

Обединено кралство-Единбург: Посреднически услуги по управление на земя

OJ S 120/2020 24/06/2020

Обявление за предварителна информация

Услуги

Правно основание:

Директива 2014/24/ЕС

Раздел I: Възлагащ орган

I.1. Наименование и адреси

Официално наименование: Crown Estate Scotland

Пощенски адрес: 6 Bell's Brae

Град: Edinburgh

код NUTS: UKM Scotland

Пощенски код: EH4 3BJ

Държава: Обединено кралство

Лице за контакт: Maurice McTeague — Procurement Manager

Електронна поща: maurice.mcteague@crownestatescotland.com

Телефон: +44 1314607657

Интернет адрес/и:

Основен адрес: <http://crownestatescotland.com/>

Адрес на профила на купувача: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444

I.3. Комуникация

Допълнителна информация може да бъде получена от Горепосоченото/ите място/места за контакт

I.4. Вид на възлагащия орган

Друг тип: Public Corporation

I.5. Основна дейност

Друга дейност: Property

Раздел II: Предмет

II.1. Обхват на обществената поръчка

II.1.1. Наименование

Provision of Property Management Services

Референтен номер: CES\2020\06-1

II.1.2. Основен CPV код

70332100 Посреднически услуги по управление на земя

II.1.3. Вид на поръчка

Услуги

II.1.4. Кратко описание

Crown Estate Scotland operates an outsourced business model for a significant part of its property management functions across its Rural, Coastal, Urban/Built Development, Minerals and Mines Royal and some of its Marine, Energy and Infrastructure activities. Currently there are a series of contracts in place with firms of Managing Agents (MA's) with specialist property management skills, capacity and experience which are due to end in March 2021. Crown Estate Scotland is looking for expressions of interest from parties capable of providing managing agent services.

II.1.5. Прогнозна обща стойност

Стойност, без да се включва ДДС: 10 500 000,00 GBP

II.1.6. Информация относно обособените позиции

Настоящата поръчка е разделена на обособени позиции: да възлагащият орган си запазва правото да възлага поръчки, комбиниращи следните обособени позиции или групи от обособени позиции:

The contracting authority will consider market input to determine appropriate lotting structure. This may include but is not restricted to the following:

- 1) whole rural and coastal service nationwide (rural, coastal, salmon fishing rights, minerals and mines royal),
- 2) full coastal service — nationwide,
- 3) full rural service nationwide (including salmon fishing rights, minerals and mines royal),
- 4) rural service — North (excluding salmon fishing rights but including minerals and mines royal),
- 5) rural service — South (excluding salmon fishing rights but including minerals and mines royal),
- 6) full minerals and mines royal service — nationwide,
- 7) full salmon fishing rights service — nationwide,
- 8) urban service.

II.2. Описание

II.2.1. Наименование

Provision of Property Management Services

Обособена позиция №: 1

II.2.2. Допълнителни CPV кодове

70000000 Услуги, свързани с недвижими имоти, 70100000 Услуги по подготовка за продажба, по покупка и продажба на собствени недвижими имоти, 70110000 Услуги по подготовка за продажба на недвижими имоти, 70111000 Услуги по подготовка за продажба на жилищни сгради, 70112000 Услуги по подготовка за продажба на нежилищни сгради, 70120000 Услуги по покупка и продажба на собствени недвижими имоти, 70121000 Услуги по покупка и продажба на собствени жилищни сгради, 70121100 Услуги по продажба на собствени жилищни сгради, 70121200 Услуги по покупка на собствени жилищни сгради, 70122000 Услуги по покупка и продажба на собствена земя, 70122100 Услуги по продажба на собствена земя, 70122110 Услуги по продажба на собствени поземлени имоти, 70122200 Услуги по покупка на собствена земя, 70122210 Услуги по покупка на собствени поземлени имоти, 70123000 Продажба на недвижими имоти, 70123100 Продажба на жилищни сгради и земя, 70123200 Продажба на нежилищни сгради и земя, 70130000 Услуги по даване под наем на собствени недвижими имоти, 70200000 Услуги по даване под наем на собствени жилищни и нежилищни имоти, 70210000 Услуги по даване под наем на собствени жилищни имоти, 70220000 Услуги по даване под наем на нежилищни имоти, 70300000 Посреднически

услуги на агенции за недвижими имоти, 70310000 Посреднически услуги по операции със сгради, 70311000 Посреднически услуги по операции с жилищни сгради, 70320000 Посреднически услуги по операции със земя, 70321000 Посреднически услуги по даване под наем на земя, 70322000 Посреднически услуги по операции с поземлени имоти, 70330000 Посреднически услуги по управление на недвижими имоти, 70331000 Посреднически услуги по управление на жилищни имоти, 70332000 Посреднически услуги по управление на нежилищни имоти, 70332100 Посреднически услуги по управление на земя, 70332200 Посреднически услуги по управление на търговски сгради, 70332300 Посреднически услуги по управление на промишлени сгради, 70333000 Посреднически услуги по управление на жилища, 77000000 Услуги, свързани със селското и горското стопанство, овощарството, аквакултурите и пчеларството, 77100000 Услуги, свързани със селското стопанство, 77110000 Растениевъдни услуги, 77231000 Услуги по управление на горите, 77700000 Риботовни услуги, 14523000 Минерали, свързани с тях благородни метали и продукти, 14523100 Минерали

II.2.3. Място на изпълнение

код NUTS: UKM Scotland

Основно място на изпълнение: Various sites across Scotland, please refer to the further information provided.

