

# Bidders Day - Virtual Site Visits

E002PA Estate Management Services

21st November 2025



This Bidder Day session is provided to assist you with context only in completion of your tender submissions. We have taken great care to prepare slides and answer any questions in ways which are accurate. However, the aim of this session is to compliment and therefore not substitute any contents of the Tender pack as published on Pro-contract. It is the Bidder's responsibility to ensure full compliance with all requirements as outlined in the published documentation. Any reliance placed on the content of these sessions is done entirely at the Bidder's own risk.

# Virtual sites visits will cover-

- Examples of simple and complex “core sites” in use by ECC
- Simple and complex education sites
- Education and Highway land acquisitions
- Will highlight the core and call-off estate management services that may be required for each example

# Simple site - Great Baddow Library

- ECC freehold
- No tenants
- Treasury – business rates mgt
- Data – terrier records
- Inspections – encroachment prevention





# Complex site – Ely House, Basildon (1)

- ECC freehold
- Former secondary school site with large areas sold
- ECC hub office; Children's Services and Adult Education uses
- Long lease of part granted to Essex Police
- Contract lease of part granted to Early Years service provider



# Complex site – Ely House, Basildon (2)

- Treasury – business rates mgt; rent collection; service charge mgt
- L&T management
- Liaison with ECC's FM and Energy contractors
- Data – terrier records
- Inspections – encroachment
- PM – easements to UKPN
- Disposal of parts





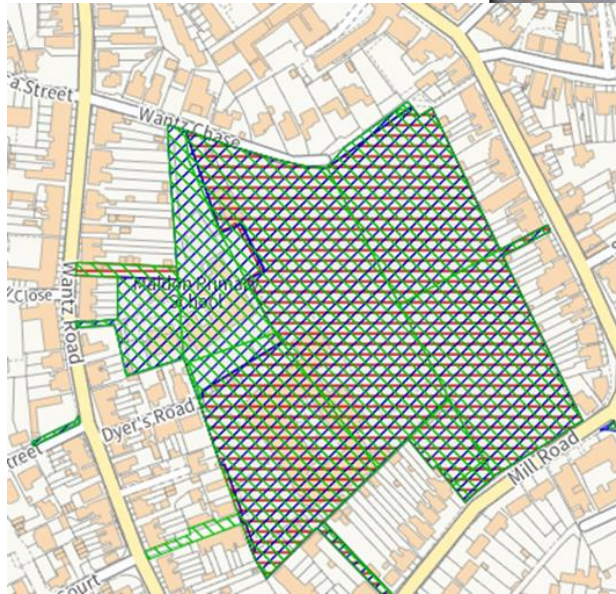
# Education site – Long Ridings Primary School

- ECC freehold
- Community school
- Nursery tenant in part
- Data – terrier records
- L&T – nursery tenant; rent review
- Inspections – encroachment
- Landlord's Consent process
- Business Rates challenge



## Education site – Plume Lower School, Maldon

- ECC freehold of part, subject to 125yr Academy lease (Maldon Primary School)
- Plume School – Foundation Academy
- Maldon Community Pre-school – within Plume site but ECC contracted EY provider
- .....
- L&T – Academy lease
- Data – terrier records





# Education land – Trinity School, Colchester

- Acquisition of freehold through s.106 Notice
- Check developer compliance with s.106 terms
- Confirmation of boundary, access, wayleaves etc
- Value confirmation
- Legal instruction to acquire
- Future disposal (Academy Lease)



# Highway land acquisition – Chelmsford NE bypass

- Land acquisition strategy advice to ECC (CPO / negotiation)
- Negotiated acquisition of land from landowners
- Arrangements for surveys
- Contractor access
- Data – terrier records





# County Hall

- ECC freehold. Acquired in many parcels.
- Multiple tenants, inc retail and contracted partners
- Rights granted to others
- Public, private and democratic spaces
- Treasury – business rates mgt; rent collection; service charge mgt
- Liaison with ECC's FM and Energy contractors
- Data – terrier records





# Shire Hall

ECC freehold – Grade II\* Listed Building

Former courthouse

Currently vacant – exempt from NDBR

Appraisal and planning advice

Currently in exclusivity period to a charitable trust to acquire by way of 125 year lease – outline HOT's for draft lease / AFL

High level of political interest



# Q&A

All Q&A's will be made available and distributed post event