

Royaume-Uni-Édimbourg: Services de gestion de terrains

OJ S 120/2020 24/06/2020

Avis de préinformation

Services

Base juridique:

Directive 2014/24/UE

Section I: Pouvoir adjudicateur

I.1. Nom et adresses

Nom officiel: Crown Estate Scotland

Adresse postale: 6 Bell's Brae

Ville: Edinburgh

Code NUTS: UKM Scotland

Code postal: EH4 3BJ

Pays: Royaume-Uni

Point(s) de contact: Maurice McTeague — Procurement Manager

Courriel: maurice.mcteague@crownestatescotland.com

Téléphone: +44 1314607657

Adresse(s) internet:

Adresse principale: <http://crownestatescotland.com/>

Adresse du profil d'acheteur: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444

I.3. Communication

Adresse à laquelle des informations complémentaires peuvent être obtenues: le ou les point(s) de contact susmentionné(s)

I.4. Type de pouvoir adjudicateur

Autre type: Public Corporation

I.5. Activité principale

Autre activité: Property

Section II: Objet

II.1. Étendue du marché

II.1.1. Intitulé

Provision of Property Management Services

Numéro de référence: CES\2020\06-1

II.1.2. Code CPV principal

70332100 Services de gestion de terrains

II.1.3. Type de marché

Services

II.1.4. Description succincte

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 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. Valeur totale estimée

Valeur hors TVA: 10 500 000,00 GBP

II.1.6. Information sur les lots

Ce marché est divisé en lots: oui Le pouvoir adjudicateur se réserve le droit d'attribuer des marchés combinant les lots ou groupes de lots suivants:

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. Description

II.2.1. Intitulé

Provision of Property Management Services

Lot n°: 1

II.2.2. Code(s) CPV additionnel(s)

70000000 Services immobiliers, 70100000 Services immobiliers propres, 70110000 Services de promotion immobilière, 70111000 Promotion de biens immobiliers à usage résidentiel, 70112000 Promotion de biens immobiliers à usage non résidentiel, 70120000 Achat et vente de biens immobiliers, 70121000 Services de vente ou d'achat d'immeubles, 70121100 Services de vente d'immeubles, 70121200 Services d'achat d'immeubles, 70122000 Services de vente ou d'achat de terrains, 70122100 Services de vente de terrains, 70122110 Services de vente de terrains libres, 70122200 Services d'achat de terrains, 70122210 Services d'achat de terrains libres, 70123000 Vente de biens immobiliers, 70123100 Vente de biens immobiliers à usage résidentiel, 70123200 Vente de biens immobiliers à usage non résidentiel, 70130000 Services de location de biens immobiliers propres, 70200000 Services de crédit-bail ou de location de biens immobiliers propres, 70210000 Services de crédit-bail ou de location de propriétés résidentielles propres, 70220000 Services de crédit-bail ou de location de propriétés non résidentielles propres, 70300000 Services d'agence immobilière prestés pour le compte de tiers, 70310000 Services de location ou de vente d'immeubles, 70311000 Services de location ou de vente d'immeubles à usage résidentiel, 70320000 Services de location ou de vente de terrains, 70321000 Services de location de terrains, 70322000 Services de location ou de vente de terrains libres, 70330000 Services de gestion de biens

immobiliers pour le compte de tiers, 70331000 Services d'immobilier résidentiel, 70332000 Services d'immobilier non résidentiel, 70332100 Services de gestion de terrains, 70332200 Services de gestion de biens immobiliers à usage commercial, 70332300 Services relatifs à l'immobilier industriel, 70333000 Services de logement, 77000000 Services agricoles, sylvicoles, horticoles, d'aquaculture et d'apiculture, 77100000 Services agricoles, 77110000 Services liés à la production agricole, 77231000 Services de gestion des forêts, 77700000 Services liés à la pêche, 14523000 Minéraux, métaux précieux connexes et produits associés, 14523100 Minéraux

II.2.3. Lieu d'exécution

Code NUTS: UKM Scotland

Lieu principal d'exécution: Various sites across Scotland, please refer to the further information provided.

II.2.4. Description des prestations

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. Informations complémentaires

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. Description

II.2.1. Intitulé

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

Lot n°: 2

II.2.2.

Code(s) CPV additionnel(s)

70000000 Services immobiliers, 70100000 Services immobiliers propres

II.2.3. Lieu d'exécution

Code NUTS: UKM Scotland

Lieu principal d'exécution: Various sites across SCOTLAND, please refer to additional information.

II.2.4. Description des prestations

See description in lot 1.

II.2.14. Informations complémentaires

See lot 1.

II.3. Date prévue pour le lancement de la procédure de passation

27/07/2020

Section IV: Procédure

IV.1. Description**IV.1.8. Information concernant l'accord sur les marchés publics (AMP)**

Le marché est couvert par l'accord sur les marchés publics: oui

Section VI: Renseignements complémentaires

VI.3. Informations complémentaires

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. Date d'envoi du présent avis

19/06/2020