

Suurbritannia / Ühendkuningriik-Edinburgh: Maa haldusteenused

OJ S 120/2020 24/06/2020

Eelteade

Teenused

Õiguslik alus:

Direktiiv 2014/24/EL

I osa: Hankija

I.1. Nimi ja aadressid

Ametlik nimetus: Crown Estate Scotland

Postiaadress: 6 Bell's Brae

Linn: Edinburgh

NUTS kood: UKM Scotland

Sihtnumber: EH4 3BJ

Riik: Ühendkuningriik

Kontaktisik: Maurice McTeague — Procurement Manager

E-post: maurice.mcteague@crownestatescotland.com

Telefon: +44 1314607657

Internetiaadress(id):

Üldaadress: <http://crownestatescotland.com/>

Hankijaprofili aadress: https://www.publiccontractscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444

I.3. Teabevahetus

Lisateavet saab eespool nimetatud aadressil

I.4. Hankija liik

Muu liik: Public Corporation

I.5. Põhitegevus

Muu tegevusala: Property

II osa: Ese

II.1. Hanke kogus või ulatus

II.1.1. Nimetus

Provision of Property Management Services

Viitenumber: CES\2020\06-1

II.1.2. CPV põhikood

70332100 Maa haldusteenused

II.1.3. Lepingu liik

Teenused

II.1.4. Lühikirjeldus

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. Eeldatav kogumaksumus või suurusjärg

Maksumus käibemaksuta: 10 500 000,00 GBP

II.1.6. Teave osade kohta

Hankeleping on jaotatud osadeks: jahHankija jätab endale õiguse sõlmida lepingud järgmiste osade või osade gruppide kombinatsioonide kohta:

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. Kirjeldus

II.2.1. Nimetus

Provision of Property Management Services

Osa nr: 1

II.2.2. CPV lisakood(id)

70000000 Kinnisvarateenused, 70100000 Oma vara kinnisvarateenused, 70110000 Kinnisvara arendusteenused, 70111000 Elamukinnisvara arendusteenused, 70112000 Mitteelamute kinnisvara arendusteenused, 70120000 Kinnisvara ostmine ja müümine, 70121000 Ehitiste müügi- või ostuteenused, 70121100 Ehitiste müügiteenused, 70121200 Ehitiste ostuteenused, 70122000 Maa müügi- või ostuteenused, 70122100 Maa müügiteenused, 70122110 Vaba maa müügiteenused, 70122200 Maa ostuteenused, 70122210 Vaba maa ostuteenused, 70123000 Kinnisvara müük, 70123100 Elamukinnisvara müük, 70123200 Mitteelamukinnisvara müük, 70130000 Isikliku vara väljaüürimisteenused, 70200000 Isikliku vara rentimis- või liisimisteenused, 70210000 Eluruumi üürimis- või liisimisteenused, 70220000 Mitte-eluruumi üürimis- või liisimisteenused, 70300000 Kinnisvaraagentuuri teenused vahendustasu eest või lepingu alusel, 70310000 Ehitiste üürimis- või müügiteenused, 70311000 Elamute üürimis- või müügiteenused, 70320000 Maa rendi- või müügiteenused, 70321000 Maa renditeenused, 70322000 Vaba maa rendi- või müügiteenused, 70330000 Kinnisvara haldusteenused vahendustasu või lepingu alusel, 70331000 Elamukinnisvara teenused, 70332000 Mitteelamukinnisvara teenused, 70332100 Maa haldusteenused, 70332200 Kommertsvara haldusteenused, 70332300 Industriaalvara teenused, 70333000 Elamumajandusega seotud teenused, 77000000 Põllumajandus-, metsandus-, aiandus-, vesiviljelus- ja mesindusteenused, 77100000 Põllumajandusteenused, 77110000 Põllumajandusliku tootmisega seotud teenused, 77231000 Metsade

planeerimisteenused, 77700000 Kalastamisega seotud teenused, 14523000 Muud mineraalid, väärismetallid ja nendega seonduvad tooted, 14523100 Mineraalid

II.2.3. Täitmise koht

NUTS kood: UKM Scotland

Põhiline teostamise koht: Various sites across Scotland, please refer to the further information provided.

II.2.4. Hanke kirjeldus

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. Lisateave

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. Kirjeldus

II.2.1. Nimetus

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

Osa nr: 2

II.2.2. CPV lisakood(id)

70000000 Kinnisvarateenused, 70100000 Oma vara kinnisvarateenused

II.2.3. Täitmise koht

NUTS kood: UKM Scotland

Põhiline teostamise koht: Various sites across SCOTLAND, please refer to additional information.

II.2.4. Hanke kirjeldus

See description in lot 1.

II.2.14. Lisateave

See lot 1.

II.3. Hanketeate avaldamise eeldatav kuupäev

27/07/2020

IV osa: Hankemenetlus

IV.1. Kirjeldus

IV.1.8. Teave Maailma Kaubandusorganisatsiooni hankelepingu (GPA) kohta

Hange on hõlmatud Maailma Kaubandusorganisatsiooni hankelepinguga: jah

VI osa: Lisateave

VI.3. Lisateave

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. Käesoleva teate lähetamise kuupäev

19/06/2020