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Tender

PSNI Property Management Services Contract 2026

Northern Ireland Policing Board

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

Notice identifier: 2025/S 000-055602

Procurement identifier (OCID): ocds-h6vhtk-059817

Published 10 September 2025, 5:28pm

Scope

Reference

767057BS

Description

The Contracting Authority intends to appoint a single Supplier for the provision of Property Management Services to support the Police Service of Northern Ireland (PSNI) maintain and develop its estate, executed under an NEC4 Framework Contract. The Supplier will be responsible for ensuring the estate remains safe, secure, compliant, and supporting estate modernisation and transformation in line with the PSNI Estate Strategy. Services must be delivered with the flexibility to meet urgent operational requirements, minimising disruption to core policing functions.

This Framework Contract is designed to provide a compliant and flexible mechanism for the delivery of estate management services and project based works in alignment with PSNI's strategic and operational needs.

The Framework Contract is structured into two distinct service areas (Part A and Part B), with call-offs issued under the NEC4 suite of contracts.

Part A Property Management Services:

These services will be delivered under the NEC4 Professional Services Contract over a period of 4 years and 3 months. A break clause will be available at 3 years and 3 months, exercisable at the sole discretion of the Contracting Authority.

Part B Project Delivery Services:

These services will cover the delivery of projects including (but not limited to) demolition, upgrade, refurbishment, and new build works. Project requirements will vary in scale (Micro, Minor, and Major projects) with values ranging from £10,000 up to the applicable UK Public Procurement Threshold. Services may include project management and/or full Integrated Consultancy Team (ICT) services, depending on project complexity. These call-offs will be commissioned on an ad hoc basis and delivered under either the NEC4 Professional Services Contract (PSC) or the NEC4 Professional Services Short Contract (PSSC).

The NEC4 Framework Contract will be established for a duration of 4 years from the Contract Start Date, with a discretionary break clause at the end of Year 3.

Commercial tool

Establishes a framework

Total value (estimated)

- £34,700,000 excluding VAT
- £41,640,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 2 February 2026 to 1 February 2030
- 4 years

Main procurement category

Services

CPV classifications

- 70330000 - Property management services of real estate on a fee or contract basis
- 71541000 - Construction project management services
- 71220000 - Architectural design services
- 71315300 - Building surveying services

Contract locations

- UKN - Northern Ireland

Framework

Maximum number of suppliers

1

Maximum percentage fee charged to suppliers

0%

Framework operation description

Prices will be included within the pricing document (TSP-PS) and call-offs/orders under the NEC4 Framework contract will be established using the rates and fees included within the TSP-PS. This framework contract is for a single supplier and the selection procedure is included within the Scope of services.

Award method when using the framework

Without competition

Contracting authorities that may use the framework

Establishing party only

Submission

Enquiry deadline

6 November 2025, 2:00pm

Submission type

Requests to participate

Tender submission deadline

6 November 2025, 2:00pm

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)

2 February 2026

Award criteria

Name	Description	Type	Weighting
MAT	Quality	Quality	50%
MAT	Price	Price	40%
MAT	Quality - Social Value	Quality	10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This is a Competitive Flexible Procedure, single-stage process, however Suppliers tender submission's will be assessed in 2 stages;

- Stage 1 - Participation Stage - Compliance requirements
- Stage 2 - Tender Stage - Quality/Social/Price Tender Submission

Only those Suppliers that satisfy all compliance requirements of Participation Stage (Stage 1) shall progress to Tender Stage (Stage 2) and will have their Tender Stage Package (TSP) assessed.

Justification for not publishing a preliminary market engagement notice

Not Applicable - See Address to preliminary market engagement notice below.

<https://www.find-tender.service.gov.uk/Notice/011836-2025>

Contracting authority

Northern Ireland Policing Board

- Public Procurement Organisation Number: PJGZ-5912-BTWQ

31 Clarendon Road

Belfast

BT1 3BG

United Kingdom

Email: construc.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.