

**Apvienotā Karaliste-Edinburga: Zemes pārvaldīšanas pakalpojumi**  
**OJ S 120/2020 24/06/2020**  
**Iepriekšējs informatīvs paziņojums**  
**Pakalpojumi**

**Juridiskais pamats:**  
Direktīva 2014/24/ES

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**I iedaļa: Līgumslēdzēja iestāde**

**I.1. Nosaukums un adrese**

Pilns nosaukums: Crown Estate Scotland  
Pasta adrese: 6 Bell's Brae  
Pilsēta: Edinburgh  
NUTS kods: UKM Scotland  
Pasta indekss: EH4 3BJ  
Valsts: Apvienotā Karaliste  
Kontaktpersona: Maurice McTeague — Procurement Manager  
E-pasts: [maurice.mcteague@crownestatescotland.com](mailto:maurice.mcteague@crownestatescotland.com)  
Tālrunis: +44 1314607657

**Interneta adrese(-es):**

Galvenā adrese: <http://crownestatescotland.com/>  
Pircēja profila adrese: [https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA29444](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444)

**I.3. Saziņa**

Papildu informāciju var saņemt iepriekš minētajā adresē

**I.4. Līgumslēdzējas iestādes veids**

Cits veids: Public Corporation

**I.5. Galvenā darbības joma**

Cita darbība: Property

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**II iedaļa: Priekšmets**

**II.1. Iepirkuma apjoms**

**II.1.1. Nosaukums**

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

**II.1.2. Galvenās CPV kods**

70332100 Zemes pārvaldīšanas pakalpojumi

**II.1.3. Līguma veids**

Pakalpojumi

**II.1.4. Īss apraksts**

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. Paredzamā kopējā vērtība**

Vērtība bez PVN: 10 500 000,00 GBP

#### **II.1.6. Informācija par daļām**

Līgums ir sadalīts daļās: jāLīgumslēdzēja iestāde saglabā tiesības piešķirt līgumus, kas ietver šādas daļas vai daļu grupas:

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. Apraksts**

#### **II.2.1. Nosaukums**

Provision of Property Management Services

Daļas numurs: 1

#### **II.2.2. Papildu CPV kods(-i)**

70000000 Nekustamā īpašuma pakalpojumi, 70100000 Nekustamā īpašuma pakalpojumi ar pašu īpašumu, 70110000 Nekustamā īpašuma apgūšanas pakalpojumi, 70111000 Apdzīvojamā nekustamā īpašuma apgūšanas pakalpojumi, 70112000 Neapdzīvojamā nekustamā īpašuma apgūšanas pakalpojumi, 70120000 Nekustamā īpašuma pirkšana un pārdošana, 70121000 Ēku pārdošanas vai iegādes pakalpojumi, 70121100 Ēku pārdošanas pakalpojumi, 70121200 Ēku iegādes pakalpojumi, 70122000 Zemes pārdošanas vai iegādes pakalpojumi, 70122100 Zemes pārdošanas pakalpojumi, 70122110 Brīvas zemes pārdošanas pakalpojumi, 70122200 Zemes iegādes pakalpojumi, 70122210 Brīvas zemes iegādes pakalpojumi, 70123000 Nekustamā īpašuma pārdošana, 70123100 Apdzīvojama nekustamā īpašuma pārdošana, 70123200 Neapdzīvojama nekustamā īpašuma pārdošana, 70130000 Pašu īpašuma izīrēšanas pakalpojumi, 70200000 Pašu īpašuma izīrēšanas vai iznomāšanas pakalpojumi, 70210000 Dzīvojamā fonda īpašuma izīrēšanas vai iznomāšanas pakalpojumi, 70220000 Nedzīvojamā fonda īpašuma izīrēšanas vai iznomāšanas pakalpojumi, 70300000 Nekustamā īpašuma aģentūru pakalpojumi par noteiktu samaksu vai uz līguma pamata, 70310000 Ēku nomas vai pārdošanas pakalpojumi, 70311000 Dzīvojamo ēku nomas vai pārdošanas pakalpojumi, 70320000 Zemes nomas vai pārdošanas pakalpojumi, 70321000 Zemes nomas pakalpojumi, 70322000 Brīvas zemes nomas vai pārdošanas pakalpojumi, 70330000 Nekustamā īpašuma pārvaldīšanas pakalpojumi par noteiktu samaksu vai uz līguma pamata, 70331000 Dzīvojamā fonda īpašuma pakalpojumi, 70332000 Nedzīvojamo

telpu īpašuma pakalpojumi, 70332100 Zemes pārvaldīšanas pakalpojumi, 70332200 Komerģīpašumu pārvaldīšanas pakalpojumi, 70332300 Rūpniecisko īpašumu pārvaldīšanas pakalpojumi, 70333000 Mājokļu pakalpojumi, 77000000 Lauksaimniecības, mežsaimniecības, dārzkopības, akvakultūras un biškopības pakalpojumi, 77100000 Lauksaimniecības pakalpojumi, 77110000 Lauksaimnieciskajai ražošanai raksturīgi pakalpojumi, 77231000 Mežsaimniecības pārvaldības pakalpojumi, 77700000 Zvejniecībai raksturīgie pakalpojumi, 14523000 Radniecīgie minerāli, dārgakmeņi un saistītie produkti, 14523100 Minerāli

### **II.2.3. Izpildes vieta**

NUTS kods: UKM Scotland

Galvenais būvlaukums/objekts vai izpildes vieta: Various sites across Scotland, please refer to the further information provided.

### **II.2.4. Iepirkuma apraksts**

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](mailto:maurice.mcteague@crownestatescotland.com)

### **II.2.14. Papildu informācija**

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. Apraksts**

### **II.2.1. Nosaukums**

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

Daļas numurs: 2

### **II.2.2.**

**Papildu CPV kods(-i)**

70000000 Nekustamā īpašuma pakalpojumi, 70100000 Nekustamā īpašuma pakalpojumi ar pašu īpašumu

**II.2.3. Izpildes vieta**

NUTS kods: UKM Scotland

Galvenais būvlaukums/objekts vai izpildes vieta: Various sites across SCOTLAND, please refer to additional information.

**II.2.4. Iepirkuma apraksts**

See description in lot 1.

**II.2.14. Papildu informācija**

See lot 1.

**II.3. Paziņojuma par līgumu publicēšanas paredzamais datums**

27/07/2020

**IV iedaļa: Procedūra**

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**IV.1. Apraksts****IV.1.8. Informācija par Valsts iepirkuma nolīgumu (GPA)**

Uz iepirkumu attiecas Valsts iepirkuma nolīgums: jā

**VI iedaļa: Papildinformācija**

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**VI.3. Papildu informācija**

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](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=623829)

(SC Ref:623829)

#### **VI.5. Šā paziņojuma nosūtīšanas datums**

19/06/2020