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Award

Provision of Maintenance Services of Gas Fired Training Props in LDC Cookstown

Northern Ireland Fire and Rescue Service

UK5: Transparency notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-075337

Procurement identifier (OCID): ocds-h6vhtk-05e4a0 ([view related notices](#))

Published 19 November 2025, 3:34pm

Scope

Description

As part of the £42m construction of the new NIFRS Learning and Development Training College, NIFRS installed a number of bespoke, state of the art fire fighter (FF) training props, including;

- Training Warehouse (Marine structure, street façade, mock fire station)

Within the Training Warehouse and Callout Village are bespoke FF Gas Props deigned to simulate different types of realistic fire scenarios. There are eleven gas props in total.

1. Industrial Hazmat Prop - Stand-alone multi-functional training prop
2. Warehouse (Ship Structure) Bilge Fire
3. Warehouse (Ship Structure) Engine Fire
4. Warehouse (Ship Structure) - Galley Fire
5. Warehouse (Basement) - Basement Fire

6. Warehouse (Basement) -Unfenestrated Compartment Fire
7. Call-out Village (Terraced Premises) - External Running Oil Fire
8. Call-out Village (Semi Detached) - Living Room Fire
9. Call-out Village (Terraced Premises) - Kitchen - Cooker Fire
10. Call-out Village (Terraced Premises) - Bedroom - Bed Fire
11. Car Fire (Mobile Prop - for external use or within bungalow garage)

These bespoke gas props will require a stringent and specific planned preventative maintenance (PPM) regime to ensure they are compliant with gas safety regulations, specifically European Standards BS-EN 746-2. The specific PPM schedule is detailed within Appendix D - Total Care Maintenance Proposal; Section 6.10.

In addition to PPM, Reactive maintenance is required to identify, isolate and rectify a fault so that the failed equipment, prop or system can be restored to an operational and safe condition within the tolerances or limits established for in-service operations.

Contract 1. Provision of Maintenance Services of Gas Fired Training Props in LDC Cookstown

Supplier

- Lion Protects B.V.

Contract value

- £333,092 excluding VAT

- £333,092 including VAT

Above the relevant threshold

Earliest date the contract will be signed

28 December 2025

Contract dates (estimated)

- 28 December 2025 to 28 November 2030
- 4 years, 11 months, 1 day

Main procurement category

Services

CPV classifications

- 50413200 - Repair and maintenance services of firefighting equipment

Contract locations

- UKN - Northern Ireland

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Direct award justification

Single supplier - intellectual property or exclusive rights

Reactive and planned maintenance and servicing of gas props must be undertaken by a competent, highly specialised gas safe contractor. The systems are complex and have specific supporting software.

NIFRS initially planned to include this within the original construction contract as a GSL proposal via a novation.

Lion have provided a statement of exclusivity for service and maintenance

Supplier

Lion Protects B.V.

- Public Procurement Organisation Number: PCBM-3215-BVGV

Rheestraat 14

Tilburg

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Email: PPE.EMEA@lionprotects.com

Website: <https://www.lionprotects.com/>

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contract 1. Provision of Maintenance Services of Gas Fired Training Props in LDC
Cookstown

Contracting authority

Northern Ireland Fire and Rescue Service

- Public Procurement Organisation Number: PLBR-6377-MHGZ

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Region: UKN0E - Lisburn and Castlereagh

Organisation type: Public authority - central government

Devolved regulations that apply: Northern Ireland