

**Reino Unido-Edimburgo: Serviços de gestão de terrenos**  
**OJ S 120/2020 24/06/2020**  
**Anúncio de pré-informação**  
**Serviços**

**Base jurídica:**

Diretiva 2014/24/UE

**Secção I: Autoridade adjudicante**

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**I.1. Nome e endereços**

Nome oficial: Crown Estate Scotland

Endereço postal: 6 Bell's Brae

Localidade: Edinburgh

Código NUTS: UKM Scotland

Código postal: EH4 3BJ

País: Reino Unido

Pessoa de contacto: Maurice McTeague — Procurement Manager

Correio eletrónico: [maurice.mcteague@crownestatescotland.com](mailto:maurice.mcteague@crownestatescotland.com)

Telefone: +44 1314607657

**Endereço(s) Internet:**

Endereço principal: <http://crownestatescotland.com/>

Endereço do perfil do adquirente: [https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA29444](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444)

**I.3. Comunicação**

Para obter mais informações, consultar o endereço indicado acima

**I.4. Tipo de autoridade adjudicante**

Outro tipo: Public Corporation

**I.5. Atividade principal**

Outra atividade: Property

**Secção II: Objeto**

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**II.1. Quantidade ou âmbito do concurso**

**II.1.1. Título**

Provision of Property Management Services

Número de referência: CES\2020\06-1

**II.1.2. Código CPV principal**

70332100 Serviços de gestão de terrenos

**II.1.3. Tipo de contrato**

Serviços

**II.1.4. Descrição resumida**

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. Valor total estimado**

Valor sem IVA: 10 500 000,00 GBP

#### **II.1.6. Informação sobre os lotes**

Contrato dividido em lotes: simA autoridade adjudicante reserva-se o direito de adjudicar contratos que combinem os seguintes lotes ou grupos de lotes:

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. Descrição**

#### **II.2.1. Título**

Provision of Property Management Services  
Lote n.º: 1

#### **II.2.2. Código(s) CPV adicional(is)**

70000000 Serviços imobiliários, 70100000 Serviços imobiliários relacionados com bens imóveis próprios, 70110000 Serviços de promoção imobiliária, 70111000 Promoção de bens imobiliários residenciais, 70112000 Promoção de bens imobiliários não residenciais, 70120000 Compra e venda de bens imobiliários, 70121000 Serviços de compra ou venda de edifícios, 70121100 Serviços de venda de edifícios, 70121200 Serviços de compra de edifícios, 70122000 Serviços de compra ou venda de terrenos, 70122100 Serviços de venda de terrenos, 70122110 Serviços de venda de terrenos vagos, 70122200 Serviços de compra de terrenos, 70122210 Serviços de compra de terrenos vagos, 70123000 Venda de bens imobiliários, 70123100 Venda de bens imobiliários residenciais, 70123200 Venda de bens imobiliários não residenciais, 70130000 Serviços de arrendamento de bens imóveis próprios, 70200000 Serviços de arrendamento ou locação de bens imóveis próprios, 70210000 Serviços de arrendamento ou locação de propriedades residenciais próprias, 70220000 Serviços de arrendamento ou locação de propriedades não residenciais próprias, 70300000 Serviços de mediação imobiliária à comissão ou por contrato, 70310000 Serviços de venda ou arrendamento de edifícios, 70311000 Serviços de venda ou arrendamento de edifícios residenciais, 70320000 Serviços de venda ou arrendamento de terrenos, 70321000 Serviços de arrendamento de terrenos, 70322000 Serviços de venda ou arrendamento de terrenos vagos, 70330000 Serviços de administração de bens imobiliários à comissão ou por contrato, 70331000 Serviços de administração de propriedades residenciais, 70332000 Serviços de

administração de propriedades não residenciais, 70332100 Serviços de gestão de terrenos, 70332200 Serviços de administração de propriedades comerciais, 70332300 Serviços relativos à propriedade industrial, 70333000 Serviços relacionados com a habitação, 77000000 Serviços de agricultura, silvicultura, horticultura, aquicultura e apicultura, 77100000 Serviços relacionados com a agricultura, 77110000 Serviços relacionados com produção agrícola, 77231000 Serviços de gestão florestal, 77700000 Serviços relacionados com pesca, 14523000 Metais preciosos, minerais e produtos afins, 14523100 Minerais

### **II.2.3. Local de execução**

Código NUTS: UKM Scotland

Local principal de execução: Various sites across Scotland, please refer to the further information provided.

### **II.2.4. Descrição do concurso**

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. Informação adicional**

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. Descrição**

### **II.2.1. Título**

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

Lote n.º: 2

### **II.2.2.**

**Código(s) CPV adicional(is)**

70000000 Serviços imobiliários, 70100000 Serviços imobiliários relacionados com bens imóveis próprios

**II.2.3. Local de execução**

Código NUTS: UKM Scotland

Local principal de execução: Various sites across SCOTLAND, please refer to additional information.

**II.2.4. Descrição do concurso**

See description in lot 1.

**II.2.14. Informação adicional**

See lot 1.

**II.3. Data prevista da publicação do anúncio de concurso**

27/07/2020

**Secção IV: Procedimento**

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**IV.1. Descrição****IV.1.8. Informação relativa ao Acordo sobre Contratos Públicos (ACP)**

O contrato é abrangido pelo Acordo sobre Contratos Públicos: sim

**Secção VI: Informação complementar**

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**VI.3. Informação adicional**

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. Data de envio do presente anúncio**

19/06/2020