



HOW THE CCS ESTATES MANAGEMENT SERVICES FRAMEWORK CAN WORK FOR YOU

## WHAT IS THE CCS FRAMEWORK?

The Crown Commercial Service (CCS) is the biggest public procurement organisation in the UK. It was established to use their commercial expertise to help buyers in central government and across the public and third sectors to purchase the goods and services required to operate efficiently.

CCS helps thousands of public and third sector buyers in the UK with billions of pounds of spending each year. They have a wide range of commercial agreements in place which assists organisations in buying what they need, when they need it, saving significant time and money in the public and third sectors.

The CCS's Estates Management Services Framework (RM6168) provides access to pre-approved suppliers of complete real estate services. In 2020/21, this agreement helped the public and third sectors to achieve commercial benefits of £2.04bn.

Providing value for money services, this agreement enables suppliers on the framework to work with public sector organisations to:



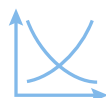
Reduce their property costs



Release value from property assets



Identify savings and opportunities to optimise income from land and buildings



Adopt innovative and lean process principles



Deliver social value that is relevant to your needs

Gerald Eve is a named as a supplier on six lots with covering the whole UK. The services under each lot are summarised in the table below.

Providing value for money services, this agreement enables suppliers on the framework to work with public sector organisations to:

| Lot 1: Total Estate Management  | Lot 2: Estate (Property) Management   | Lot 3: Agency and Lease Management   |
|---|---|--|
| <ul style="list-style-type: none"> <li>• Estate, asset and property management</li> <li>• Treasury services</li> <li>• Estate (property) management</li> <li>• Agency and lease management</li> <li>• Surveying and strategic advice</li> <li>• Valuation and Compulsory Purchase Orders</li> <li>• Business rating services</li> </ul> | <ul style="list-style-type: none"> <li>• Estate, asset and property management</li> <li>• Treasury services</li> <li>• Vacant property management</li> <li>• Moveable equipment asset management</li> <li>• Estate management support services</li> </ul> | <ul style="list-style-type: none"> <li>• Acquisition and letting of land and property</li> <li>• Pre-acquisition survey and technical due diligence</li> <li>• Acquisition feasibility studies</li> <li>• Rent reviews &amp; lease exit</li> <li>• Lease renewals &amp; re-gears</li> <li>• Disposal of land and property (all transaction structures)</li> <li>• Lease consents</li> <li>• Dilapidations</li> <li>• Wayleaves &amp; easements</li> <li>• Licences for alteration and landlords consent</li> <li>• Vertical real estate</li> <li>• Arbitration services</li> <li>• Building Information Modelling (BIM)</li> <li>• Government Soft Landings (GSL)</li> </ul> |

| Lot 4: Surveying and Strategic Advice  | Lot 5: Valuation and CPO Advice   | Lot 6: Business Rating Services   |
|--|---|---|
| <ul style="list-style-type: none"> <li>• Development strategy surveys and studies</li> <li>• Technology based surveys, studies, and strategy</li> <li>• Environmental surveys, studies, and strategy</li> <li>• Dilapidations surveys, studies and strategy</li> <li>• Estate surveys, studies and strategy</li> <li>• Procurement managed services</li> </ul> | <ul style="list-style-type: none"> <li>• Valuation</li> <li>• Compulsory Purchase Orders (CPO)</li> </ul> | <ul style="list-style-type: none"> <li>• General administration</li> <li>• Full payment management</li> <li>• Rating appeals</li> <li>• Rating relief</li> <li>• Rating audits</li> </ul> |

## CAN YOU USE THE CCS FRAMEWORK?

Yes. The CCS service is free to use for all public sector and third sector organisations.

To register as a buyer, all an organisation must do is complete a simple online registration process. Once complete, you will have access to the CCS's commercial expertise, extensive knowledge of product and service categories, and national buying power.

