

Förenade kungariket-Edinburgh: Fysisk planering
OJ S 120/2020 24/06/2020
Förhandsmeddelande
Tjänster

Rättslig grund:
direktiv 2014/24/EU

Avsnitt I: Upphandlande myndighet

I.1. Namn och adresser

Officiellt namn: Crown Estate Scotland
Postadress: 6 Bell's Brae
Ort: Edinburgh
Nuts-kod: UKM Scotland
Postnummer: EH4 3BJ
Land: Förenade kungariket
Kontaktperson: Maurice McTeague — Procurement Manager
E-post: maurice.mcteague@crownestatescotland.com
Telefon: +44 1314607657

Internetadress(er):

Allmän adress: <http://crownestatescotland.com/>
Upphandlarprofil: https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA29444

I.3. Kommunikation

Ytterligare upplysningar kan erhållas från ovannämnda adress

I.4. Typ av upphandlande myndighet

Annan typ: Public Corporation

I.5. Huvudsaklig verksamhet

Annan verksamhet: Property

Avsnitt II: Föremål

II.1. Upphandlingens omfattning**II.1.1. Benämning på upphandlingen**

Provision of Property Management Services
Referensnummer: CES\2020\06-1

II.1.2. Huvudsaklig CPV-kod

70332100 Fysisk planering

II.1.3. Typ av kontrakt

Tjänster

II.1.4. Kort beskrivning

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. Uppskattat totalt värde

Värde exkl. moms: 10 500 000,00 GBP

II.1.6. Information om delar

Kontraktet är uppdelat i flera delar: ja Den upphandlande myndigheten förbehåller sig rätten att tilldela kontrakt genom att kombinera följande delkontrakt eller grupper av delkontrakt:

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. Beskrivning

II.2.1. Benämning på upphandlingen

Provision of Property Management Services

Del nr: 1

II.2.2. Ytterligare CPV-kod(er)

70000000 Tjänster avseende fast egendom, 70100000 Fastighetsmäklartjänster avseende egen fast egendom, 70110000 Exploatering av fastigheter, 70111000 Exploatering av bostadsfastigheter, 70112000 Exploatering av andra fastigheter än bostadsfastigheter, 70120000 Köp och försäljning av fastigheter, 70121000 Försäljning eller köp av byggnad, 70121100 Försäljning av byggnad, 70121200 Köp av byggnad, 70122000 Försäljning eller köp av mark, 70122100 Försäljning av mark, 70122110 Försäljning av herrelös egendom, 70122200 Köp av tomt/mark, 70122210 Köp av herrelös egendom, 70123000 Försäljning av fastigheter, 70123100 Försäljning av bostadsfastigheter, 70123200 Försäljning av andra fastigheter än bostadsfastigheter, 70130000 Uthyrning av egen fast egendom, 70200000 Uthyrning eller leasing av egen fast egendom, 70210000 Uthyrning eller leasing av bostäder, 70220000 Uthyrning eller leasing av egendom annan än bostäder, 70300000 Diverse fastighetsmäklari på arvodes- eller kontraktbasis, 70310000 Uthyrning eller försäljning av byggnad, 70311000 Uthyrning eller försäljning av bostadshus, 70320000 Uthyrning eller försäljning av mark, 70321000 Uthyrning av mark, 70322000 Uthyrning eller försäljning av herrelös egendom, 70330000 Fastighetsförvaltning på arvodes- eller kontraktbasis, 70331000 Tjänster för bostadshus, 70332000 Tjänster avseende fast egendom som inte används för bostadsändamål, 70332100 Fysisk planering, 70332200 Förvaltning av affärsfastigheter, 70332300 Tjänster avseende industriell egendom, 70333000 Bostadstjänster, 77000000 Jordbruks-, skogsbruks-, trädgårds-, vattenbruks- och biodlingstjänster, 77100000

Jordbrukstjänster, 77110000 Tjänster förknippade med jordbruksproduktion, 77231000 Skogsskötsel, 77700000 Tjänster i samband med fiske, 14523000 Liknande mineraler, ädelmetaller och tillhörande produkter, 14523100 Mineraler

II.2.3. Plats för utförande

Nuts-kod: UKM Scotland

Huvudsaklig plats för byggnation/anläggning eller utförande: Various sites across Scotland, please refer to the further information provided.

II.2.4. Beskrivning av upphandlingen

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. Kompletterande upplysningar

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. Beskrivning

II.2.1. Benämning på upphandlingen

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

Del nr: 2

II.2.2. Ytterligare CPV-kod(er)

70000000 Tjänster avseende fast egendom, 70100000 Fastighetsmäklartjänster avseende egen fast egendom

II.2.3. Plats för utförande

Nuts-kod: UKM Scotland

Huvudsaklig plats för byggnation/anläggning eller utförande: Various sites across SCOTLAND, please refer to additional information.

II.2.4. Beskrivning av upphandlingen

See description in lot 1.

II.2.14. Kompletterande upplysningar

See lot 1.

II.3. Beräknat datum för offentliggörande av upphandlingsmeddelande

27/07/2020

Avsnitt IV: Förfarande

IV.1. Beskrivning

IV.1.8. Information om avtalet om offentlig upphandling

Upphandlingen omfattas av avtalet om offentlig upphandling: ja

Avsnitt VI: Kompletterande upplysningar

VI.3. Kompletterande upplysningar

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 då meddelandet sänts

19/06/2020