

Združeno kraljestvo-Edinburgh: Storitve upravljanja zemljišč

OJ S 120/2020 24/06/2020

Predhodno informativno obvestilo

Storitve

Pravna podlaga:

Direktiva 2014/24/EU

Oddelek I: Javni naročnik

I.1. Ime in naslovi

Uradno ime: Crown Estate Scotland

Poštni naslov: 6 Bell's Brae

Kraj: Edinburgh

Šifra NUTS: UKM Scotland

Poštna številka: EH4 3BJ

Država: Združeno kraljestvo

Kontaktna oseba: Maurice McTeague — Procurement Manager

E-naslov: maurice.mcteague@crownestatescotland.com

Telefon: +44 1314607657

Internetni naslovi:

Glavni naslov: <http://crownestatescotland.com/>

Internetni naslov profila kupca: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444

I.3. Sporočanje

Dodatne informacije lahko dobite na zgoraj navedenem naslovu

I.4. Vrsta javnega naročnika

Druga vrsta: Public Corporation

I.5. Glavna področja dejavnosti

Druga dejavnost: Property

Oddelek II: Predmet

II.1. Obseg naročila

II.1.1. Naslov

Provision of Property Management Services

Referenčna številka dokumenta: CES\2020\06-1

II.1.2. Glavna koda CPV

70332100 Storitve upravljanja zemljišč

II.1.3. Vrsta naročila

Storitve

II.1.4. Kratek opis

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. Ocenjena skupna vrednost

Vrednost brez DDV: 10 500 000,00 GBP

II.1.6. Informacije o sklopih

Naročilo je razdeljeno na sklope: da Javni naročnik si pridržuje pravico, da odda naročila, sestavljena iz naslednjih sklopov ali skupin sklopov:

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. Opis

II.2.1. Naslov

Provision of Property Management Services

Št. sklopa: 1

II.2.2. Dodatna(-e) koda(-e) CPV

70000000 Storitve poslovanja z nepremičninami, 70100000 Storitve poslovanja z lastnimi nepremičninami, 70110000 Storitve izdelave nepremičninskih projektov, 70111000 Izdelava stanovanjskih nepremičninskih projektov, 70112000 Izdelava nestanovanjskih nepremičninskih projektov, 70120000 Nakup in prodaja nepremičnin, 70121000 Storitve nakupa ali prodaje stavb, 70121100 Storitve prodaje stavb, 70121200 Storitve nakupa stavb, 70122000 Storitve nakupa ali prodaje zemljišč, 70122100 Storitve prodaje zemljišč, 70122110 Storitve prodaje nepozidanih zemljišč, 70122200 Storitve nakupa zemljišč, 70122210 Storitve nakupa nepozidanih zemljišč, 70123000 Prodaja nepremičnin, 70123100 Prodaja stanovanjskih nepremičnin, 70123200 Prodaja nestanovanjskih nepremičnin, 70130000 Storitve dajanja lastnih nepremičnin v najem, 70200000 Storitve dajanja lastnih nepremičnin v najem ali zakup, 70210000 Storitve dajanja stanovanjskih nepremičnin v najem ali zakup, 70220000 Storitve dajanja nestanovanjskih nepremičnin v najem ali zakup, 70300000 Storitve nepremičninskih agencij za plačilo ali po pogodbi, 70310000 Storitve dajanja v najem ali prodaje stavb, 70311000 Storitve dajanja v najem ali prodaje stanovanjskih zgradb, 70320000 Storitve dajanja v najem ali prodaje zemljišč, 70321000 Storitve dajanja zemljišč v najem, 70322000 Storitve dajanja v najem ali prodaje nepozidanih zemljišč, 70330000 Storitve upravljanja nepremičnin za plačilo ali po pogodbi, 70331000 Storitve poslovanja s stanovanjskimi nepremičninami, 70332000 Storitve poslovanja z nestanovanjskimi nepremičninami, 70332100 Storitve upravljanja zemljišč, 70332200 Storitve upravljanja poslovnih nepremičnin, 70332300

Storitve upravljanja industrijskih nepremičnin, 70333000 Storitve v stanovanjskem gospodarstvu, 77000000 Storitve na področju kmetijstva, gozdarstva, hortikulture, akvakulture in čebelarstva, 77100000 Storitve na področju kmetijstva, 77110000 Storitve v zvezi z kmetijsko pridelavo, 77231000 Storitve upravljanja v gozdarstvu, 77700000 Storitve v zvezi z ribolovom, 14523000 Sorodni minerali, plemenite kovine in pripadajoči proizvodi, 14523100 Minerali

II.2.3. Kraj izvedbe

Šifra NUTS: UKM Scotland

Glavna lokacija ali kraj izvedbe: Various sites across Scotland, please refer to the further information provided.

II.2.4. Opis javnega naročila

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. Dodatne informacije

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. Opis

II.2.1. Naslov

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

Št. sklopa: 2

II.2.2. Dodatna(-e) koda(-e) CPV

70000000 Storitve poslovanja z nepremičninami, 70100000 Storitve poslovanja z lastnimi nepremičninami

II.2.3. Kraj izvedbe

Šifra NUTS: UKM Scotland

Glavna lokacija ali kraj izvedbe: Various sites across SCOTLAND, please refer to additional information.

II.2.4. Opis javnega naročila

See description in lot 1.

II.2.14. Dodatne informacije

See lot 1.

II.3. Predvideni datum objave obvestila o naročilu

27/07/2020

Oddelek IV: Postopek

IV.1. Opis

IV.1.8. Informacije o Sporazumu o vladnih naročilih

Naročilo ureja Sporazum o vladnih naročilih: da

Oddelek VI: Dopolnilne informacije

VI.3. Dodatne informacije

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. Datum pošiljanja tega obvestila

19/06/2020