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Contract

Cumbernauld Town Centre - Property Management 2024 - 2025

North Lanarkshire Council

F03: Contract award notice

Notice identifier: 2024/S 000-025148

Procurement identifier (OCID): ocds-h6vhtk-048938

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

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

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 - Property Management 2024 - 2025

Reference number

NLC-NTP-24-010

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 adjoining 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 repurchased 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: £205,000

II.2) Description

II.2.2) Additional CPV code(s)

- 70332200 - Commercial property management services

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 Property Manager is concerned with the daily operation of the centre including staffing, maintenance, security, collection of rents, service charge etc. It demands and collects rental and service charges on behalf of the landlord together with any arrears that fall due. With over 150 leases in place, the benefits of retaining continuity in service are considerable to enable a smooth operation of the centre

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-24-010

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: 1

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: 1

Number of tenders received by electronic means: 1

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

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

Total value of the contract/lot: £205,000

Section VI. Complementary information

VI.3) Additional information

(SC Ref:774792)

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.