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Planning

Pre-market engagement - Managing Agents

Crown Estate Scotland

F01: Prior information notice

Prior information only

Notice identifier: 2025/S 000-011031

Procurement identifier (OCID): ocids-h6vhtk-04f835

Published 25 March 2025, 9:18am

Section I: Contracting authority

I.1) Name and addresses

Crown Estate Scotland

Quartermile Two, 2nd Floor, 2 Lister Square

Edinburgh

EH3 9GL

Contact

Dorothy Low

Email

procurement@crownestatescotland.com

Telephone

+44 7917489705

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

<http://crownestatescotland.com/>

Buyer's address

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

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Additional information can be obtained from the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

www.publiccontractsscotland.gov.uk

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Estate Management

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Pre-market engagement - Managing Agents

II.1.2) Main CPV code

- 70330000 - Property management services of real estate on a fee or contract basis

II.1.3) Type of contract

Services

II.1.4) Short description

Crown Estate Scotland (CES) operates an outsourced business model for a significant part of its property management functions across its Rural, Coastal, Commercial, Salmon Fishing Rights, Minerals and Mines Royal property portfolios. Currently there are a series of contracts in place with firms of Managing Agents (MA's) with specialist property management skills, capacity and experience, some of which are due to end in March 2026. Crown Estate Scotland is undertaking a pre-market engagement exercise and has prepared a series of questions for parties capable of providing managing agent services for its Rural and Commercial Property portfolio's ahead of the tendering process. By answering these questions your organisation will assist Crown Estate Scotland develop its approach to re-tendering our Managing Agents contracts for our rural and commercial property portfolio.

Please find the questions at this link: <https://forms.office.com/e/d0AGdXxmzT> a Word document is also attached to this notice containing the hyperlink.

Please note, the services to which this PIN relates may have a lotting structure. However, II.1.6) of this notice indicates that it is not divided into lots. To be clear, this simply means that this PIN notice is not divided into lots. However, the relevant contracts to which this PIN relates may be divided into lots.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70332200 - Commercial property management services
- 70330000 - Property management services of real estate on a fee or contract basis

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

Main site or place of performance

Please see Background Information attachment for more detail.

II.2.4) Description of the procurement

Crown Estate Scotland (CES) operates an outsourced business model for a significant part of its property management functions across its Rural, Coastal, Commercial, Salmon Fishing Rights, Minerals and Mines Royal property portfolios. Currently there are a series of contracts in place with firms of Managing Agents (MA's) with specialist property management skills, capacity and experience, some of which are due to end in March 2026. Crown Estate Scotland is undertaking a pre-market engagement exercise and has prepared a series of questions for parties capable of providing managing agent services for its Rural and Commercial Property portfolio's ahead of the tendering process. By answering these questions your organisation will assist Crown Estate Scotland develop its approach to re-tendering our Managing Agents contracts for our rural and commercial property portfolio

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 including managing lease agreements, rent accounting, financial planning & management, adherence to regulatory provisions and standards, management of relationships, managing & supervising property repairs/ maintenance & renovation/improvement work, health and safety compliance and delivery of various services to meet all landlord obligations and the expectations of tenants and other stakeholders. In advance of the next Corporate Plan 2026-31, Crown Estate Scotland is looking to put in place Managing Agent contracts that will help the organisation in the delivery its core purpose to invest in property, natural resources and people to generate lasting value for Scotland.

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.

The Scottish Crown Estate is a unique mix of land, property and rights, with a total

property value at March 2024 of GBP665.6m. In 2023-4, it generated GBP113.2m for the Scottish Government's public spending.

II.3) Estimated date of publication of contract notice

14 July 2025

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

Please complete the survey by 5pm on Wednesday 2nd April 2025.

Crown Estate Scotland may choose to contact respondents to discuss their views in more detail, should respondents be happy to be contacted.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at
https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=794214.

(SC Ref:794214)