

Yhdistynyt kuningaskunta-Edinburgh: Maaomaisuuden hoitopalvelut
OJ S 120/2020 24/06/2020
Ennakkotietoilmoitus
Palvelut

Oikeusperusta:
Direktiivi 2014/24/EU

I kohta: Hankintaviranomainen

I.1. Nimi ja osoitteet

Virallinen nimi: Crown Estate Scotland
Postiosoite: 6 Bell's Brae
Postitoimipaikka: Edinburgh
NUTS-koodi: UKM Scotland
Postinumero: EH4 3BJ
Maa: Yhdistynyt kuningaskunta
Yhteyshenkilö: Maurice McTeague — Procurement Manager
Sähköpostiosoite: maurice.mcteague@crownestatescotland.com
Puhelin: +44 1314607657

Internetiosoite (-osoitteet):

Pääasiallinen osoite: <http://crownestatescotland.com/>
Hankkijaprofiilin osoite: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444

I.3. Viestintä

Lisätietoja saa edellä mainittu osoite

I.4. Hankintaviranomaisen tyyppi

Muu tyyppi: Public Corporation

I.5. Pääasiallinen toimiala

Muu toimiala: Property

II kohta: Kohde

II.1. Hankinnan laajuus

II.1.1. Nimi

Provision of Property Management Services
Viitenumero: CES\2020\06-1

II.1.2. Pääasiallinen CPV-koodi

70332100 Maaomaisuuden hoitopalvelut

II.1.3. Sopimuksen tyyppi

Palvelut

II.1.4. Lyhyt kuvaus

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. Arvioitu kokonaisarvo

Arvo ilman alv:tä: 10 500 000,00 GBP

II.1.6. Osia koskevat tiedot

Tämä sopimus on jaettu osiin: kylläHankintaviranomainen varaa oikeuden tehdä sopimuksia, joissa yhdistetään seuraavat osat tai osien ryhmät:

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. Kuvaus

II.2.1. Nimi

Provision of Property Management Services

Osa nro: 1

II.2.2. CPV-lisäkoodi(t)

70000000 Kiinteistöpalvelut, 70100000 Omia kiinteistöjä koskevat kiinteistöpalvelut, 70110000 Kiinteistöjen rakennuttamispalvelut, 70111000 Asuntotuotanto, 70112000 Muu rakennustuotanto kuin asuntotuotanto, 70120000 Kiinteistöjen osto ja myynti, 70121000 Rakennusten osto- tai myyntipalvelut, 70121100 Rakennusten myyntipalvelut, 70121200 Rakennusten ostopalvelut, 70122000 Maa-alueiden osto- tai myyntipalvelut, 70122100 Maa-alueiden myyntipalvelut, 70122110 Rakentamattomien maa-alueiden myyntipalvelut, 70122200 Maa-alueiden ostopalvelut, 70122210 Rakentamattomien maa-alueiden ostopalvelut, 70123000 Kiinteistöjen myynti, 70123100 Asuinkiinteistöjen myynti, 70123200 Muiden kuin asuinkiinteistöjen myynti, 70130000 Oman kiinteistön vuokrauspalvelut, 70200000 Omien kiinteistöjen vuokraus- ja leasingpalvelut, 70210000 Omien asuinkiinteistöjen vuokraus- ja leasingpalvelut, 70220000 Omien muiden kuin asuinkiinteistöjen vuokraus- ja leasingpalvelut, 70300000 Sopimuksen perusteella tai palkkiota vastaan suoritettavat erilaiset kiinteistönvälityspalvelut, 70310000 Rakennusten vuokraus- tai myyntipalvelut, 70311000 Asuinrakennusten vuokraus- tai myyntipalvelut, 70320000 Maa-alueiden vuokraus- tai myyntipalvelut, 70321000 Maa-alueiden vuokrauspalvelut, 70322000 Rakentamattomien maa-alueiden vuokraus- tai myyntipalvelut, 70330000 Sopimuksen perusteella tai palkkiota vastaan suoritettavat kiinteistönhoitopalvelut, 70331000 Asuinkiinteistöjen hoitopalvelut, 70332000 Muiden kuin asuinkiinteistöjen hoitopalvelut, 70332100 Maaomaisuuden hoitopalvelut, 70332200 Liikeomaisuuden hoitopalvelut, 70332300 Teolliseen omaisuuteen liittyvät palvelut,

70333000 Asuntoasioihin liittyvät palvelut, 77000000 Maatalous-, metsätalous-, puutarha-, vesiviljely- ja mehiläistalousalan palvelut, 77100000 Maatalousalan palvelut, 77110000 Maataloustuotantoon liittyvät palvelut, 77231000 Metsätalouhallinto, 77700000 Kalastukseen liittyvät palvelut, 14523000 Muut mineraalit, jalometallit ja vastaavat tuotteet, 14523100 Mineraalit

II.2.3. Suorituspaikka

NUTS-koodi: UKM Scotland

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

II.2.4. Kuvaus hankinnasta

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.mctague@crownestatescotland.com

II.2.14. Lisätiedot

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. Kuvaus

II.2.1. Nimi

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

Osa nro: 2

II.2.2. CPV-lisäkoodi(t)

70000000 Kiinteistöpalvelut, 70100000 Omia kiinteistöjä koskevat kiinteistöpalvelut

II.2.3. Suorituspaikka

NUTS-koodi: UKM Scotland

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

II.2.4. Kuvaus hankinnasta

See description in lot 1.

II.2.14. Lisätiedot

See lot 1.

II.3. Hankintailmoituksen arvioitu julkaisupäivämäärä

27/07/2020

IV kohta: Menettely

IV.1. Kuvaus

IV.1.8. Tietoa WTO:n julkisia hankintoja koskevasta sopimuksesta (GPA)

Hankintaan sovelletaan julkisia hankintoja koskevaa sopimusta: kyllä

VI kohta: Täydentävät tiedot

VI.3. Lisätiedot

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. Tämän ilmoituksen lähettämispäivä

19/06/2020