For more info on the framework please visit <https://www.crowncommercial.gov.uk/agreements/RM6168>

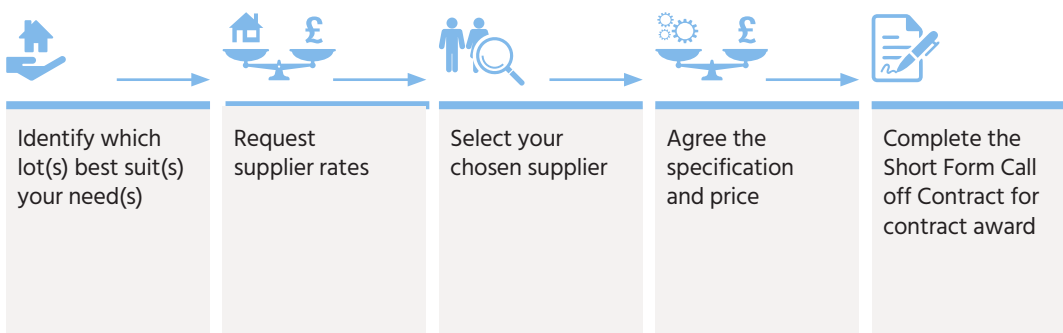
Once registered, you can then buy services through either the further competition or direct award routes.

### Further Competition



A further competition process can take around 4 to 6 weeks, depending on the size and scale of your need.

### Direct Award



A direct award process can be completed quickly in a very time efficient manner.

## HOW DOES THIS BENEFIT YOU?

Using the CCS Estate Management Services Framework has many benefits which are not available via other potential routes to market.



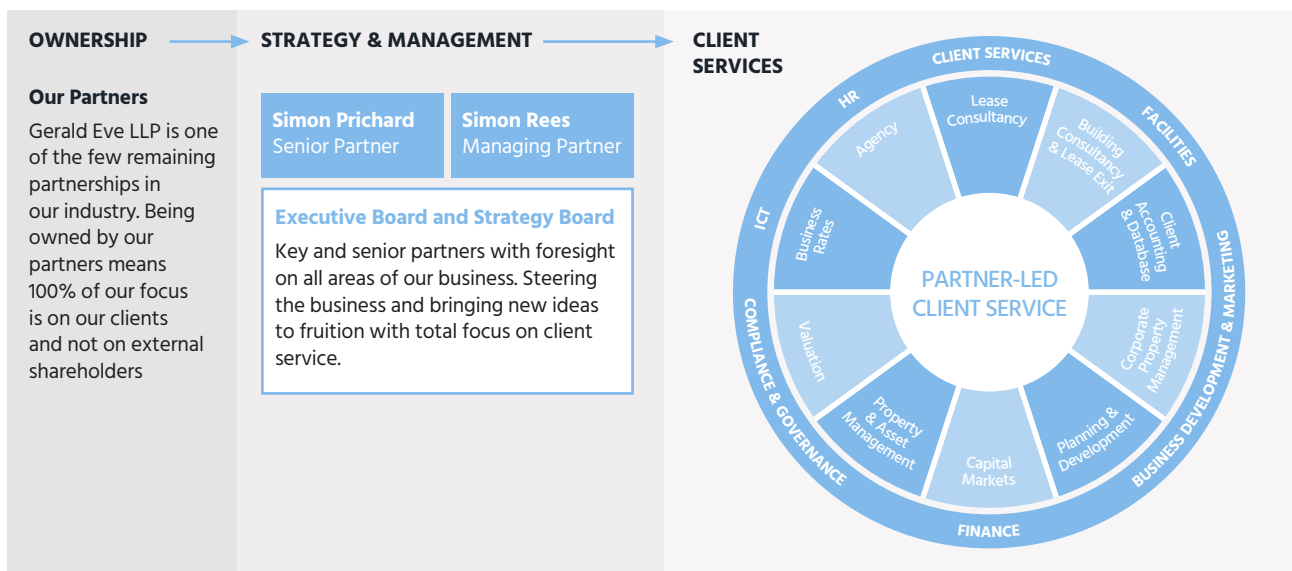
- **Free to use** – running a procurement can be expensive, using the CCS’s established, pre-approved framework is a cost-effective method of appointment a skilled professional advisor.
- **Quick and simple** – appointing an advisor through the CCS framework will reduce the amount of client time and resources required. For call-offs, clients can use the CCS suite of documents available on the CCS website.
- **Direct award** – a short form contract is available which allows you to quickly get on with making an appointment and getting your project started with no delay.
- **No direct award threshold** – you can appoint your team of advisors for the duration of a project without any need to tender instructions in stages, saving you time and resources.
- **Quality** – all providers are Royal Institution of Chartered Surveyors (RICS) accredited supplier who have demonstrated capacity, capability, and expertise in each of the lots.
- **Value** – lots are priced by services provided, and subject to tendered agreed maximum rates ensuring you have certainty on costs allowing you to plan ahead effectively.

