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Contract

MKCC Fire Door Replacements

Milton Keynes City Council

UK7: Contract details notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-010008

Procurement identifier (OCID): ocds-h6vhtk-0504e6

Published 4 February 2026, 1:53pm

Changes to notice

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

Redacted copy of the contract added to the notice

Scope

Reference

2025-134

Description

Milton Keynes City Council (the Council) are required to meet all statutory obligations in relation to our Housing stock. The Housing stock asset management function is controlled by the Council's Housing Maintenance and Investment (HMI) team. The Council has awarded contract for the provision of Fire Door replacements for block properties, including dwelling entrance, internal communal, service cupboard doors, and loft hatches. All sites are within the Milton Keynes postal code region.

The Council has entered into a contract that will be for an initial term of 2 years with an option for the Council to extend for 2 years with the successful tenderer (Service Provider) unless terminated in accordance with the Conditions of Contract.

The spend under the contract is dependent on the quantities of installations ordered during the term of the Contract.

Contract 1. Fire Door Replacements

Supplier

- [Bell Group Ltd](#)

Contract value

- £13,901,148.04 excluding VAT
- £16,681,377.65 including VAT

Above the relevant threshold

Date signed

7 January 2026

Contract dates

- 7 January 2026 to 6 January 2028
- Possible extension to 6 January 2030
- 4 years

Description of possible extension:

1 x 24 months

Main procurement category

Goods

CPV classifications

- 44221220 - Fire doors
- 45343000 - Fire-prevention installation works

Contract locations

- UKJ12 - Milton Keynes

Key performance indicators

Name	Description	Reporting frequency
Replacement Doors	Emergency replacement doors installed in accordance with item 5.2 (within 4 hours, replacement/temp door installed within no more than 24 hours of report) - anticipated to be low in volume	1 months
Door Install Tracker	Continually maintain tracker in accordance with Item 6.1.	1 months
Door Install Tracker	Submit all supporting documentation detailed in Item 5 with 14 days of door installation.	1 months
Door Install Tracker	Achieve 90% of installations (excluding emergency) in line with target date and as documented in the tracker.	1 months
MKCC Audit	MKCC Desktop Audit - Adherence to specification for a minimum of 90% of submitted install documentation.	1 months
MKCC Audit	MKCC Site Audit (minimum of 10% of all installations) - Adherence to specification for a minimum of 90% of door installation site checks, audit template to be agreed at mobilisation	1 months
MKCC Audit	Meet with MKCC representative on site in accordance with 7.2, within 24 hours if required.	1 months
MKCC Audit	Rectify any proven installation issues withing seven days of notice from MKCC.	1 months
Customer Feedback	Provision of customer feedback levels of 90% or more in line with item 9.0	1 months
Complaints Handling	100% Adherence to complaints handling requirements in line with tab 7, item 16	1 months

Name	Description	Reporting frequency
Health & Safety	Adherence with the Health & Safety requirements as detailed under Section 4.	1 months

Signed contract documents

[Fire Door Replacement Contract - Signed 13.01.2026 _Redacted.pdf](#)

Redacted copy of the Contract

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Supplier

Bell Group Ltd

- Public Procurement Organisation Number: PWHC-6372-LGDQ

Bell Business Park

Airdrie

ML6 9BG

United Kingdom

Telephone: 01689837977

Email: submissions@bellgroup.co.uk

Region: UKM84 - North Lanarkshire

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Fire Door Replacements

Contracting authority

Milton Keynes City Council

- Public Procurement Organisation Number: PLDZ-6131-PWZH

Civic Offices, 1 Saxon Gate East

Milton Keynes

MK9 3EJ

United Kingdom

Contact name: Procurement Team

Telephone: 01908691691

Email: corporateprocurement@milton-keynes.gov.uk

Website: <https://www.milton-keynes.gov.uk/>

Region: UKJ12 - Milton Keynes

Organisation type: Public authority - sub-central government