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Tender

Management Services for The Centre Cumbernauld

North Lanarkshire Council

F02: Contract notice

Notice identifier: 2025/S 000-015235

Procurement identifier (OCID): ocds-h6vhtk-04896b

Published 15 April 2025, 1:11pm

Section I: Contracting authority

I.1) Name and addresses

North Lanarkshire Council

Civic Centre, Windmillhill Street

Motherwell

ML1 1AB

Contact

Corporate Procurement

Email

corporateprocurement@northlan.gov.uk

Country

United Kingdom

NUTS code

UKM84 - North Lanarkshire

Internet address(es)

Main address

<https://www.northlanarkshire.gov.uk/>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00010

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Management Services for The Centre Cumbernauld

Reference number

NLC-CPT-24-044

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

In March 2020, North Lanarkshire Council approved the publication of its draft Town Visions recognising Cumbernauld, the largest town within the local authority area, as one of the major towns that should form part of its core investment programme for 'The Place – The Vision' for North Lanarkshire.

Considering the town's strategic location and its town status, Cumbernauld has become a recognised commercial location with a mix offering business parks, industrial accommodation and retail shops. However, the town centre is largely retail dominated by the 'the Centre Cumbernauld, Cumbernauld Shopping Centre' (known jointly as 'The Centre Cumbernauld' (TCC)) together with the more modern Antonine Centre, along with two large office blocks and a further education college. This mix is no longer fit for purpose and does not meet the needs and aspirations of residents, many of whom now travel to nearby Glasgow or Stirling to shop, bypassing the TCC which many considered a blot on the urban landscape.

TCC was built in the 1960 / 70s and occupies an extensive site in the middle of Cumbernauld town centre. Formed on either side of a major public road (Central Way/A8011) and connected by overhead pedestrian foot bridge / walkway, it extends to over 5 hectares in size including car parks. However, a lack of investment over several years has meant that the centre itself is in relatively poor condition (requiring extensive repairs and improvement if it was to be retained as an operational asset in the longer-term).

The Council acquired the TCC in June 2023 in order to unlock transformational regeneration of Cumbernauld town centre and kick start the redevelopment of a mixed-use town centre space that will incorporate a Town Hub. This redevelopment will also stimulate private sector housing delivery, assembling land for residential use, enable development of much needed new homes and will contribute towards the regeneration of Cumbernauld into one of the eight towns recognised in North Lanarkshire Town Visions.

II.1.5) Estimated total value

Value excluding VAT: £5,522,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70300000 - Real estate agency services on a fee or contract basis
- 70330000 - Property management services of real estate on a fee or contract basis
- 70332000 - Non-residential property services
- 70332200 - Commercial property management services
- 79421000 - Project-management services other than for construction work

II.2.3) Place of performance

NUTS codes

- UKM84 - North Lanarkshire

II.2.4) Description of the procurement

In order for the redevelopment to proceed, TCC will have to be rundown gradually and ultimately demolished. Demolition is likely to be completed over two stages with Stage 1 scheduled for 2027 and Stage 2 commencing between 2031 and 2033. This means that the centre will continue to operate over the next 7 to 8 years albeit that it will be on a reducing floor area. TCC continues to operate whilst the Council develops its plans and has continued to be managed on the Council's behalf by companies put in place by the previous owner.

To allow for the demolition of the centre the Council are looking at options for the construction of a 'modular village' in order for the existing tenants to relocate. As retail and commercial space is very limited in Cumbernauld town centre there's not a sufficient supply of alternative units to accommodate all of the businesses from TCC. The proposed modular village could be situated on one of two identified sites within the town centre and work is progressing on the development of the feasibility study and costs. It is anticipated that any modular village development would have an onsite management office and be included in the management responsibilities of the appointed asset and property management agents.

It is envisaged that the long-term asset and property management agent will be in place by Autumn 2025 and the contract will run until the centre is fully vacant around 2031 – 2033 depending on demolition programming. Therefore, and in addition to the existing services provided by the Asset and Property Manager, future services required include those currently provided within the short-term agreements (as above) whilst introducing elements including but not limited to

- managing new and existing leases including rent reviews, rent collection and arrears and debt recovery
- day-to-day management of the centre including security and cleaning
- marketing available units
- assisting with relocation of existing tenants within the centre
- maintenance of the centre including undertaking capital expenditure if required
- preparing financial statements
- preparing monthly management reports
- attending relevant meetings

II.2.5) Award criteria

Quality criterion - Name: Presentation / Weighting: 15

Quality criterion - Name: Service Delivery Model / Weighting: 15

Quality criterion - Name: Communication / Dispute Resolution / Weighting: 12

Quality criterion - Name: Management and Staffing A / Weighting: 8

Quality criterion - Name: Management and Staffing B / Weighting: 3

Quality criterion - Name: Management Of Subcontractors and Supply Chain / Weighting: 5

Quality criterion - Name: Added Value / Weighting: 4

Quality criterion - Name: Carbon Reduction / Net Zero / Weighting: 2

Quality criterion - Name: Fair Work First / Weighting: 3

Quality criterion - Name: Community Benefits Methodology / Weighting: 2

Quality criterion - Name: Community Benefits Offering Menu / Weighting: 1

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The Council intends to include an additional 4 x 12 month extension periods which can be utilised should circumstances arise that such an extension is required.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Further information is contained within the tender document suite and can be downloaded from the additional documentation area within the PCS-T portal.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

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

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-025230](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

27 May 2025

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 5 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

27 May 2025

Local time

12:00pm

Information about authorised persons and opening procedure

Tenders received will be opened in accordance with condition 18.5 of the Councils General Contract Standing Orders. Date and time of the Opening of Tenders (as stated above) is subject to change at the Councils sole discretion.

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

TENDERERS PLEASE NOTE: Police Scotland identified a number of business areas

which have a high risk of infiltration by Serious and Organised Crime groups; this Framework belongs to one such area and as such the Authority reserves the right to include enhanced probity checks prior to any contract award, including sharing tenderer information with Police Scotland.

The tender pack includes a schedule for the Declaration of non-involvement in serious organised crime; this is a mandatory tender submission requirement for all tenderers.

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 28170. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

Community benefits are included in this requirement. For more information see:

<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:

Bidders should refer to the requirements stated within PCS-Tender.

(SC Ref:784940)

VI.4) Procedures for review

VI.4.1) Review body

Scottish Courts

Edinburgh

Country

United Kingdom