

Reino Unido-Edimburgo: Servicios de administración de terrenos
OJ S 120/2020 24/06/2020
Anuncio de información previa
Servicios

Base jurídica:

Directiva 2014/24/UE

Apartado I: Poder adjudicador

I.1. Nombre y direcciones

Nombre oficial: Crown Estate Scotland

Dirección postal: 6 Bell's Brae

Localidad: Edinburgh

Código NUTS: UKM Scotland

Código postal: EH4 3BJ

País: Reino Unido

Persona de contacto: Maurice McTeague — Procurement Manager

Correo electrónico: maurice.mcteague@crownestatescotland.com

Teléfono: +44 1314607657

Direcciones de internet:

Dirección principal: <http://crownestatescotland.com/>

Dirección del perfil de comprador: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444

I.3. Comunicación

Puede obtenerse más información en la dirección mencionada arriba

I.4. Tipo de poder adjudicador

Otro tipo: Public Corporation

I.5. Principal actividad

Otra actividad: Property

Apartado II: Objeto

II.1. Ámbito de la contratación

II.1.1. Denominación

Provision of Property Management Services

Número de referencia: CES\2020\06-1

II.1.2. Código CPV principal

70332100 Servicios de administración de terrenos

II.1.3. Tipo de contrato

Servicios

II.1.4. Breve descripción

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. Valor total estimado

Valor IVA excluido: 10 500 000,00 GBP

II.1.6. Información relativa a los lotes

El contrato está dividido en lotes: síEl poder adjudicador se reserva el derecho de adjudicar contratos que combinen los lotes o grupos de lotes siguientes:

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. Descripción

II.2.1. Denominación

Provision of Property Management Services

Lote nº: 1

II.2.2. Código(s) CPV adicional(es)

70000000 Servicios inmobiliarios, 70100000 Servicios inmobiliarios relacionados con bienes raíces propios, 70110000 Servicios de promoción de bienes raíces, 70111000 Promoción de bienes raíces residenciales, 70112000 Promoción de bienes raíces no residenciales, 70120000 Compraventa de bienes raíces, 70121000 Servicios de compra o venta de edificios, 70121100 Servicios de venta de edificios, 70121200 Servicios de compra de edificios, 70122000 Servicios de compra o venta de terrenos, 70122100 Servicios de venta de terrenos, 70122110 Servicios de venta de terrenos desocupados, 70122200 Servicios de compra de terrenos, 70122210 Servicios de compra de terrenos desocupados, 70123000 Venta de bienes raíces, 70123100 Venta de bienes raíces residenciales, 70123200 Venta de bienes raíces no residenciales, 70130000 Servicios de arrendamiento de bienes raíces propios, 70200000 Servicios de alquiler o arrendamiento financiero relativos a bienes raíces propios, 70210000 Servicios de alquiler o arrendamiento financiero relativos a bienes raíces residenciales propios, 70220000 Servicios de alquiler o arrendamiento financiero relativos a bienes raíces no residenciales propios, 70300000 Servicios varios de agencias inmobiliarias a comisión o por contrato, 70310000 Servicios de alquiler o venta de edificios, 70311000 Servicios de alquiler o venta de edificios residenciales, 70320000 Servicios de alquiler o venta de terrenos, 70321000 Servicios de alquiler de terrenos, 70322000 Servicios de alquiler o venta de terrenos desocupados, 70330000 Servicios de administración de bienes raíces a comisión o por contrato, 70331000 Servicios relacionados con propiedades residenciales,

70332000 Servicios relacionados con propiedades no residenciales, 70332100 Servicios de administración de terrenos, 70332200 Servicios de administración de propiedades comerciales , 70332300 Servicios relacionados con la propiedad industrial, 70333000 Servicios relacionados con viviendas, 77000000 Servicios agrícolas, forestales, hortícolas, acuícolas y apícolas, 77100000 Servicios agrícolas, 77110000 Servicios relacionados con la producción agrícola, 77231000 Servicios de gestión forestal, 77700000 Servicios relacionados con la pesca, 14523000 Minerales conexos, metales preciosos y productos afines, 14523100 Minerales

II.2.3. Lugar de ejecución

Código NUTS: UKM Scotland

Emplazamiento o lugar de ejecución principal: Various sites across Scotland, please refer to the further information provided.

II.2.4. Descripción del contrato

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. Información adicional

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. Descripción

II.2.1. Denominación

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

Lote nº: 2

II.2.2.

Código(s) CPV adicional(es)

70000000 Servicios inmobiliarios, 70100000 Servicios inmobiliarios relacionados con bienes raíces propios

II.2.3. Lugar de ejecución

Código NUTS: UKM Scotland

Emplazamiento o lugar de ejecución principal: Various sites across SCOTLAND, please refer to additional information.

II.2.4. Descripción del contrato

See description in lot 1.

II.2.14. Información adicional

See lot 1.

II.3. Fecha estimada de publicación del anuncio de licitación

27/07/2020

Apartado IV: Procedimiento

IV.1. Descripción

IV.1.8. Información acerca del Acuerdo sobre Contratación Pública

El contrato está cubierto por el Acuerdo sobre Contratación Pública: sí

Apartado VI: Información complementaria

VI.3. Información adicional

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. Fecha de envío del presente anuncio

19/06/2020