# WHY GERALD EVE?

## Corporate Overview

Gerald Eve is a national firm Chartered Surveyors, Town Planners and property consultants with a network of nine offices in key locations across the country.

The firm was established in 1930 and became a Limited Liability Partnership in 2008. Whilst we retain the values established by Charles Gerald Eve, we now operate a very modern Private Independent Partnership which is commercially astute, respected, and friendly. Being completely independent means that all our focus is on our clients.



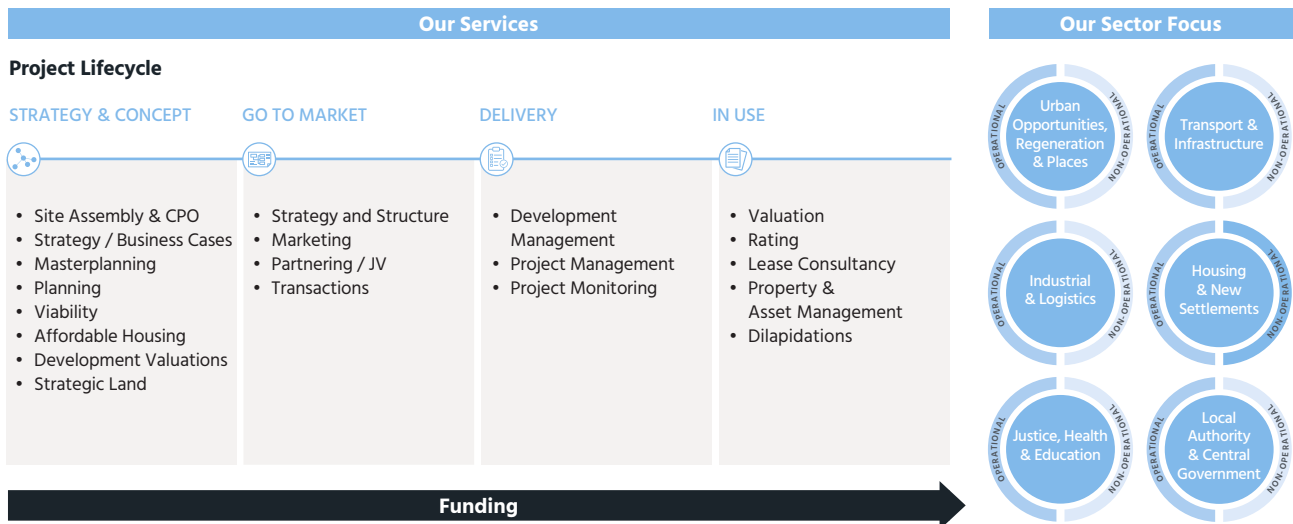
# GOVERNMENTS CONTRACTS TEAM

Our tailor-made Government Contracts Team provides independent, intelligent and relevant advice, based on detailed market knowledge and sector understanding, to all levels of the public sector.

Our specialist team has an unrivalled appreciation of both public sector property issues and, crucially, the private sector where many partners will be found. We have advised over 250 central and local Government organisations, giving us a breadth and depth of understanding of what is possible.

