix A - Scope of Services

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations 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

0%

Framework operation description

Contracts called off under the framework will be either via further competition or direct award

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot 1. General

Lot 2. Retail & Leisure

Lot 3. Residential

Lot 4. Science & Innovation

Lot 5. Rural

Lot 6. Strategic and Development Land

Lot 7. Natural Capital Markets

Lot 8. Corporate Advisory and Partnership Structuring

Small and medium-sized enterprises (SME)

Submission

Tender submission deadline

12 December 2025, 12:00pm

Submission address and any special instructions

<https://secure.sourcedogg.com/profile/676e86f0-50b5-4563-b7b6-529dcfeb28b7/requests/73135>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 February 2026

Award criteria

Name	Type	Weighting
Quality	Quality	75%
Price	Price	25%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://secure.sourcedogg.com/profile/676e86f0-50b5-4563-b7b6-529dcfeb28b7/requests/73135>

Technical specifications to be met

<https://secure.sourcedogg.com/profile/676e86f0-50b5-4563-b7b6-529dcfeb28b7/requests/73135>

Contracting authority

The Crown Estate

- Public Procurement Organisation Number: PYYN-4743-GYVQ

1 St James Market

London

SW1Y 4AH

United Kingdom

Email: tenders@thecrownestate.co.uk

Region: UKI32 - Westminster

Organisation type: Public authority - central government