

Regatul Unit-Edinburgh: Servicii de gestionare a terenurilor

OJ S 120/2020 24/06/2020

Anunț de intenție

Servicii

Temei juridic:

Directiva 2014/24/UE

Secțiunea I: Autoritatea contractantă

I.1. Denumire și adrese

Denumire oficială: Crown Estate Scotland

Adresă: 6 Bell's Brae

Localitate: Edinburgh

Cod NUTS: UKM Scotland

Cod poștal: EH4 3BJ

Țară: Regatul Unit

Persoană de contact: Maurice McTeague — Procurement Manager

E-mail: maurice.mcteague@crownestatescotland.com

Telefon: +44 1314607657

Adresă (adrese) internet:

Adresa principală: <http://crownestatescotland.com/>

Adresa profilului cumpărătorului: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444

I.3. Comunicare

Informații suplimentare pot fi obținute de la adresa menționată mai sus

I.4. Tipul autorității contractante

Alt tip: Public Corporation

I.5. Activitate principală

Altă activitate: Property

Secțiunea II: Obiect

II.1. Obiectul achiziției

II.1.1. Titlu

Provision of Property Management Services

Număr de referință: CES\2020\06-1

II.1.2. Cod CPV principal

70332100 Servicii de gestionare a terenurilor

II.1.3. Tipul contractului

Servicii

II.1.4. Descriere succintă

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. Valoarea totală estimată

Valoare fără TVA: 10 500 000,00 GBP

II.1.6. Informații privind loturile

Contractul este împărțit în loturi: da Autoritatea contractantă își rezervă dreptul de a atribui contracte prin combinarea următoarelor loturi sau grupuri de loturi:

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. Descriere

II.2.1. Titlu

Provision of Property Management Services

Lot nr.: 1

II.2.2. Cod(uri) CPV suplimentar(e)

70000000 Servicii imobiliare, 70100000 Servicii imobiliare proprii, 70110000 Servicii de promovare imobiliară, 70111000 Promovare de bunuri imobiliare rezidențiale, 70112000 Promovare de bunuri imobiliare nerezidențiale, 70120000 Cumpărare și vânzare de bunuri imobiliare, 70121000 Servicii de vânzare sau de achiziționare de imobile, 70121100 Servicii de vânzare de imobile, 70121200 Servicii de achiziționare de imobile, 70122000 Servicii de vânzare sau de achiziționare de teren, 70122100 Servicii de vânzare de teren, 70122110 Servicii de vânzare de teren viran, 70122200 Servicii de achiziționare de teren, 70122210 Servicii de achiziționare de teren viran, 70123000 Vânzare de bunuri imobiliare, 70123100 Vânzare de bunuri imobiliare rezidențiale, 70123200 Vânzare de bunuri imobiliare nerezidențiale, 70130000 Servicii de închiriere de bunuri imobiliare proprii, 70200000 Servicii de închiriere sau de leasing de bunuri imobiliare proprii, 70210000 Servicii de închiriere sau de leasing de proprietăți rezidențiale proprii, 70220000 Servicii de închiriere sau de leasing de proprietăți nerezidențiale proprii, 70300000 Servicii de intermediere imobiliară pentru terți, 70310000 Servicii de închiriere sau de vânzare de imobile, 70311000 Servicii de închiriere sau de vânzare de imobile rezidențiale, 70320000 Servicii de închiriere sau de vânzare de terenuri, 70321000 Servicii de închiriere de terenuri, 70322000 Servicii de închiriere sau de vânzare de terenuri virane, 70330000 Servicii de gestionare a bunurilor imobiliare pentru terți, 70331000 Servicii de proprietate rezidențială, 70332000 Servicii de proprietate nerezidențială, 70332100 Servicii de gestionare a terenurilor, 70332200 Servicii de gestionare a proprietății

comerciale, 70332300 Servicii de proprietate industrială, 70333000 Servicii de adăpostire, 77000000 Servicii pentru agricultură, silvicultură, horticultură, acvacultură și apicultură, 77100000 Servicii pentru agricultură, 77110000 Servicii privind producția agricolă, 77231000 Servicii de gestionare a pădurilor, 77700000 Servicii conexe pescuitului, 14523000 Minerale, metale prețioase conexe și produse asociate, 14523100 Minerale

II.2.3. Locul de executare

Cod NUTS: UKM Scotland

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

II.2.4. Descrierea achiziției publice

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. Informații suplimentare

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. Descriere

II.2.1. Titlu

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

Lot nr.: 2

II.2.2. Cod(uri) CPV suplimentar(e)

70000000 Servicii imobiliare, 70100000 Servicii imobiliare proprii

II.2.3. Locul de executare

Cod NUTS: UKM Scotland

Locul principal de executare: Various sites across SCOTLAND, please refer to additional information.

II.2.4. Descrierea achiziției publice

See description in lot 1.

II.2.14. Informații suplimentare

See lot 1.

II.3. Data estimată pentru publicarea anunțului de participare

27/07/2020

Secțiunea IV: Procedură

IV.1. Descriere

IV.1.8. Informații despre Acordul privind achizițiile publice (AAP)

Achiziția intră sub incidența Acordului privind achizițiile publice: da

Secțiunea VI: Informații complementare

VI.3. Informații suplimentare

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 expedierii prezentului anunț

19/06/2020