

Jungtinė Karalystė, Didžioji Britanija-Edinburgas: Žemės valdymo paslaugos

OJ S 120/2020 24/06/2020

Išankstinis informacinis skelbimas

Paslaugos

Teisinis pagrindas:

Direktyva 2014/24/ES

I dalis: Perkančioji organizacija

I.1. Pavadinimas ir adresai

Oficialus pavadinimas: Crown Estate Scotland

Adresas: 6 Bell's Brae

Miestas: Edinburgh

NUTS kodas: UKM Scotland

Pašto kodas: EH4 3BJ

Šalis: Jungtinė Karalystė

Asmuo ryšiams: Maurice McTeague — Procurement Manager

El. paštas: maurice.mcteague@crownestatescotland.com

Telefonas: +44 1314607657

Interneto adresai (-ai):

Pagrindinis adresas: <http://crownestatescotland.com/>

Pirkėjo profilio adresas: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444

I.3. Komunikavimas

Daugiau informacijos galima gauti pirmiau nurodytu adresu

I.4. Perkančiosios organizacijos tipas

Kitas tipas: Public Corporation

I.5. Pagrindinė veikla

Kita veikla: Property

II dalis: Objektas

II.1. Pirkimo apimtis

II.1.1. Pavadinimas

Provision of Property Management Services

Nuorodos numeris: CES\2020\06-1

II.1.2. Pagrindinis BVPŽ kodas

70332100 Žemės valdymo paslaugos

II.1.3. Sutarties tipas

Paslaugos

II.1.4. Trumpas aprašymas

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. Numatoma bendra vertė

Vertė be PVM: 10 500 000,00 GBP

II.1.6. Informacija apie pirkimo dalis

Ši sutartis suskaidyta į pirkimo dalis: taip Perkančioji organizacija turi teisę paskirti sutartis, apimančias šias pirkimo dalis ar pirkimo dalių grupes:

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. Aprašymas

II.2.1. Pavadinimas

Provision of Property Management Services

Pirkimo dalies Nr.: 1

II.2.2. Kitas (-i) šio pirkimo BVPŽ kodas (-ai)

70000000 Nekilnojamojo turto paslaugos, 70100000 Nekilnojamojo turto priklausančio nuosavybės ar kita teisė paslaugos, 70110000 Nekilnojamojo turto užstatymo paslaugos, 70111000 Gyvenamojo nekilnojamojo turto užstatymas, 70112000 Negyvenamojo nekilnojamojo turto užstatymas, 70120000 Nekilnojamojo turto pirkimas ir pardavimas, 70121000 Pastatų pirkimo ar pardavimo paslaugos, 70121100 Pastatų pardavimo paslaugos, 70121200 Pastatų pirkimo paslaugos, 70122000 Žemės pirkimo ar pardavimo paslaugos, 70122100 Žemės pardavimo paslaugos, 70122110 Neužstatytos žemės pardavimo paslaugos, 70122200 Žemės pirkimo paslaugos, 70122210 Neužstatytos žemės pirkimo paslaugos, 70123000 Nekilnojamojo turto pardavimas, 70123100 Gyvenamojo nekilnojamojo turto pardavimas, 70123200 Negyvenamojo nekilnojamojo turto pardavimas, 70130000 Nekilnojamojo turto priklausančio nuosavybės ar kita teise išnuomojimo paslaugos, 70200000 Nekilnojamojo turto priklausančio nuosavybės ar kita teise nuomos ar lizingo paslaugos, 70210000 Gyvenamojo nekilnojamojo turto nuomos ar lizingo paslaugos, 70220000 Negyvenamojo nekilnojamojo turto nuomos ar lizingo paslaugos, 70300000 Nekilnojamojo turto agentų paslaugos už atlyginimą arba pagal sutartį, 70310000 Pastatų nuomos ar pardavimo paslaugos, 70311000 Gyvenamųjų pastatų nuomos ar pardavimo paslaugos, 70320000 Žemės nuomos ar pardavimo paslaugos, 70321000 Žemės nuomos paslaugos, 70322000 Neužstatytos žemės nuomos ar pardavimo paslaugos, 70330000 Nekilnojamojo turto valdymo paslaugos už atlyginimą ar pagal sutartį, 70331000 Paslaugos, susijusios su gyvenamuoju

nekilnojamoju turtu, 70332000 Paslaugos, susijusios su negyvenamuoju nekilnojamoju turtu , 70332100 Žemės valdymo paslaugos, 70332200 Komercinės nuosavybės valdymo paslaugos, 70332300 Pramoninės nuosavybės valdymo paslaugos, 70333000 Būsto paslaugos, 77000000 Žemės ūkio, miškininkystės, sodininkystės, akvakultūros ir bitininkystės paslaugos, 77100000 Žemės ūkio paslaugos, 77110000 Paslaugos, susijusios su žemės ūkio gamyba, 77231000 Miškininkystės vadybos paslaugos, 77700000 Paslaugos, susijusios su žvejyba, 14523000 Mineralai, brangieji metalai ir panašūs produktai, 14523100 Mineralai

II.2.3. Įgyvendinimo vieta

NUTS kodas: UKM Scotland

Pagrindinė įgyvendinimo vieta: Various sites across Scotland, please refer to the further information provided.

II.2.4. Pirkimo aprašymas

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. Papildoma informacija

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. Aprašymas

II.2.1. Pavadinimas

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

Pirkimo dalies Nr.: 2

II.2.2.

Kitas (-i) šio pirkimo BVPŽ kodas (-ai)

70000000 Nekilnojamojo turto paslaugos, 70100000 Nekilnojamojo turto priklausančio nuosavybės ar kita teisė paslaugos

II.2.3. Įgyvendinimo vieta

NUTS kodas: UKM Scotland

Pagrindinė įgyvendinimo vieta: Various sites across SCOTLAND, please refer to additional information.

II.2.4. Pirkimo aprašymas

See description in lot 1.

II.2.14. Papildoma informacija

See lot 1.

II.3. Numatoma skelbimo apie pirkimą paskelbimo data

27/07/2020

IV dalis: Procedūra

IV.1. Aprašymas**IV.1.8. Informacija apie Sutartį dėl viešųjų pirkimų (SVP)**

Ar pirkimui taikoma Sutartis dėl viešųjų pirkimų?: taip

VI dalis: Papildoma informacija

VI.3. Papildoma informacija

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://crownestatescotland.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. Šio skelbimo išsiuntimo data

19/06/2020