

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/025147-2024>

Contract

## **Cumbernauld Town Centre - Asset Management 2024 - 2025**

North Lanarkshire Council

F03: Contract award notice

Notice identifier: 2024/S 000-025147

Procurement identifier (OCID): ocds-h6vhtk-048937

Published 9 August 2024, 8:44am

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

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

North Lanarkshire Council

Civic Centre, Windmillhill Street

Motherwell

ML1 1AB

#### **Email**

[corporateprocurement@northlan.gov.uk](mailto:corporateprocurement@northlan.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKM84 - North Lanarkshire

## **Internet address(es)**

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00010](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00010)

## **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**

Cumbernauld Town Centre - Asset Management 2024 - 2025

Reference number

NLC-NTP-24-009

#### **II.1.2) Main CPV code**

- 70332200 - Commercial property management services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

North Lanarkshire Council is looking to transform Cumbernauld by regenerating its town centre from a sterile transport corridor to a place where people can move freely, thereby integrating and connecting the developments on either side of Central Way to form a traditional high street for the first time in the town's development.

To kick start this transformational change, the Council has acquired the two adjoined shopping centres occupying an extensive site in the middle of Cumbernauld town centre - 'The Centre Cumbernauld and Cumbernauld Shopping Centre' (known as 'The Centre Cumbernauld' (TCC)).

Following the acquisition of TCC in June 2023, there was a requirement to have the facility managed and operated as efficiently as possible to maximise revenue and reduce overhead costs until existing leaseholds expire or can be ended, and vacant possession achieved prior to planned complete or phased demolition of the building.

Upon acquisition of TCC, the Council novated two historic management contracts from the previous owner on a short-term basis up to 12 months to enable a smooth operating transition and to minimise disruption to existing tenants. These contracts are regarded as the "Asset Manager" and "Property Manager". These 12-month contracts have been reprocurd for a period of 12 months, with an extension period of 3 months, to allow for the procurement of longer term management solution.

### **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: £125,000

## **II.2) Description**

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

NUTS codes

- UKM84 - North Lanarkshire

Main site or place of performance

Cumbernauld

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

The Asset Manager contract is intended to add value to TCC by increasing income through lease management, new lettings, rent reviews whilst limiting the Council's financial liabilities incurred as landlord in accordance with an agreed strategy employed to maximise the net rental income and minimising expenditure whilst the Property Manager contract is concerned with the daily operation of TCC including hard and soft facilities management such as staffing, maintenance, security, collection of rents, service charge etc.

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

Price

### **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

---

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Award of a contract without prior publication of a call for competition in the cases listed below

- The services can be provided only by a particular economic operator for the following reason:
  - absence of competition for technical reasons

Explanation:

The services required are currently provided within Cumbernauld Town Centre by a private organisations to the Council. Following acquisition of Cumbernauld Town Centre, the Council felt at the time that it would be in a position to procure a longer term arrangement by the time the existing arrangement concludes on 30 June 2024. However, given the uniqueness of the services required, the amount of time and learning required to fully understand the service provision (amongst other operation issues) was underestimated and as a result the Council has not been able to procure a longer term arrangement.

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

The procurement is covered by the Government Procurement Agreement: Yes

---

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

### **Contract No**

NLC-NTP-24-009

A contract/lot is awarded: Yes

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

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

18 July 2024

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

Number of tenders received: 2

Number of tenders received from SMEs: 2

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: Yes

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

Belgate Estates Limited

8 John Street

Glasgow

G1 1JQ

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor is an SME

Yes

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

HKI Partnership LLP

53 Bothwell Street, Suite 10

Glasgow

G2 6TS

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

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

Total value of the contract/lot: £125,000

---

## **Section VI. Complementary information**

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

(SC Ref:774784)

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

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

Scottish Courts

Edinburgh

Country

United Kingdom

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

Precise information on deadline(s) for review procedures

An economic operator that suffers, or is at risk of suffering, loss or damage attributable to a breach of duty under the Public Contracts (Scotland) Regulations 2015 or the Procurement Reform (Scotland) Act 2014, may bring proceedings in the Sheriff Courts or the Court of Session.