

Verenigd Koninkrijk-Edinburgh: Beheer van grond

OJ S 120/2020 24/06/2020

Voor aankondiging

Diensten

**Rechtsgrond:**

Richtlijn 2014/24/EU

## Afdeling I: Aanbestedende dienst

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### I.1. Naam en adressen

Officiële benaming: Crown Estate Scotland

Postadres: 6 Bell's Brae

Plaats: Edinburgh

NUTS-code: UKM Scotland

Postcode: EH4 3BJ

Land: Verenigd Koninkrijk

Contactpersoon: Maurice McTeague — Procurement Manager

E-mail: [maurice.mcteague@crownestatescotland.com](mailto:maurice.mcteague@crownestatescotland.com)

Telefoon: +44 1314607657

**Internetadres(sen):**

Hoofdadres: <http://crownestatescotland.com/>

Adres van het kopersprofiel: [https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA29444](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444)

### I.3. Communicatie

Nadere inlichtingen zijn te verkrijgen op het hierboven vermelde adres

### I.4. Soort aanbestedende dienst

Ander type: Public Corporation

### I.5. Hoofdactiviteit

Andere activiteit: Property

## Afdeling II: Voorwerp

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### II.1. Omvang van de aanbesteding

#### II.1.1. Benaming

Provision of Property Management Services

Referentienummer: CES\2020\06-1

#### II.1.2. CPV-code hoofdcategorie

70332100 Beheer van grond

#### II.1.3. Type opdracht

Diensten

#### II.1.4. Korte beschrijving

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. Geraamde totale waarde**

Waarde zonder btw: 10 500 000,00 GBP

#### **II.1.6. Inlichtingen over percelen**

Verdeling in percelen: ja De aanbestedende dienst behoudt zich het recht voor opdrachten te gunnen waarbij de volgende percelen of groepen van percelen worden gecombineerd:

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. Beschrijving**

#### **II.2.1. Benaming**

Provision of Property Management Services  
Perceel nr.: 1

#### **II.2.2. Aanvullende CPV-code(s)**

70000000 Makelaarsdiensten, 70100000 Makelaarsdiensten voor onroerend goed in eigen beheer, 70110000 Projectontwikkelaarsdiensten, 70111000 Projectontwikkeling voor woningen, 70112000 Projectontwikkeling voor onroerend goed anders dan woningen, 70120000 Kopen en verkopen van onroerend goed, 70121000 Kopen of verkopen van gebouwen, 70121100 Verkopen van gebouwen, 70121200 Kopen van gebouwen, 70122000 Kopen of verkopen van grond, 70122100 Verkopen van land, 70122110 Verkopen van onbebouwd land, 70122200 Kopen van land, 70122210 Aankopen van onbebouwd land, 70123000 Verkopen van onroerend goed, 70123100 Verkopen van voor bewoning bestemd onroerend goed, 70123200 Verkopen van niet voor bewoning bestemd onroerend goed, 70130000 Verhuur van onroerend goed in eigen beheer, 70200000 Verhuur of leasing van eigen onroerend goed, 70210000 Residential property renting or leasing services, 70220000 Verhuur of leasing van niet voor bewoning bestemde eigen gebouwen, 70300000 Makelaarsdiensten op honorarium- of contractbasis, 70310000 Verhuur of verkoop van gebouwen, 70311000 Verhuur of verkoop van gebouwen voor bewoning, 70320000 Verhuur of verkoop van grond, 70321000 Grondverhuur, 70322000 Verhuur of verkoop van onbebouwd land, 70330000 Beheer van onroerend goed op honorarium- of contractbasis, 70331000 Beheer van voor bewoning bestemd onroerend goed, 70332000 Beheer van niet voor bewoning bestemd onroerend goed, 70332100 Beheer van grond, 70332200 Beheer van onroerend goed voor commerciële doeleinden, 70332300 Diensten voor industrieel onroerend goed, 70333000

Huisvestingsdiensten, 77000000 Diensten voor land-, bos- en tuinbouw, aquicultuur en imkerij, 77100000 Diensten voor de landbouw, 77110000 Diensten in verband met landbouwproductie, 77231000 Diensten voor bosbouwbeheer, 77700000 Diensten in verband met visserij, 14523000 Aanverwante mineralen, edele metalen en bijbehorende producten, 14523100 Mineralen

### **II.2.3. Plaats van uitvoering**

NUTS-code: UKM Scotland

Voornaamste plaats van uitvoering: Various sites across Scotland, please refer to the further information provided.

### **II.2.4. Beschrijving van de aanbesteding**

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

### **II.2.14. Nadere inlichtingen**

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. Beschrijving**

### **II.2.1. Benaming**

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

Perceel nr.: 2

### **II.2.2. Aanvullende CPV-code(s)**

70000000 Makelaarsdiensten, 70100000 Makelaarsdiensten voor onroerend goed in eigen beheer

### **II.2.3. Plaats van uitvoering**

NUTS-code: UKM Scotland

Voornaamste plaats van uitvoering: Various sites across SCOTLAND, please refer to additional information.

### **II.2.4. Beschrijving van de aanbesteding**

See description in lot 1.

### **II.2.14. Nadere inlichtingen**

See lot 1.

### **II.3. Vermoedelijke datum van de bekendmaking van de aankondiging van een opdracht**

27/07/2020

## **Afdeling IV: Procedure**

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### **IV.1. Beschrijving**

#### **IV.1.8. Inlichtingen over de Overeenkomst inzake overheidsopdrachten (GPA)**

De opdracht valt onder de GPA: ja

## **Afdeling VI: Aanvullende inlichtingen**

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### **VI.3. Nadere inlichtingen**

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

(SC Ref:623829)

#### **VI.5. Datum van verzending van deze aankondiging**

19/06/2020