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Planning

Management Services for The Centre Cumbernauld

North Lanarkshire Council

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-025230

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

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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.3) Communication

Additional information can be obtained from the above-mentioned address

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.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services
- 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

Main site or place of performance

Cumbernauld

II.2.4) Description of the procurement

In order for the redevelopment to proceed the Centre Cumbernauld 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 enable the Council to meet its legal obligations and in order to demonstrate Best Value for TCC whilst it is still operational, the Council are developing an approach to appoint a long-term management solution which shall be competitively procured.

It is envisaged that the long-term management agent appointed will be in place by Autumn 2025 and the resulting contract will run until the centre is fully vacant around 2031 – 2033 depending on demolition programming.

The appointed management agent will be required to undertake the following duties, 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.3) Estimated date of publication of contract notice

1 November 2024

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

As the council continues to develop its plans for TCC, it is now formally notifying the market of the potential upcoming opportunity. Additionally, interested parties are invited to complete and return a Market Engagement Questionnaire that will be used by the council as a mechanism to inform decision on how to shape various factors within the procurement process and any resulting contract.

Interested parties wishing to assist the council, should download the Market Engagement Questionnaire attached to this notice, complete and return as instructed within the document.

Full details and instructions on completing the Market Engagement Questionnaire are included within the document as well as conditions on how the council will utilise any responses received.

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=773826.

(SC Ref:773826)