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Tender

PSNI - 6035992 - PSNI Multi Trade Maintenance Services

Northern Ireland Policing Board

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

Notice identifier: 2025/S 000-050378

Procurement identifier (OCID): ocds-h6vhtk-055df8

Published 21 August 2025, 9:10am

Changes to notice

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

This procurement is no longer considered as being subject to a special regime and therefore Defence/Security has been removed.

The estimated contract value included in this Tender Notice has been compiled using historic maintenance data and anticipated annual budgetary allocations but may increase due to scenarios or options allowed for in the contract and known risks as outlined below.

In accordance with Schedule 8, paragraph 1 of the Procurement Act 2023, a number of scenarios or options are allowed for in the contract, including, an increase in annual budgets over and above that anticipated, an increase in the volume of task orders/assets over and above that anticipated, inflationary uplifts and, following an initial contract period of three years, the option of two further two year extensions. In each of these scenarios or options, the Contracting Authority reserves the right to modify the contracts accordingly and the modifications shall be in accordance with the conditions of contract, Scope and the rates and Prices provided at Tender Stage including any contractual inflationary uplifts. Further details of how each of these scenarios and options will be dealt with are included in the Tender Stage Documentation.

Similarly, in accordance with Schedule 8, paragraphs 5 to 7 of the Procurement Act 2023, a change in legislation is considered to be a known risk which may materialise during the term of this contract and require a contract modification. It is considered that this could jeopardise the satisfactory performance of the contract in that, the appointed Supplier is responsible for maintaining the PSNI estate and, because any increase, changes or amendments are not known, they cannot be addressed in the contract as awarded.

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Scope

Reference

6035992

Description

The contract is for the provision of Multi Trade Maintenance Services within the PSNI

Estate. The Authority is looking to appoint three Suppliers for the provision of Multi Trade (Building, Mechanical and Electrical) Planned Preventative Maintenance and Reactive Maintenance Service across the PSNI Estate utilising an NEC4 Term Service Contract. The Project will be divided into three Lots. The number of potential properties at which works and services may be required in each Lot area is approximately 54. A full list of active properties will be provided at tender stage.

Total value (estimated)

- £70,000,000 excluding VAT
- £84,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2033
- 7 years

Description of possible extension:

The Contract will be for an initial three year period with the possibility of 2 x two year extensions that will be at the Client's discretion. This requirement will be notified to the Supplier prior to the expiry date of the 3-year fixed duration. The option to extend the Contract period by each additional year beyond the first extension will be notified to the Supplier prior to the expiry of the optional extension period.

Main procurement category

Services

CPV classifications

- 50700000 - Repair and maintenance services of building installations
 - 50710000 - Repair and maintenance services of electrical and mechanical building installations
 - 50711000 - Repair and maintenance services of electrical building installations
 - 50712000 - Repair and maintenance services of mechanical building installations
-

Lot 1. PSNI Multi Trade Maintenance Services Lot 1

Description

Lot 1 - The contract is for the provision of Multi Trade Maintenance Services within the PSNI Estate.

The Authority is looking to appoint three Suppliers for the provision of Multi Trade (Building, Mechanical and Electrical) Planned Preventative Maintenance and Reactive Maintenance Service across the PSNI Estate utilising an NEC4 Term Service Contract. The Project will be divided into three Lots. The number of potential properties at which works and services may be required in each Lot area is approximately 54. A full list of active properties will be provided at tender stage

Lot value (estimated)

- £23,333,333.34 excluding VAT
- £28,000,000 including VAT

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. PSNI Multi Trade Maintenance Services Lot 2

Description

Lot 2 - The contract is for the provision of Multi Trade Maintenance Services within the PSNI Estate. The Authority is looking to appoint three Suppliers for the provision of Multi Trade (Building, Mechanical and Electrical) Planned Preventative Maintenance and Reactive Maintenance Service across the PSNI Estate utilising an NEC4 Term Service Contract. The Project will be divided into three Lots. The number of potential properties at which works and services may be required in each Lot area is approximately 54. A full list of active properties will be provided at tender stage.

Lot value (estimated)

- £23,333,333.33 excluding VAT
- £28,000,000 including VAT

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. PSNI Multi Trade Maintenance Services Lot 3.

Description

Lot 3 - The contract is for the provision of Multi Trade Maintenance Services within the PSNI Estate. The Authority is looking to appoint three Suppliers for the provision of Multi Trade (Building, Mechanical and Electrical) Planned Preventative Maintenance and Reactive Maintenance Service across the PSNI Estate utilising an NEC4 Term Service Contract. The Project will be divided into three Lots. The number of potential properties at which works and services may be required in each Lot area is approximately 54. A full list of active properties will be provided at tender stage.

Lot value (estimated)

- £23,333,333.33 excluding VAT
- £28,000,000 including VAT

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Submission

Enquiry deadline

26 August 2025, 3:00pm

Submission type

Requests to participate

Deadline for requests to participate

26 August 2025, 3:00pm

Submission address and any special instructions

<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)

30 January 2026

Award criteria

Name	Type	Weighting
Price	Price	60%
Quality	Quality	30%
Social Value	Quality	10%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Defence and security

Competitive flexible procedure description

This is Participation Stage and is to provide the Authority with sufficient information to allow Suppliers to be shortlisted to proceed to the Tender Stage. Suppliers shortlisted from the Participation Stage process may be invited to the Tender Stage.

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Contracting authority

Northern Ireland Policing Board

- Public Procurement Organisation Number: PJGZ-5912-BTWQ

31 Clarendon Road

Belfast

BT1 3BG

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.

Construction and Procurement Delivery (CPD)

Summary of their role in this procurement: The Contracting Authority has appointed CPD as the Centre of Procurement Expertise (CoPE) to provide procurement advice and to administer this procurement competition on its behalf as a buyer.

- Public Procurement Organisation Number: PBPX-2845-LQQH

Clare House 303 Airport Road West

Belfast

BT3 9ED

United Kingdom

Email: construct.info@Finance-ni.gov.uk

Region: UKN06 - Belfast

Contact organisation

Contact [Construction and Procurement Delivery \(CPD\)](#) for any enquiries.