

Forenede Kongerige, Det-Edinburgh: Forvaltning af jord
OJ S 120/2020 24/06/2020
Forhåndsmeddelelse
Tjenesteydelser

Retsgrundlag:

Direktiv 2014/24/EU

Del I: Ordregivende myndighed

I.1. Navn og adresser

Officielt navn: Crown Estate Scotland

Postadresse: 6 Bell's Brae

By: Edinburgh

NUTS-kode: UKM Scotland

Postnummer: EH4 3BJ

Land: Det Forenede Kongerige

Kontaktperson: Maurice McTeague — Procurement Manager

E-mail: maurice.mcteague@crownestatescotland.com

Telefon: +44 1314607657

Internetadresse(r):Overordnet internetadresse: <http://crownestatescotland.com/>Internetadresse for køberprofilen: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444**I.3. Kommunikation**

Yderligere oplysninger fås på den ovennævnte adresse

I.4. Type ordregivende myndighed

Anden type: Public Corporation

I.5. Hovedaktivitet

Anden aktivitet: Property

Del II: Genstand

II.1. Udbuddets omfang**II.1.1. Betegnelse**

Provision of Property Management Services

Sagsnr.: CES\2020\06-1

II.1.2. Hoved-CPV-kode

70332100 Forvaltning af jord

II.1.3. Kontrakttype

Tjenesteydelser

II.1.4. Kort beskrivelse

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. Anslået samlet værdi

Værdi eksklusiv moms: 10 500 000,00 GBP

II.1.6. Oplysninger om delkontrakter

Kontrakten er opdelt i delkontrakter: ja Den ordregivende myndighed forbeholder sig retten til at tildele kontrakter, der kombinerer de følgende delkontrakter eller grupper af delkontrakter:

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. Beskrivelse

II.2.1. Betegnelse

Provision of Property Management Services

Delkontraktnr.: 1

II.2.2. Supplerende CPV-kode(r)

70000000 Virksomhed i forbindelse med fast ejendom, 70100000 Virksomhed i forbindelse med egen fast ejendom, 70110000 Byggemodning af fast ejendom, 70111000 Byggemodning af fast ejendom til beboelsesformål, 70112000 Byggemodning af fast ejendom til andet end beboelsesformål, 70120000 Køb og salg af fast ejendom, 70121000 Køb eller salg af bygninger, 70121100 Salg af bygninger, 70121200 Køb af bygninger, 70122000 Køb eller salg af jord, 70122100 Salg af jord, 70122110 Salg af ubebyggede grunde, 70122200 Køb af jord, 70122210 Køb af ubebyggede grunde, 70123000 Salg af fast ejendom, 70123100 Salg af fast ejendom til beboelsesformål, 70123200 Salg af fast ejendom til andet end beboelsesformål, 70130000 Udlejning af egen fast ejendom, 70200000 Udlejning eller leasing af egen fast ejendom, 70210000 Udlejning eller leasing af egen fast ejendom til beboelse, 70220000 Udlejning eller leasing af egen fast ejendom til erhvervsformål, 70300000 Ejendomsmæglervirksomhed på honorar- eller kontraktbasis, 70310000 Leje eller salg af bygninger, 70311000 Leje eller salg af bygninger til beboelsesformål, 70320000 Leje eller salg af jord, 70321000 Leje af jord, 70322000 Leje eller salg af ubebyggede grunde, 70330000 Forvaltning af fast ejendom på honorar- eller kontraktbasis, 70331000 Tjenesteydelser i forbindelse med fast ejendom til beboelsesformål, 70332000 Tjenesteydelser i forbindelse med fast ejendom til andet end beboelsesformål, 70332100 Forvaltning af jord, 70332200 Forvaltning af erhvervs ejendom, 70332300 Tjenesteydelser i forbindelse med industriel ejendom, 70333000 Tjenesteydelser på boligområdet, 77000000 Tjenesteydelser i forbindelse

med landbrug, skovbrug, havebrug, akvakultur og biavl, 77100000 Tjenesteydelser inden for landbrug, 77110000 Tjenesteydelser i forbindelse med landbrugsproduktion, 77231000 Administration af skovbrug, 77700000 Virksomhed i forbindelse med fiskeri, 14523000 Beslægtede mineraler, ædle metaller og produkter heraf, 14523100 Mineraler

II.2.3. Udførelsessted

NUTS-kode: UKM Scotland

Hovedudførelsessted: Various sites across Scotland, please refer to the further information provided.

II.2.4. Beskrivelse af udbuddet

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.mctague@crownestatescotland.com

II.2.14. Yderligere oplysninger

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. Beskrivelse

II.2.1. Betegnelse

Provision of Property Management Services (Final Lots Still to be Advised)
Delkontraktnr.: 2

II.2.2. Supplerende CPV-kode(r)

70000000 Virksomhed i forbindelse med fast ejendom, 70100000 Virksomhed i forbindelse med egen fast ejendom

II.2.3. Udførelsessted

NUTS-kode: UKM Scotland

Hovedudførelsessted: Various sites across SCOTLAND, please refer to additional information.

II.2.4. Beskrivelse af udbuddet

See description in lot 1.

II.2.14. Yderligere oplysninger

See lot 1.

II.3. Foreløbig dato for offentliggørelse af udbudsbekendtgørelse

27/07/2020

Del IV: Procedure

IV.1. Beskrivelse

IV.1.8. Oplysninger om GPA-aftalen om offentlige udbud

Dette udbud er omfattet af GPA-aftalen: ja

Del VI: Supplerende oplysninger

VI.3. Yderligere oplysninger

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. Dato for afsendelse af denne bekendtgørelse

19/06/2020