

Spojené království/Velká Británie-Edinburgh: Správa pozemků

OJ S 120/2020 24/06/2020

Předběžné oznámení

Služby

Právní základ:

směrnice 2014/24/EU

Oddíl I: Veřejný zadavatel

I.1. Název a adresa

Úřední název: Crown Estate Scotland

Poštovní adresa: 6 Bell's Brae

Obec: Edinburgh

Kód NUTS: UKM Scotland

PSČ: EH4 3BJ

Země: Spojené království

Kontaktní osoba: Maurice McTeague — Procurement Manager

E-mail: maurice.mcteague@crownstatescotland.com

Tel.: +44 1314607657

Internetové adresy:

Hlavní adresa: <http://crownstatescotland.com/>

Adresa profilu zadavatele: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444

I.3. Komunikace

Další informace lze získat na výše uvedené adrese

I.4. Druh veřejného zadavatele

Jiný druh: Public Corporation

I.5. Hlavní předmět činnosti

Jiné činnosti: Property

Oddíl II: Předmět

II.1. Rozsah veřejné zakázky

II.1.1. Název

Provision of Property Management Services

Spisové číslo: CES\2020\06-1

II.1.2. Hlavní kód CPV

70332100 Správa pozemků

II.1.3. Druh zakázky

Služby

II.1.4. Stručný popis

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 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. Předpokládaná celková hodnota

Hodnota bez DPH: 10 500 000,00 GBP

II.1.6. Informace o částech

Zakázka je rozdělena na části: ano Veřejný zadavatel si vyhrazuje právo zadávat zakázky kombinující níže uvedené části nebo skupiny částí:

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. Popis

II.2.1. Název

Provision of Property Management Services
Část č.: 1

II.2.2. Dodatečný(-é) kód(-y) CPV

70000000 Realitní služby, 70100000 Realitní služby s vlastním majetkem, 70110000 Výstavba nemovitého majetku, 70111000 Výstavba obytných nemovitostí, 70112000 Výstavba nebytových nemovitostí, 70120000 Nákup a prodej nemovitostí, 70121000 Prodej nebo koupě budov, 70121100 Prodej budov, 70121200 Koupě budov, 70122000 Prodej nebo koupě pozemků, 70122100 Prodej pozemků, 70122110 Prodej neužívaných pozemků, 70122200 Koupě pozemků, 70122210 Koupě neužívaných pozemků, 70123000 Prodej nemovitostí, 70123100 Prodej obytných nemovitostí, 70123200 Prodej nebytových nemovitostí, 70130000 Pronájem vlastního majetku, 70200000 Pronájem nebo leasing vlastního majetku, 70210000 Pronájem nebo leasing obytných nemovitostí, 70220000 Pronájem nebo leasing nebytových nemovitostí, 70300000 Služby realitních kanceláří za odměnu nebo na základě smlouvy, 70310000 Pronájem nebo prodej budov, 70311000 Pronájem nebo prodej obytných budov, 70320000 Pronájem nebo prodej pozemků, 70321000 Pronájem pozemků, 70322000 Pronájem nebo prodej nevyužitých pozemků, 70330000 Správa nemovitého majetku za odměnu nebo na základě smlouvy, 70331000 Služby bytového fondu, 70332000 Služby nebytových prostor, 70332100 Správa pozemků, 70332200 Správa komerčního vlastnictví, 70332300 Služby průmyslového majetku, 70333000 Bytové služby, 77000000 Zemědělské, lesnické, zahradnické služby a služby v oblasti akvakultury a včelařství, 77100000

Zemědělské služby, 77110000 Služby související se zemědělskou produkcí, 77231000 Služby lesní správy, 77700000 Služby související s rybolovem, 14523000 Příbuzné nerosty, drahé kovy a přidružené produkty, 14523100 Nerosty

II.2.3. Místo plnění

Kód NUTS: UKM Scotland

Hlavní místo dodání nebo plnění: Various sites across Scotland, please refer to the further information provided.

II.2.4. Popis zakázky

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.

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. Další informace

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. Popis

II.2.1. Název

Provision of Property Management Services (Final Lots Still to be Advised)

Část č.: 2

II.2.2. Dodatečný(-é) kód(-y) CPV

70000000 Realitní služby, 70100000 Realitní služby s vlastním majetkem

II.2.3. Místo plnění

Kód NUTS: UKM Scotland

Hlavní místo dodání nebo plnění: Various sites across SCOTLAND, please refer to additional information.

II.2.4. Popis zakázky

See description in lot 1.

II.2.14. Další informace

See lot 1.

II.3. Předpokládané datum zveřejnění oznámení o zahájení zadávacího řízení

27/07/2020

Oddíl IV: Řízení

IV.1. Popis

IV.1.8. Informace o Dohodě o veřejných zakázkách (GPA)

Na zakázku se vztahuje Dohoda o veřejných zakázkách: ano

Oddíl VI: Doplnující informace

VI.3. Další informace

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://crownstatescotland.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. Datum odeslání tohoto oznámení

19/06/2020