

das Vereinigte Königreich-Edinburgh: Verwaltung von Grundstücken

OJ S 120/2020 24/06/2020

Vorinformation**Dienstleistungen****Rechtsgrundlage:**

Richtlinie 2014/24/EU

Abschnitt I: Öffentlicher Auftraggeber

I.1. Name und Adressen

Offizielle Bezeichnung: Crown Estate Scotland

Postanschrift: 6 Bell's Brae

Ort: Edinburgh

NUTS-Code: UKM Scotland

Postleitzahl: EH4 3BJ

Land: Vereinigtes Königreich

Kontaktstelle(n): Maurice McTeague — Procurement Manager

E-Mail: maurice.mcteague@crownestatescotland.com

Telefon: +44 1314607657

Internet-Adresse(n):Hauptadresse: <http://crownestatescotland.com/>Adresse des Beschafferprofils: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444**I.3. Kommunikation**

Weitere Auskünfte erteilen/erteilt die oben genannten Kontaktstellen

I.4. Art des öffentlichen Auftraggebers

Andere: Public Corporation

I.5. Haupttätigkeit(en)

Andere Tätigkeit: Property

Abschnitt II: Gegenstand

II.1. Umfang der Beschaffung**II.1.1. Bezeichnung des Auftrags**

Provision of Property Management Services

Referenznummer der Bekanntmachung: CES\2020\06-1

II.1.2. CPV-Code Hauptteil

70332100 Verwaltung von Grundstücken

II.1.3. Art des Auftrags

Dienstleistungen

II.1.4. Kurze Beschreibung

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. Geschätzter Gesamtwert

Wert ohne MwSt.: 10 500 000,00 GBP

II.1.6. Angaben zu den Losen

Aufteilung des Auftrags in Lose: ja Der öffentliche Auftraggeber behält sich das Recht vor, Aufträge unter Zusammenfassung der folgenden Lose oder Losgruppen zu vergeben:
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. Beschreibung

II.2.1. Bezeichnung des Auftrags

Provision of Property Management Services

Los-Nr.: 1

II.2.2. Weitere(r) CPV-Code(s)

70000000 Immobiliendienste, 70100000 Immobiliendienste für Eigenbesitz, 70110000 Baulanderschließung, 70111000 Erschließung von Wohngrundstücken, 70112000 Erschließung von Nichtwohngrundstücken, 70120000 Kauf und Verkauf von Immobilien, 70121000 Kauf oder Verkauf von Gebäuden, 70121100 Verkauf von Gebäuden, 70121200 Kauf von Gebäuden, 70122000 Kauf oder Verkauf von Grundstücken, 70122100 Verkauf von Grundstücken, 70122110 Verkauf von unbebauten Grundstücken, 70122200 Kauf von Grundstücken, 70122210 Kauf von unbebauten Grundstücken, 70123000 Verkauf von Immobilien, 70123100 Verkauf von Wohngrundstücken, 70123200 Verkauf von Nichtwohnmobilien, 70130000 Vermietung von Grundstücken im Eigenbesitz, 70200000 Dienstleistungen der Vermietung oder Verpachtung von Immobilien im Eigenbesitz, 70210000 Dienstleistungen der Vermietung oder Verpachtung von eigenen Wohnimmobilien, 70220000 Dienstleistungen der Vermietung oder Verpachtung von eigenen Nichtwohnmobilien, 70300000 Diverse Dienstleistungen von Immobilienbüros gegen Einzelhonorar oder auf Vertragsbasis, 70310000 Vermietung oder Verkauf von Gebäuden, 70311000 Vermietung oder Verkauf von Wohngebäuden, 70320000 Vermietung oder Verkauf von Grundstücken, 70321000 Vermietung von Grundstücken, 70322000 Vermietung oder Verkauf von unbebauten Grundstücken, 70330000 Immobilienverwaltung gegen Einzelhonorar oder auf Vertragsbasis, 70331000 Wohngrundstücksdienste, 70332000 Verwaltung von Liegenschaften, die Nichtwohnzwecken dienen, 70332100 Verwaltung von Grundstücken,

70332200 Verwaltung von gewerblichen Immobilien, 70332300 Dienstleistungen für gewerbliche Immobilien, 70333000 Dienstleistungen im Wohnungswesen, 77000000 Dienstleistungen in Landwirtschaft, Forstwirtschaft, Gartenbau, Aquakultur und Bienenzucht, 77100000 Dienstleistungen im Bereich Landwirtschaft, 77110000 Dienstleistungen in Verbindung mit der Agrarproduktion, 77231000 Verwaltung in der Forstwirtschaft, 77700000 Mit dem Fischfang verbundene Dienstleistungen, 14523000 Mineralien, Edelmetalle und zugehörige Erzeugnisse, 14523100 Mineralien

II.2.3. Erfüllungsort

NUTS-Code: UKM Scotland

Hauptort der Ausführung: Various sites across Scotland, please refer to the further information provided.

II.2.4. Beschreibung der Beschaffung

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. Zusätzliche Angaben

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. Beschreibung

II.2.1. Bezeichnung des Auftrags

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

Los-Nr.: 2

II.2.2. Weitere(r) CPV-Code(s)

70000000 Immobiliendienste, 70100000 Immobiliendienste für Eigenbesitz

II.2.3. Erfüllungsort

NUTS-Code: UKM Scotland

Hauptort der Ausführung: Various sites across SCOTLAND, please refer to additional information.

II.2.4. Beschreibung der Beschaffung

See description in lot 1.

II.2.14. Zusätzliche Angaben

See lot 1.

II.3. Voraussichtlicher Tag der Veröffentlichung der Auftragsbekanntmachung

27/07/2020

Abschnitt IV: Verfahren

IV.1. Beschreibung

IV.1.8. Angaben zum Beschaffungsübereinkommen (GPA)

Der Auftrag fällt unter das Beschaffungsübereinkommen: ja

Abschnitt VI: Weitere Angaben

VI.3. Zusätzliche Angaben

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. Tag der Absendung dieser Bekanntmachung

19/06/2020