

Regno Unito-Edimburgo: Servizi di amministrazione di terreni
OJ S 120/2020 24/06/2020
Avviso di preinformazione
Servizi

Base giuridica:
Direttiva 2014/24/UE

Sezione I: Amministrazione aggiudicatrice

I.1. Denominazione e indirizzi

Denominazione ufficiale: Crown Estate Scotland
Indirizzo postale: 6 Bell's Brae
Città: Edinburgh
Codice NUTS: UKM Scotland
Codice postale: EH4 3BJ
Paese: Regno Unito
Persona di contatto: Maurice McTeague — Procurement Manager
E-mail: maurice.mcteague@crownestatescotland.com
Tel.: +44 1314607657

Indirizzi Internet:

Indirizzo principale: <http://crownestatescotland.com/>
Indirizzo del profilo di committente: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444

I.3. Comunicazione

Ulteriori informazioni sono disponibili presso l'indirizzo sopraindicato

I.4. Tipo di amministrazione aggiudicatrice

Altro tipo: Public Corporation

I.5. Principali settori di attività

Altre attività: Property

Sezione II: Oggetto

II.1. Entità dell'appalto

II.1.1. Denominazione

Provision of Property Management Services
Numero di riferimento: CES\2020\06-1

II.1.2. Codice CPV principale

70332100 Servizi di amministrazione di terreni

II.1.3. Tipo di appalto

Servizi

II.1.4. Breve descrizione

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. Valore totale stimato

Valore, IVA esclusa: 10 500 000,00 GBP

II.1.6. Informazioni relative ai lotti

Questo appalto è suddiviso in lotti: sìL'amministrazione aggiudicatrice si riserva la facoltà di aggiudicare i contratti d'appalto combinando i seguenti lotti o gruppi di lotti:

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. Descrizione

II.2.1. Denominazione

Provision of Property Management Services

Lotto n.: 1

II.2.2. Codici CPV supplementari

70000000 Servizi immobiliari, 70100000 Servizi immobiliari per conto proprio, 70110000 Servizi di lottizzazione immobiliare, 70111000 Lottizzazione di beni immobiliari residenziali, 70112000 Lottizzazione di beni immobiliari non residenziali, 70120000 Compravendita di beni immobili, 70121000 Servizi di compravendita di edifici, 70121100 Servizi di vendita di edifici, 70121200 Servizi di acquisto di edifici, 70122000 Servizi di compravendita di terreni, 70122100 Servizi di vendita di terreni, 70122110 Servizi di vendita di terreni ineditati, 70122200 Servizi di acquisto di terreni, 70122210 Servizi di acquisto di terreni ineditati, 70123000 Vendita immobiliare, 70123100 Vendita di beni immobiliari residenziali, 70123200 Vendita di beni non residenziali, 70130000 Servizi di locazione di beni immobili propri, 70200000 Servizi di affitto o locazione finanziaria di beni immobili propri, 70210000 Servizi di affitto o locazione finanziaria di beni immobili residenziali propri, 70220000 Servizi di affitto o locazione finanziaria di beni immobili non residenziali propri, 70300000 Servizi di mediazione immobiliare vari per conto terzi, 70310000 Servizi di affitto o vendita di edifici, 70311000 Servizi di affitto o vendita di edifici residenziali, 70320000 Servizi di affitto o vendita di terreni, 70321000 Servizi di noleggio terreni, 70322000 Servizi di affitto o vendita di terreni ineditati, 70330000 Servizi di amministrazione di beni immobili per conto terzi, 70331000 Servizi di beni immobili residenziali, 70332000 Servizi di beni immobili non residenziali, 70332100 Servizi di amministrazione di terreni, 70332200 Servizi di amministrazione di proprietà commerciali, 70332300 Servizi connessi a proprietà industriali, 70333000 Servizi alloggi, 77000000 Servizi

connessi all'agricoltura, alla silvicoltura, all'orticoltura, all'acquacoltura e all'apicoltura, 77100000 Servizi agricoli, 77110000 Servizi connessi alla produzione agricola, 77231000 Servizi di gestione silvicola, 77700000 Servizi connessi alla pesca, 14523000 Minerali, metalli preziosi e prodotti affini, 14523100 Minerali

II.2.3. Luogo di esecuzione

Codice NUTS: UKM Scotland

Luogo principale di esecuzione: Various sites across Scotland, please refer to the further information provided.

II.2.4. Descrizione dell'appalto

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. Informazioni complementari

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. Descrizione

II.2.1. Denominazione

Provision of Property Management Services (Final Lots Still to be Advised)
Lotto n.: 2

II.2.2. Codici CPV supplementari

70000000 Servizi immobiliari, 70100000 Servizi immobiliari per conto proprio

II.2.3. Luogo di esecuzione

Codice NUTS: UKM Scotland

Luogo principale di esecuzione: Various sites across SCOTLAND, please refer to additional information.

II.2.4. Descrizione dell'appalto

See description in lot 1.

II.2.14. Informazioni complementari

See lot 1.

II.3. Data prevista di pubblicazione del bando di gara

27/07/2020

Sezione IV: Procedura

IV.1. Descrizione

IV.1.8. Informazioni relative all'accordo sugli appalti pubblici (AAP)

L'appalto è disciplinato dall'accordo sugli appalti pubblici: sì

Sezione VI: Altre informazioni

VI.3. Informazioni complementari

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. Data di spedizione del presente avviso

19/06/2020