

Ujedinjena Kraljevina-Edinburgh: Usluge upravljanja zemljištem
OJ S 120/2020 24/06/2020
Prethodna informacijska obavijest
Usluge

Pravna osnova:

Direktiva 2014/24/EU

Odjeljak I: Javni naručitelj

I.1. Naziv i adrese

Službeni naziv: Crown Estate Scotland

Poštanska adresa: 6 Bell's Brae

Mjesto: Edinburgh

NUTS kod: UKM Scotland

Poštanski broj: EH4 3BJ

Država: Ujedinjeno Kraljevstvo

Osoba za kontakt: Maurice McTeague — Procurement Manager

E-pošta: maurice.mcteague@crownestatescotland.com

Telefon: +44 1314607657

Internetska(-e) adresa(-e):

Glavna adresa: <http://crownestatescotland.com/>

Adresa profila kupca: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444

I.3. Komunikacija

Dodatne informacije dostupne su na prethodno navedenoj adresi

I.4. Vrsta javnog naručitelja

Druga vrsta: Public Corporation

I.5. Glavna djelatnost

Druga djelatnost: Property

Odjeljak II: Predmet

II.1. Opseg nabave

II.1.1. Naziv

Provision of Property Management Services

Referentni broj: CES\2020\06-1

II.1.2. Glavna CPV oznaka

70332100 Usluge upravljanja zemljištem

II.1.3. Vrsta ugovora

Usluge

II.1.4. Kratak opis

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. Procijenjena ukupna vrijednost

Vrijednost bez PDV-a: 10 500 000,00 GBP

II.1.6. Podaci o grupama

Ovaj ugovor podijeljen je na grupe: da Javni naručitelj zadržava pravo dodijeliti ugovore kombiniranjem sljedećih grupa ili skupina grupa:

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. Opis

II.2.1. Naziv

Provision of Property Management Services

Grupa br.: 1

II.2.2. Dodatne šifre CPV-a

70000000 Usluge poslovanja nekretninama, 70100000 Usluge poslovanja vlastitim nekretninama, 70110000 Usluge razvoja projekata nekretnina, 70111000 Usluge razvoja projekata stambenih nekretnina, 70112000 Usluge razvoja projekata nestambenih nekretnina, 70120000 Kupnja i prodaja nekretnine, 70121000 Usluge kupnje i prodaje zgrade, 70121100 Usluge prodaje zgrade, 70121200 Usluge kupnje zgrade, 70122000 Usluge prodaje ili kupnje zemljišta, 70122100 Usluge prodaje zemljišta, 70122110 Usluge prodaje neizgrađenog zemljišta, 70122200 Usluge kupnje zemljišta, 70122210 Usluge kupnje neizgrađenog zemljišta, 70123000 Prodaja nekretnine, 70123100 Prodaja stambene nekretnine, 70123200 Prodaja nestambene nekretnine, 70130000 Usluge iznajmljivanja vlastitih nekretnina, 70200000 Usluge davanja vlastitih nekretnina u najam ili zakup, 70210000 Usluge davanja stambenih nekretnina u najam ili zakup, 70220000 Usluge davanja nestambenih nekretnina u najam ili zakup, 70300000 Agencijske usluge u poslovanju nekretninama uz paušalnu naknadu ili na temelju ugovora, 70310000 Usluge davanja u najam ili prodaje zgrade, 70311000 Usluge davanja u najam ili prodaje stambene zgrade, 70320000 Usluge davanja u najam ili prodaje zemljišta, 70321000 Usluge davanja u najam zemljišta, 70322000 Usluge davanja u najam ili prodaje neizgrađenog zemljišta, 70330000 Usluge poslovanja nekretninama uz paušalnu naknadu ili na temelju ugovora, 70331000 Usluge poslovanja stambenim nekretninama, 70332000 Usluge poslovanja nestambenim nekretninama, 70332100 Usluge upravljanja zemljištem, 70332200 Usluge upravljanja poslovnim nekretninama, 70332300 Usluge

upravljanja industrijskim nekretninama, 70333000 Usluge u stambenom gospodarstvu, 77000000 Usluge na području poljoprivrede, šumarstva, hortikulture, akvakulture i pčelarstva, 77100000 Usluge na području poljoprivrede, 77110000 Usluge u vezi poljoprivredne proizvodnje, 77231000 Usluge upravljanja šumama, 77700000 Usluge vezane za ribarstvo, 14523000 Srodni minerali, plemenite kovine i pripadajući proizvodi, 14523100 Minerali

II.2.3. Mjesto izvršenja

NUTS kod: UKM Scotland

Glavna lokacija ili mjesto izvršenja: Various sites across Scotland, please refer to the further information provided.

II.2.4. Opis nabave

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. Dodatni podaci

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. Opis

II.2.1. Naziv

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

Grupa br.: 2

II.2.2. Dodatne šifre CPV-a

70000000 Usluge poslovanja nekretninama, 70100000 Usluge poslovanja vlastitim nekretninama

II.2.3. Mjesto izvršenja

NUTS kod: UKM Scotland

Glavna lokacija ili mjesto izvršenja: Various sites across SCOTLAND, please refer to additional information.

II.2.4. Opis nabave

See description in lot 1.

II.2.14. Dodatni podaci

See lot 1.

II.3. Procijenjeni datum objave obavijesti o nadmetanju

27/07/2020

Odjeljak IV: Postupak

IV.1. Opis

IV.1.8. Podaci o Sporazumu o javnoj nabavi (GPA)

Nabava je obuhvaćena Sporazumom o javnoj nabavi: da

Odjeljak VI: Dopunski podaci

VI.3. Dodatni podaci

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. Datum slanja ove obavijesti

19/06/2020