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Contract

## **DoJ - NICTS - Office Cleaning for Northern Ireland Courts and Tribunal Service**

Northern Ireland Courts and Tribunals Service

F20: Modification notice

Notice identifier: 2023/S 000-008769

Procurement identifier (OCID): ocds-h6vhtk-03b627

Published 27 March 2023, 9:56am

### **Section I: Contracting authority/entity**

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

Northern Ireland Courts and Tribunals Service

c/o Construction Procurement Delivery, Clare House, 303 Airport Road West

Belfast

BT3 9ED

#### **Email**

[justice.cpd@finance-ni.gov.uk](mailto:justice.cpd@finance-ni.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKN06 - Belfast

#### **Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://www.justice-ni.gov.uk/topics/courts-and-tribunals>

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**Section II: Object**

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

**II.1.1) Title**

DoJ - NICTS - Office Cleaning for Northern Ireland Courts and Tribunal Service

Reference number

CFT835036

**II.1.2) Main CPV code**

- 90910000 - Cleaning services

**II.1.3) Type of contract**

Services

**II.2) Description**

**II.2.3) Place of performance**

NUTS codes

- UKN - Northern Ireland

**II.2.4) Description of the procurement at the time of conclusion of the contract:**

The Northern Ireland Courts and Tribunals Service (NICTS) (the Client's) estate currently comprises 24 locations made up of courthouses and administrative locations throughout Northern Ireland. There are four part-time venues namely: Enniskillen, Limavady, Magherafelt and Strabane; four vacant properties namely: Banbridge, Bangor, Larne and Old Townhall; all other venues are open five days per week, Monday to Friday. The buildings are listed in Annex 1 of the specification which

provides detail of venue, address, opening times, public opening times, number of courts and size.

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

Duration in months

48

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## **Section IV. Procedure**

### **IV.2) Administrative information**

#### **IV.2.1) Contract award notice concerning this contract**

Notice number: [2018/S 001-001792](#)

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

### **Contract No**

CFT835036

### **Title**

DoJ - NICTS - Office Cleaning for Northern Ireland Courts and Tribunal Service

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

#### **V.2.1) Date of conclusion of the contract/concession award decision:**

22 December 2017

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

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

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

Construction & Procurement Delivery (CPD) cannot publish the name of the appointed contractor for security reasons.

N/A

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Companies House

Withheld for security reasons.

The contractor/concessionaire is an SME

No

**V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)**

Total value of the procurement: £2,700,000

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**Section VI. Complementary information**

**VI.4) Procedures for review**

**VI.4.1) Review body**

The UK does not currently have any such bodies with responsibilities for appeal /mediation procedures.

N/A

Country

United Kingdom

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**Section VII: Modifications to the contract/concession**

**VII.1) Description of the procurement after the modifications**

**VII.1.1) Main CPV code**

- 90910000 - Cleaning services

**VII.1.2) Additional CPV code(s)**

- 90919200 - Office cleaning services

**VII.1.3) Place of performance**

NUTS code

- UKN - Northern Ireland

**VII.1.4) Description of the procurement:**

The Northern Ireland Courts and Tribunals Service (NICTS) (the Client's) estate currently comprises 24 locations made up of courthouses and administrative locations throughout Northern Ireland. There are 4 part-time venues namely: Enniskillen, Limavady, Magherafelt and Strabane; 4 vacant properties namely: Banbridge, Bangor, Larne and Old Townhall; all other venues are open 5 days per week, Monday to Friday. The buildings are listed in Annex 1 of the specification which provides detail of venue, address, opening times, public opening times, number of courts and size.

**VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession**

Duration in months

72

**VII.1.6) Information on value of the contract/lot/concession (excluding VAT)**

Total value of the contract/lot/concession:

£5,200,000

**VII.1.7) Name and address of the contractor/concessionaire**

Withheld for security reasons

Withheld for security reasons

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Companies House

Withheld for security reasons

The contractor/concessionaire is an SME

No

## **VII.2) Information about modifications**

### **VII.2.1) Description of the modifications**

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

Contract was originally awarded for up to four years (2+2), and was due to expire on 31st March 2022. Was modified in February 2021 for an additional year (1/4/22 - 31/3/23).

This modification is to maintain service provision for an additional year (1/4/23 - 31/3/24).

### **VII.2.2) Reasons for modification**

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

2022-23 modification: The pandemic has had a detrimental impact on staff resources within NICTS, and other users, to enable them to successfully manage a new procurement exercise at that time as NICTS staff's priority was to ensure business continuity and as such key individuals would be unable to participate in the procurement process (development of requirements, tender evaluation etc.).

To initiate a procurement process in this climate, when there is so much uncertainty regarding availability of key staff was considered a potential risk.

It would also be difficult for NICTS to define and scope their current/future requirements due to the ever changing way that courts business is currently being delivered and whether their current cleaning model would need to be retained if and when Covid related measures could be scaled back. It would also be beneficial to NICTS that we ensure that the current service provider can build on the changes that have been implemented over the last year and NICTS would have concerns regarding the impact that changing service

providers at this time could have in meeting the current standards expected by NICTS staff and court users.

2023-24 modification: Whilst still not fully resourced to manage a large number of procurements NICTS had intended to initiate the procurement and have a new contract awarded and in place ready to commence 1 April 2023. Unfortunately they are unable to clearly specify their requirements for the next 5/7 years as the current cleaning model has a number of Covid related roles specifically tasked to focus on touch points throughout the buildings. As no decision has been made at this time by the NICS regarding the reduction/removal of the covid mitigations (removal of social distancing or return to work) there would be a number of challenges that we would encounter if NICTS were to proceed to tender at this time. Those include:-

1. What model NICTS would specify i.e. the current Covid model or the pre Covid model. There are currently 22 covid specific related posts out of 57 posts in total on the contract.
2. If NICTS specified the current covid model there would be the risk that value for money would not be achieved as we would more than likely incur higher rates if companies built in the cost of redundancies of those staff we deemed to longer require.
3. Companies may be put off from bidding due to the uncertainty of NICTS requirements so value for money would not be properly tested/achieved.
4. There are current supply chain issues and inflated cost issues that might impact on the roll out of a programme for washroom fitting replacements if NICTS were to change service provider at this time. This might make start-up costs in the current climate higher.
5. Having a further 1 year with the existing service provider would enable NICTS to manage the reduction of the staffing resources on a phased approach. This would reduce the impact on costs if it was decided that they would cover the one off redundancy payment if we decided to remove all the covid resources at a certain period of time.

### **VII.2.3) Increase in price**

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £2,700,000

Total contract value after the modifications

Value excluding VAT: £5,200,000