

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/017857-2026>

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 000-017857

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

Published 27 February 2026, 12:13pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Duration: 2 years, with possible extensions for a further 6 years (8 years in total).

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 3 August 2034
- 8 years, 1 day

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
-

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>

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

16 April 2026

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

Region: UKN06 - Belfast

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland

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

Region: UKN06 - Belfast

Contact organisation

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