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Tender

Milton Keynes Leisure Management

Milton Keynes City Council

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

Notice identifier: 2025/S 000-041794

Procurement identifier (OCID): ocds-h6vhtk-04f909 ([view related notices](#))

Published 21 July 2025, 5:38pm

Scope

Reference

2025-105

Description

This procurement relates to the Council appointing an operator to undertake the management of three (3) leisure facilities within Milton Keynes including Bletchley Leisure Centre, Woughton Leisure Centre and Windmill Hill Golf course.

The estimated value of the leisure facilities is £6.5million (Excluding VAT) for the 15 year period (taking into account the 5 year extension) This estimated value of the management of the 3 leisure facilities is indicative only.

The Authority is of the view that TUPE is likely to apply to some staff but economic operators will be expected to undertake their own due diligence.

Following the recent ruling that local authorities can now treat leisure services as non-business for VAT purposes, the Authority wishes to understand the potential positive financial impact to them of this approach to the management of their leisure facilities.

Tenderers will be required to base their financial submission on a traditional leisure management contract (Standard Bid); however, the Authority would also like to understand the benefits and risks of the Agency Model (Alternative Pricing Option). This is explained further in the procurement documentation. For the purposes of Section 74(1)(a) and paragraph 1 of Schedule 8 of the Procurement Act 2023, Milton Keynes City Council may during the term of the Leisure Operator Contract apply an agency model arrangement to replace the traditional leisure management arrangement. The Council reserves the right to modify the contract terms and conditions to accommodate a move to the agency model arrangement.

The Authority is delivering a major low-carbon infrastructure investment in the form of a city scale District Heat Network (DHN), a key component of its commitment to achieving net zero carbon emissions by 2030, as outlined in the Authority's Strategy for 2050 and Council Plan 2024-2026. In the first phase of the DHN, low-carbon heat will be delivered to several public buildings across the city, helping to reduce reliance on gas combustion heating. As part of the Public Sector Decarbonisation Scheme (PSDS), the Authority has been successful in its application to convert three major public buildings: the city library; Civic building; and Woughton Leisure Centre. Therefore, Tenderers should be aware that Woughton Leisure Centre will move across to the DHN during the term of this contract and that the successful Tenderer will be required to work closely with the Authority to facilitate this transition. This is explained further in the procurement documentation.

Total value (estimated)

- £6,500,000 excluding VAT
- £7,800,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 March 2026 to 29 February 2036
- Possible extension to 28 February 2041
- 15 years

Description of possible extension:

Option to extend for an additional 5 years making a total potential contract length of 15 years.

Main procurement category

Services

CPV classifications

- 92610000 - Sports facilities operation services

Contract locations

- UKJ12 - Milton Keynes

Submission

Enquiry deadline

12 September 2025, 5:00pm

Tender submission deadline

26 September 2025, 12:00pm

Submission address and any special instructions

Via our e-Tendering portal InTend - <https://in-tendhost.co.uk/milton-keynes.aspx/Home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

11 December 2025

Recurring procurement

Publication date of next tender notice (estimated): 18 June 2040

Award criteria

Name	Description	Type
Simple description	As per the information within the Invitation to Tender	Price

Weighting description

As per the information within the Invitation to Tender

Other information

Payment terms

As stated in tender documents

Description of risks to contract performance

As stated in tender documents

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://in-tendhost.co.uk/milton-keynes/aspx/Home>

For any suppliers interested in this opportunity please visit our e-Tendering portal -
<https://in-tendhost.co.uk/milton-keynes/aspx/Home>

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