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Tender

Appointment of an Operator for Bangor Marina and Harbour

Ards and North Down Borough Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-039068

Procurement identifier (OCID): ocds-h6vhtk-055d2d ([view related notices](#))

Published 10 July 2025, 4:26pm

Scope

Description

Ards and North Down Borough Council seeks Participation Stage Submissions for the appointment of an Operator to operate Bangor Marina and Harbour situated in Bangor, Co. Down. Situated on the Belfast Lough, Bangor Marina and Harbour is one of the largest 5 Gold Anchor accredited marina developments on the island of Ireland. The 541-berth marina is accessible 24/7 at all states of tide and is home to an active fleet of leisure and commercial vessels. The marina attracts a considerable number of visiting vessels annually and is a real focal point within the City of Bangor, Co. Down. The operation of the Marina and Harbour has been outsourced to a private operator since 1 April 2008 with the latest agreement due to expire on 31 March 2026. An opportunity now exists for an experienced operator to take on the management of Bangor Marina and Harbour for an initial 30 month contract period with options to extend for up to a further 30 months. The potential overall contract period (including options) will be for no more than 60 months.

Total value (estimated)

- £6,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 30 September 2028
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

The Contract start date is anticipated to be 1st April 2026 for an initial period of 30 months. There will be an option to extend the contract for a further 18-month period, followed by a final 12-month period.

However, due to the anticipated redevelopment works disruption of the marina, the exact length of each option period(s) will be agreed with the successful operator. The overall contract period (including options) will be for no more than 60 months from the 1st April 2026 and each extension will be subject to satisfactory performance and mutual agreement by both parties.

Main procurement category

Services

CPV classifications

- 98360000 - Marine services
- 98362000 - Port management services
- 79420000 - Management-related services

Contract locations

- UKN09 - Ards and North Down

Participation

Legal and financial capacity conditions of participation

As stated in procurement documents

Technical ability conditions of participation

As stated in procurement documents

Submission

Enquiry deadline

31 July 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

5 August 2025, 12:00pm

Submission address and any special instructions

Responses must be submitted via <https://etendersni.gov.uk/epps/home.do>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

3 November 2025

Recurring procurement

Publication date of next tender notice (estimated): 3 September 2029

Award criteria

Name	Description	Type	Weighting
Quality	As stated in procurement documents	Quality	55%

Name	Description	Type	Weighting
Revenue Schedule	As stated in procurement documents	Cost	40%
Social Value	As stated in procurement documents	Quality	5%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Concession

Competitive flexible procedure description

The contract will be procured in accordance with the Competitive Flexible Procedure as set out at Section 20(2(b)) of The Procurement Act 2023 (PA2023).

This Competitive Flexible Procedure will consist of the following stages:

? Stage 1 - Participation Stage

? Stage 2 - Invitation to Tender (inc Review of Draft Operation Agreement)

The first stage of this procurement procedure is the Participation Stage which will ascertain the capabilities and suitability of potential operators, ensuring tenderers have the necessary financial standing and professional & technical ability to deliver the Contract. Following evaluation of the Participation Stage submissions, the Council will invite those tenderers who achieve a 'Pass' rating to participate in the next part of the procedure, Stage 2 - Invitation to Tender (ITT). During the ITT stage, tenderers will be asked to provide comment on the Draft Operation Agreement prior to tender submission.

Contracting authority

Ards and North Down Borough Council

- Public Procurement Organisation Number: PTTZ-3295-PYCW

The Castle

Bangor

BT20 4BT

United Kingdom

Email: procurement@ardsandnorthdown.gov.uk

Region: UKN09 - Ards and North Down

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland