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Planning

## **Laganside Courts – Property Management Contract 2026**

Department of Justice

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-017778

Procurement identifier (OCID): ocds-h6vhtk-065e06

Published 27 February 2026, 10:56am

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### **Scope**

### **Reference**

CfT: DOJ 6432001

### **Description**

This procurement is to appoint a Supplier for a Property Management Contract for the Northern Ireland Courts and Tribunal Service (NICTS)

Location: one building: Langanside Courts, 45 Oxford St. Belfast BT1 3LL

#### Scope of Contract

- Planned Preventative Maintenance – annual lump sum, based on application of the SFG20 specification and listed asset schedule

- Reactive Maintenance – based on hourly rates x time and sundry materials at market price plus NEC4 fee percentage
- Remedial Works – valued using the PSA Schedule of Rates for Building, Mechanical and Electrical (with addendums) and or subcontract tenders for specialist items
- Minor works projects up to a value of £100k
- Fulltime Operatives on site (Joiner, Electrician, Plumber)

Contract Value: £500k p.a

Duration: 2 years with potential extension up to 8 years

Form of Contract: NEC4 Facilities Management Contract

Procurement: Competitive Flexible Procedure

- Stage 1. Minimum standards to demonstrate experience and capability assessed on a Pass Fail basis
- Stage 2. Tender awarded to Most Advantageous Tender assessed on the basis of Price (40), Quality (50), Social Value (10)

Opportunity to issue April 2026

### **Total value (estimated)**

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Below the relevant threshold

### **Contract dates (estimated)**

- 3 August 2026 to 3 August 2028
- Possible extension to 4 August 2036

- 10 years, 2 days

## **Main procurement category**

Services

## **Additional procurement category**

Works

## **CPV classifications**

- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations

## **Contract locations**

- UKN0 - Northern Ireland

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## **Engagement**

### **Engagement deadline**

13 March 2026

### **Engagement process description**

CPD welcomes feedback from prospective Economic Operators on the proposals set out in this Notice. Comments to be included in the attachment to this Notice and be returned no later than 15:00 on Friday 13th March 2026 using the functionality within the eTendersNI portal at the following

<https://etendersni.gov.uk/epps/cft/prepareViewCfTWS.do?resourceId=6432001>

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## **Participation**

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Publication date of tender notice (estimated)**

16 April 2026

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## **Contracting authority**

### **Department of Justice**

- Public Procurement Organisation Number: PNYR-2253-MGXT

Laganside Courts, 45 Oxford Street

Belfast

BT1 3LL

United Kingdom

Email: [Construct.Info@finance-ni.gov.uk](mailto:Construct.Info@finance-ni.gov.uk)

Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland

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## Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

### **CPD - Construction Division**

Summary of their role in this procurement: CPD - Construction Division has been appointed to provide procurement advice and administer this procurement.

- Public Procurement Organisation Number: PBPX-2845-LQQH

CLARE HOUSE 303 AIRPORT ROAD WEST

BELFAST

BT39ED

United Kingdom

Email: [Construct.Info@finance-ni.gov.uk](mailto:Construct.Info@finance-ni.gov.uk)

Region: UKN06 - Belfast

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## Contact organisation

Contact [CPD - Construction Division](#) for any enquiries.