At Gerald Eve you will get a team that understands both the requirements of public bodies and the opportunities presented by engaging with the private sector. Let us help you harness the potential your organisation holds.

The team can provide a fully integrated, multi-disciplinary service, across all stages of the real estate project lifecycle as illustrated below.



## EXAMPLES OF RECENT INSTRUCTIONS

1. **Somerset West and Taunton Council**  
Rent Review advice  
Taunton

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2. **Arts Council England**  
Lease Renewal  
Leeds

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3. **University Hospitals of Leicester NHS Trust**  
Valuation  
Leicester

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4. **Adur District Council**  
Options Appraisal  
Southwick, Brighton

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5. **Queen Victoria Hospital  
NHS Foundation Trust**  
Valuation  
East Grinstead, West Sussex

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6. **High Speed Two (HS2) Ltd**  
Development Consultancy Advice  
Old Oak Common

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7. **Southend on Sea Borough Council**  
Business Rates Advice  
Southend

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8. **Transport for London**  
Planning application viability advice  
Southwark Station, London

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9. **West Dunbartonshire Council**  
Asset Valuation  
Clydebank, Scotland

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10. **NHS Orkney**  
Property consultancy and agency services  
Orkney, Kirkwall KW15, Scotland

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11. **Birmingham City Council**  
**Property acquisition services**  
Perry Barr, Birmingham

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12. **Edinburgh City Council**  
Business Rates Advice  
Edinburgh

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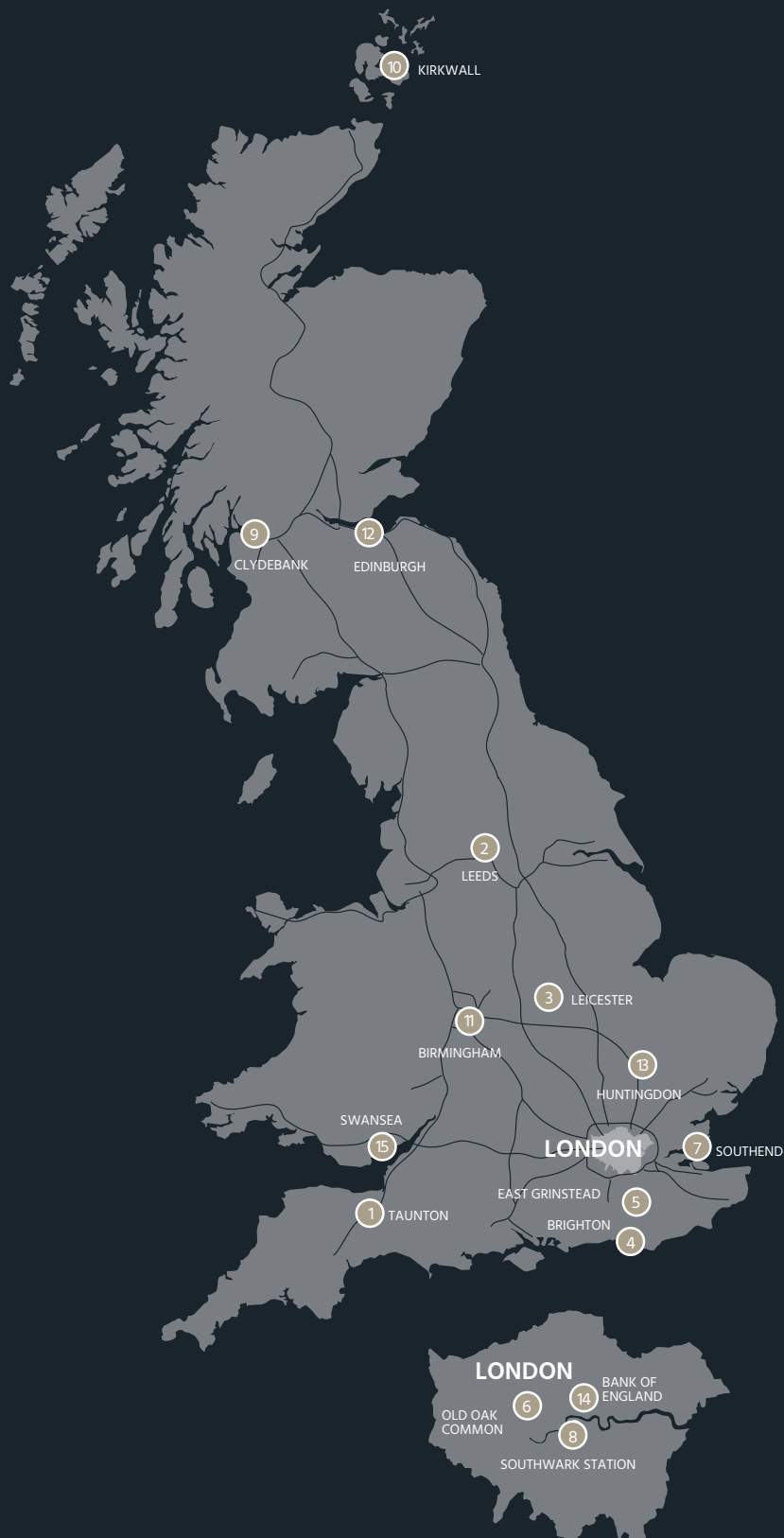
13. **Huntingdonshire District Council**  
Development Consultancy Advice  
Huntingdon