II.2.4. Описание на обществената поръчка

Crown Estate Scotland operates an outsourced business model for a significant part of its property management functions across its rural, coastal, urban/built development, minerals and mines royal and some of its marine, energy and infrastructure activities. Currently there a series of contracts in place with firms of managing agents (MA's) with specialist property management skills, capacity and experience.

The delivery of Crown Estate Scotland's obligations in respect of property management across the property assets involves a high degree of complex operational management of lease agreements, financial management, adherence to regulatory provisions and standards, management of relationships, health and safety compliance and delivery of various services to meet all landlord obligations and the expectations of tenants and other stakeholders.

Crown Estate Scotland is looking for expressions of interest from parties capable of providing managing agent services for our geographically wide, varied portfolio of land and properties. Innovation would be welcomed, particularly supporting the progressive nature of Crown Estate Scotland.

Current contracts expire in March 2021 and re-tendering needs to be completed and implemented prior to this date. Allowing for an appropriate transition to any new arrangements is a key consideration to ensure all property management functions and services are maintained.

It is proposed to offer 3-year term with an option to extend for a longer term (e.g. 3 + 2 + 2 years) reflecting the work involved in tendering and bidding and the upfront costs of any new contract. This would help with long term planning and resourcing.

Please respond directly to maurice.mcteague@crownestatescotland.com

II.2.14. Допълнителна информация

Initial expressions of interest should be noted through this PCS Portal.

Interested providers will be invited to respond to a questionnaire included as an additional document which will be used to contribute to the development of the lot and fee structure and revised statements of requirement and the development of the contract strategy for this procurement.

II.2. Описание

II.2.1. Наименование

Provision of Property Management Services (Final Lots Still to be Advised)
Обособена позиция №: 2

II.2.2. Допълнителни CPV кодове

70000000 Услуги, свързани с недвижими имоти, 70100000 Услуги по подготовка за продажба, по покупка и продажба на собствени недвижими имоти

II.2.3. Място на изпълнение

код NUTS: UKM Scotland

Основно място на изпълнение: Various sites across SCOTLAND, please refer to additional information.

II.2.4. Описание на обществената поръчка

See description in lot 1.

II.2.14. Допълнителна информация

See lot 1.

II.3. Прогнозна дата за публикуване на обявление за поръчка

27/07/2020

Раздел IV: Процедура

IV.1. Описание

IV.1.8. Информация относно Споразумението за държавни поръчки (GPA)

Обществената поръчка попада в обхвата на Споразумението за държавни поръчки (GPA): да

Раздел VI: Допълнителна информация

VI.3. Допълнителна информация

Crown Estate Scotland is tasked with managing land and property on behalf of Scottish Ministers.

Crown Estate Scotland works with tenants, partners and other stakeholders to ensure that the assets are enjoyed and developed sustainably to deliver benefits to Scotland and its communities. We return all revenue profit to Scottish Government.

Crown Estate Scotland's commercial remit allows us to take a long-term view, informing our investment strategy and interest in development. It is therefore in our interest to commission targeted research to inform and, where appropriate, facilitate future development on land under Crown Estate Scotland management.

Crown Estate Scotland, a public corporation, was established by Scottish Ministers in early 2017 to manage assets which were, until then, part of a wider UK portfolio of land and property managed by The Crown Estate.

Crown Estate Scotland's role is to enhance the capital value of the property in our charge, with net revenue profits flowing to the Scottish Consolidated Fund.

Crown Estate Scotland's purpose is to invest in property, natural resources and people to generate lasting value for Scotland.

Crown Estate Scotland is responsible for a geographically wide, varied portfolio:

- 37 000 hectares of rural land with agricultural tenancies, residential and commercial properties and forestry on four rural estates (Glenlivet, Fochabers, Applegirth and Whitehill);
- salmon fishing rights on many Scottish rivers;
- just under half the foreshore, including 5 800 moorings and some ports and harbours;
- leasing of virtually all seabed out to 12 nautical miles covering some 750 fish farming sites and agreements with cables and pipeline operators;
- the rights to renewable energy and gas and carbon storage out to 200 nautical miles;
- retail and office units at 39-41 George Street Edinburgh;
- minerals and mines royal rights.

The Scottish Crown Estate Act 2019 was implemented on 1 April 2020. It sets out our statutory duty to manage the assets to support sustainable development generally, and economic development, regeneration, social and environmental wellbeing specifically.

Assets are held 'in right of The Crown' and the Monarch remains the legal owner. In 2018/19, the property assets were valued at GBP 385 800 000 value and generated c.GBP 19 000 000 of gross revenue, with GBP 11 400 000 revenue profit going to the Scottish Consolidated Fund. The staffing complement consists of a small central team (circa 45 staff across three locations, with the majority based in Edinburgh), supported by external managing agents (mainly for the Rural and Coastal portfolios) and advisors.

Some property portfolios are managed in-house by the central team.

More information on the business and governance arrangements can be found at

<http://crownestatescotland.com>

Companies with the capability and capacity to deliver managing agent services to support our portfolio should register interest.

Note: to register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland website at https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=623829

(SC Ref:623829)

VI.5. Дата на изпращане на настоящото обявление

19/06/2020