

Ir-Renju Unit-Edinburgh: Servizzi ta' l-amministrazzjoni ta' l-artijiet**OJ S 120/2020 24/06/2020****Avviż ta' informazzjoni minn qabel****Servizzi****Il-bażi ġuridika:**

Direttiva 2014/24/UE

Taqsim I: Awtorità kontraenti

I.1. Isem u indirizzi

Isem uffiċjali: Crown Estate Scotland

Indirizz postali: 6 Bell's Brae

Belt: Edinburgh

Kodiċi NUTS: UKM Scotland

Kodiċi postali: EH4 3BJ

Pajjiż: Ir-Renju Unit

Persuna ta' kuntatt: Maurice McTeague — Procurement Manager

Posta elettronika: maurice.mcteague@crownestatescotland.com

Telefown: +44 1314607657

Indirizz(i) tal-Internet:Indirizz ewlieni: <http://crownestatescotland.com/>Indirizz tal-profil tax-xerrej: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444**I.3. Komunikazzjoni**

Aktar informazzjoni tista' tinkiseb minn l-indirizz imsemmi hawn fuq

I.4. Tip ta' awtorità kontraenti

Tip ieħor: Public Corporation

I.5. Attività ewlenija

Attivitajiet oħra: Property

Taqsim II: L-għan

II.1. L-għan tal-ksib**II.1.1. Titlu**

Provision of Property Management Services

Numru ta' referenza: CES\2020\06-1

II.1.2. Kodiċi ewlieni CPV

70332100 Servizzi ta' l-amministrazzjoni ta' l-artijiet

II.1.3. It-tip ta' kuntratt

Servizzi

II.1.4. Deskrizzjoni qasira

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. Stima tal-valur totali

Valur mingħajr VAT: 10 500 000,00 GBP

II.1.6. Informazzjoni dwar il-lottijiet

Dan il-kuntratt huwa maqsum f'lottijiet: ivaL-awtorità kontraenti tirrizerva d-dritt li tagħti kuntratti li jorbtu flimkien il-lottijiet jew gruppi ta' lottijiet li ġejjin:

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. Deskrizzjoni

II.2.1. Titlu

Provision of Property Management Services

Nru tal-lott: 1

II.2.2. Kodiċi(jiet) addizzjonali tal-VKK

70000000 Servizzi ta' bini immobbli, 70100000 Servizzi ta' bini immobbli bil-propjetà attwali, 70110000 Servizzi ta' l-iżvilupp ta' bini immobbli, 70111000 Żvilupp ta' bini immobbli bħala residenza, 70112000 Żvilupp ta' bini immobbli mhux bħala residenza, 70120000 Ix-xiri u l-bejgħ ta' bini immobbli, 70121000 Servizzi tax-xiri u l-bejgħ ta' bini immobbli, 70121100 Servizzi tal-bejgħ ta' bini, 70121200 Servizzi tax-xiri ta' bini, 70122000 Servizzi tax-xiri u l-bejgħ ta' artijiet, 70122100 Servizzi tal-bejgħ ta' artijiet, 70122110 Servizzi tal-bejgħ ta' artijiet vakanti, 70122200 Servizzi tax-xiri ta' artijiet, 70122210 Servizzi tax-xiri ta' artijiet vakanti, 70123000 Bejgħ ta' propjetà immobbli, 70123100 Bejgħ ta' propjetà immobbli residenzjali, 70123200 Bejgħ ta' propjetà immobbli mhux residenzjali, 70130000 Servizzi tal-kiri bil-propjetà attwali, 70200000 Servizzi tal-kiri għal żmien qasir jew fit-tul bil-propjetà attwali, 70210000 Servizzi tal-kiri għal żmien qasir jew fit-tul bil-propjetà attwali mhux residenzjali, 70220000 Servizzi tal-kiri għal-żmien qasir jew fit-tul bil-propjetà attwali mhux residenzjali, 70300000 Servizzi ta' l-aġenzija ta' propjetà immobbli fuq bażi ta' miżata jew b'kuntratt, 70310000 Servizzi tal-bejgħ jew kiri ta' bini, 70311000 Servizzi tal-bejgħ jew kiri ta' bini residenzjali, 70320000 Servizzi tal-bejgħ jew kiri ta' artijiet, 70321000 Servizzi tal-kiri ta' artijiet, 70322000 Servizzi tal-bejgħ jew kiri ta' artijiet vakanti, 70330000 Servizzi ta' amministrazzjoni ta' propjetà immobbli fuq bażi ta' miżata jew b'kuntratt, 70331000 Servizzi propjetà residenzjali, 70332000 Servizzi propjetà mhux residenzjali, 70332100 Servizzi ta' l-amministrazzjoni ta' l-artijiet, 70332200 Servizzi ta' l-amministrazzjoni ta' propjetà kummerċjali, 70332300 Servizzi propjetà industrijali, 70333000

Servizzi tad-djar, 77000000 Servizzi agrikoli, forestali, ta' l-ortikultura, ta' l-akkwakultura u ta' l-apikultura, 77100000 Servizzi ta' l-agrikultura, 77110000 Servizzi inċidentali tal-produzzjoni agrikola, 77231000 Servizzi ta' l-amministrazzjoni tal-foresterija, 77700000 Servizzi inċidentali għas-sajd, 14523000 Minerali riletati, metalli prezzjużi u prodotti assoċċjati, 14523100 Minerali

II.2.3. Il-post tat-twettiq

Kodiċi NUTS: UKM Scotland

Is-sit jew post ewlieni tal-eżekuzzjoni: Various sites across Scotland, please refer to the further information provided.

II.2.4. Deskrizzjoni tal-akkwist

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. Informazzjoni addizzjonali

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. Deskrizzjoni

II.2.1. Titlu

Provision of Property Management Services (Final Lots Still to be Advised)
Nru tal-lott: 2

II.2.2. Kodiċi(jiet) addizzjonali tal-VKK

70000000 Servizzi ta' bini immobbli, 70100000 Servizzi ta' bini immobbli bil-propjetà attwali

II.2.3. Il-post tat-twettiq

Kodiċi NUTS: UKM Scotland

Is-sit jew post ewlieni tal-eżekuzzjoni: Various sites across SCOTLAND, please refer to additional information.

II.2.4. Deskrizzjoni tal-akkwist

See description in lot 1.

II.2.14. Informazzjoni addizzjonali

See lot 1.

II.3. Id-data stmata tal-pubblikazzjoni tal-avviż tal-kuntratt

27/07/2020

Taqsimha IV: Proċedura

IV.1. Deskrizzjoni

IV.1.8. Informazzjoni dwar il-Ftehim dwar l-Akkwisti Pubbliċi (GPA)

L-akkwist huwa kopert mill-GPA: iva

Taqsimha VI: Informazzjoni kumplementari

VI.3. Informazzjoni addizzjonali

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 ta' meta ntbagħat dan l-avviż

19/06/2020