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14. **Bank of England**  
Property consultancy and disposal advice  
London

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15. **Driver and Vehicle Licensing Agency (DVLA)**  
Valuation  
Swansea







# CONTACT US

To discuss using the CCS Estates Management Services Framework for your project, please contact our contract lead.

## **Adam Pappini**

Tel. +44 (0)20 3486 3706  
Mobile +44 (0)7880 064140  
apappini@geraldeve.com

## **London (West End)**

One Fitzroy  
6 Mortimer Street  
London W1T 3JJ  
Tel. +44 (0)20 7493 3338

## **London (City)**

Bow Bells House  
1 Bread Street  
London EC4M 9BE  
Tel. +44 (0)20 7489 8900

## **Birmingham**

45 Church Street  
Birmingham B3 2RT  
Tel. +44 (0)121 616 4800

## **Cardiff**

32 Windsor Place  
Cardiff CF10 3BZ  
Tel. +44 (0)29 2038 8044

## **Glasgow**

6th Floor  
145 St. Vincent Street  
Glasgow G2 5JF  
Tel. +44 (0)141 221 6397

## **Leeds**

1 York Place  
Leeds LS1 2DR  
Tel. +44 (0)113 204 8419

## **Manchester**

No. 1 Marsden Street  
Manchester M2 1HW  
Tel. +44 (0)161 259 0450

## **Milton Keynes**

11 Exchange Square  
21 North Fourth Street  
Milton Keynes MK9 1HL  
Tel. +44 (0)1908 685950

## **West Malling**

35 Kings Hill Avenue  
West Malling  
Kent ME19 4DN  
Tel. +44 (0)1732 229420

Gerald Eve is a firm of chartered surveyors and property consultants based in the UK, operating from nine offices with over 600 professionals. As a Newmark company, we offer expansive reach through a global platform.

Gerald Eve provides independent, intelligent and relevant advice based on detailed market knowledge and sector understanding. Our expertise covers capital markets, corporate real estate advisory, asset management, tenant representation, landlord leasing, planning and development and building consultancy, property management, valuation and business rates services.

Whether you are a property owner, investor, occupier or developer, together we have the expertise and relationships to deliver the best property solutions for your business.

Gerald Eve joined Newmark Group, Inc. (Nasdaq: NMRK) ("Newmark") in 2023. A world leader in commercial real estate, Newmark's company-owned offices, together with its business partners, operate from approximately 180 offices with nearly 6,700 professionals around the world. Learn more about Newmark, our relationship and service offerings.