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Contract

## **P24-0005: Strategic Innovation and Place Acquisition Programme**

Scottish Enterprise

F03: Contract award notice

Notice identifier: 2023/S 000-021297

Procurement identifier (OCID): ocds-h6vhtk-03c4b9

Published 24 July 2023, 1:34pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Scottish Enterprise

Atrium Court, 50 Waterloo Street

Glasgow

G2 6HQ

#### **Contact**

Adam Cunningham

#### **Email**

[adam.cunningham@scotent.co.uk](mailto:adam.cunningham@scotent.co.uk)

#### **Telephone**

+44 1414686024

#### **Country**

United Kingdom

**NUTS code**

UKM82 - Glasgow City

**Internet address(es)**

Main address

<http://www.scottish-enterprise.com/>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00398](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00398)

**I.4) Type of the contracting authority**

Regional or local Agency/Office

**I.5) Main activity**

Economic and financial affairs

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

P24-0005: Strategic Innovation and Place Acquisition Programme

Reference number

P24-0005

#### **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**

The purpose of this ITT is for Scottish Enterprise to appoint a property consultant to (i) develop an appropriate search criteria and scoring methodology for property acquisitions that reflect current SE strategy, (ii) provide the necessary professional services to support property acquisitions in line with SE's obligations for best value under the Scottish Public Finance Manual (SPFM), (iii) represent SE in acquisition negotiations with vendors, (iv) liaise with SE's professional and legal advisors to conclude acquisitions on satisfactory commercial terms. The services may also encompass providing advice on property appraisals, and associated commercial advice, where SE considers providing grant aid funding for existing landowners is an appropriate way to unlock sites for future development.

It is anticipated that the contract will start in July 2023 and is anticipated to end in June 2025. SE will retain the option of two extension periods. The first extension period will be for a further 48-month period, the second extension period will be for a further 12-month period.

The total estimated value of the contract over the total duration is estimated to be between GBP150,000 and an overall fee cap of GBP200,000 (excl VAT).

Further details can be found within the Invitation to Tender (ITT) document.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £164,250

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 70330000 - Property management services of real estate on a fee or contract basis
- 70300000 - Real estate agency services on a fee or contract basis
- 70000000 - Real estate services
- 70120000 - Buying and selling of real estate
- 70122000 - Land sale or purchase services
- 70121000 - Building sale or purchase services
- 70121200 - Building purchase services

### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

### **II.2.4) Description of the procurement**

The purpose of this ITT is for Scottish Enterprise to appoint a property consultant to (i) develop an appropriate search criteria and scoring methodology for property acquisitions that reflect current SE strategy, (ii) provide the necessary professional services to support property acquisitions in line with SE's obligations for best value under the Scottish Public Finance Manual (SPFM), (iii) represent SE in acquisition negotiations with vendors, (iv) liaise with SE's professional and legal advisors to conclude acquisitions on satisfactory commercial terms. The services may also encompass providing advice on property appraisals, and associated commercial advice, where SE considers providing grant aid funding for existing landowners is an appropriate way to unlock sites for future development.

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#### **II.2.5) Award criteria**

Quality criterion - Name: Prompt Payment (only relevant where sub-contractors are proposed) / Weighting: Pass/Fail

Quality criterion - Name: Relevant Skills and Experience of the proposed Team / Weighting: 35%

Quality criterion - Name: Methodology for delivery and understanding of specific project requirements detailed in the Specification / Weighting: 25%

Quality criterion - Name: Project Team Structure / Weighting: 20%

Quality criterion - Name: Risk Identification and Mitigation / Weighting: 10%

Quality criterion - Name: Fair Work First / Weighting: 5%

Quality criterion - Name: Information Security / Weighting: 5%

Price - Weighting: 40

#### **II.2.11) Information about options**

Options: Yes

Description of options

Following the first 24 months, Scottish Enterprise will have an option to extend for a further 24 months, and then a further 12 months (total 36 months extension).

#### **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.

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## **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: [2023/S 000-012138](#)

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## **Section V. Award of contract**

### **Contract No**

P24-0005: Strategic Innovation and Place Acquisition Programme

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

29 June 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 2

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 2

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: No

**V.2.3) Name and address of the contractor**

Avison Young (UK) Limited

3 Brindleyplace

Birmingham

B1 2JB

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

**V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £164,250

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## **Section VI. Complementary information**

### **VI.3) Additional information**

Statement for SPD 2A.17 – Form of Participation (Notably as part of a group, consortium, joint venture or similar). Any contract will be entered into with the nominated lead organisation and all members of the consortium, who will in these circumstances each be required to execute said contract together with all ancillary documentation, evidencing their joint and several liability in respect of the obligations and liabilities of the contract. It will be for members of the consortium to sort out their respective duties and liabilities amongst each other. For

administrative purposes, any associated documentation will be sent to the nominated lead organisation.

Statement for SPD 2C.1 - Where the main bidder relies on the capacities of other entities in order to meet the selection criteria, the bidder must provide a separate SPD response setting out the information required under SPD (Scotland): Part II (sections A and B); Part III exclusion grounds; the relevant part of Section IV selection criteria; and Part V (if applicable) for each of the entities concerned.

Statement for SPD 2D.1.2 – If the bidder proposes to subcontract any part(s) of the service and those sub-contractors are not relied upon, they should arrange for a separate SPD response from each potential subcontractor. The subcontractors must complete the relevant parts of the SPD (Scotland) (Sections A and B of Part II and Part III only) to self-declare whether there are grounds for their exclusion. This may be requested at the selection stage or prior to the subcontractor commencing work on the contract.

(SC Ref:737705)

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Glasgow Sheriff Court and Justice of the Peace Court

Sheriff Clerk's Office, PO Box 23, 1 Carlton Place

Glasgow

G5 9DA

Telephone



+44 1414298888

Country

United Kingdom

Internet address

<https://www.scotcourts.gov.uk/the-courts/court-locations/glasgow-sheriff-court-and-justice-of-the-peace-court>

#### **VI.4.2) Body responsible for mediation procedures**

Scottish Government

5 Atlantic Quay, 150 Broomielaw

Glasgow

G2 8LU

Email

[SPOEprocurement@scotland.gsi.gov.uk](mailto:SPOEprocurement@scotland.gsi.gov.uk)

Telephone

+44 1412425466

Country

United Kingdom

Internet address

<https://www.gov.scot/publications/single-point-of-enquiry/>

#### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

In the first instance, contact the Head of Facilities Management and Procurement at Scottish Enterprise, with any concerns or enquiries. Email: <https://www.scottish-enterprise.com/help/contact-us>. An economic operator that suffers, or risks suffering, loss or damage attributable to a breach of duty under the Public Contracts (Scotland)

Regulations 2015, may bring proceedings that will be started in the High Court.

**VI.4.4) Service from which information about the review procedure may be obtained**

Scottish Government

5 Atlantic Quay, 150 Broomielaw

Glasgow

G2 8LU

Email

[SPOEprocurement@scotland.gsi.gov.uk](mailto:SPOEprocurement@scotland.gsi.gov.uk)

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