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Planning

## **Design, Manufacture and Supply of Kitchens**

Sanctuary Housing Association

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-006848

Procurement identifier (OCID): ocids-h6vhtk-03215a

Published 14 March 2022, 12:10pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Sanctuary Housing Association

Sanctuary House, Chamber Court, Castle Street

Worcester

WR1 3ZQ

#### **Contact**

Ms Zoe Sibley

#### **Email**

[zoe.sibley@sanctuary.co.uk](mailto:zoe.sibley@sanctuary.co.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UK - United Kingdom

**National registration number**

19059R

**Internet address(es)**

Main address

<http://www.sanctuary-group.co.uk>

Buyer's address

<http://www.sanctuary-group.co.uk>

**I.3) Communication**

Additional information can be obtained from another address:

Sanctuary Housing Association

Worcester

**Contact**

Zoe Sibley

**Email**

[zoe.sibley@sanctuary.co.uk](mailto:zoe.sibley@sanctuary.co.uk)

**Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

<http://www.sanctuary-group.co.uk>

## **I.4) Type of the contracting authority**

Body governed by public law

## **I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Design, Manufacture and Supply of Kitchens

Reference number

DN600514

#### **II.1.2) Main CPV code**

- 39141000 - Kitchen furniture and equipment

#### **II.1.3) Type of contract**

Supplies

#### **II.1.4) Short description**

Sanctuary Group are one of the UK's leading providers of housing, care and commercial services, Sanctuary employs more than 13,000 people and manages over 105,000 homes throughout England and Scotland, including general rented, retirement living, supported housing, student and key worker accommodation, and care homes. For further details regarding Sanctuary visit: <https://www.sanctuary-group.co.uk/about-us>.

The reason for this Prior Information Notice (PIN) is to provide awareness to the market of a proposed upcoming tender and to invite interested suppliers to provide feedback to Sanctuary on the proposed tender's scope.

At a later date a formal procurement process will be followed in line with the Public Contracts Regulations 2015 (as amended). Sanctuary anticipates that an open procedure tender process will be run.

This PIN is not a call for competition.

Scope: Sanctuary is seeking to award contracts to organisations who must be able to provide all of the following: design services, manufacture, and supply of domestic kitchens (including spares and appliances) throughout England and Scotland. There may also be the requirement for installation (design, manufacture, supply and fit) for some Construction (New Build) projects / sites.

Sanctuary will allow the subcontracting of installation.

Sanctuary Group:

- provides new / kitchen replacements for social housing (general rented), voids, student accommodation and supported accommodation throughout England and Scotland.
- purchases kitchen spares / replacement parts for its housing stock.
- installs kitchens in new builds (built for sale and rental).

(Note: The proposed procurement relates only to domestic kitchens. Commercial kitchens are not covered).

Sanctuary is at a later date looking to commence a tender process comprising two lots:

- Lot One: Standard Kitchens
- Lot Two: Luxury kitchens for sale

Sanctuary is looking to award one national contract per lot (the successful tenderers must be able to provide full coverage throughout England and Scotland)

The contracts are likely to be for a maximum duration of ten years (based on an initial term of 5 years followed by options for Sanctuary to extend it by further terms of 3 and then 2 years (5+3+2)). Please note that these potential durations are not definite and may change at Sanctuary's sole discretion prior to the formal commencement of the Procurement.

If you are interested in taking part in the upcoming tender, please register on [www.sanctuary-tenders.co.uk](http://www.sanctuary-tenders.co.uk), in order to receive automatic notification when the tender process is launched.

If you have any feedback on the contents of this prior information notice, please email – [zoe.sibley@sanctuary.co.uk](mailto:zoe.sibley@sanctuary.co.uk) by 12.00 hours on 13 April 2022.

Feedback is being sought without prejudice and without commitment.

The information given in this PIN is indicative and may be subject to change. Sanctuary shall be entitled to revise its requirements.

#### **II.1.5) Estimated total value**

Value excluding VAT: £15,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

### **II.2) Description**

#### **II.2.1) Title**

Standard Kitchens

Lot No

1

#### **II.2.2) Additional CPV code(s)**

- 39141400 - Fitted kitchens
- 45421151 - Installation of fitted kitchens

#### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

#### **II.2.4) Description of the procurement**

Scope: The kitchens and spares sourced under lot one will be installed in the majority of Sanctuary's stock including for social housing (general rented), voids, student accommodation, supported accommodation and new builds (built both for sale and rental) throughout England and Scotland.

Sanctuary will require ranges for:

(1) Existing Stock Range: New / kitchen replacements for social housing (general rented), voids, student accommodation and supported accommodation

(2) New Build - Rented Range

(3) New Build - Standard Sale Range

(4) New Build - Enhanced Sale Range

Details regarding the ranges:

The existing stock range and new build - rented range will predominately be the same specification and as such need to be from the same price band for key components, such as door / drawer fronts, cabinet carcasses etc. There will, however, be a small number of variations / additional requirements for the new build - rented range, such as plinth trims, utility room furniture requirements, mason mitre joints, soft close dampers, upstands, removable base units and tap options.

The new build - standard sale range will differ from the new build - rented range in terms of colours, styles, ranges and accessories required, for example, more door finish options, more worktop thickness options, increased handle options and sink options. There will also be requirements for appliances, peninsula breakfast bar / island options, filter taps, 3 in 1 taps and waste disposals.

The new build - enhanced sale range will differ from the new build - standard sale range in relation to factors such as enhanced core material requirements e.g., solid wood options, additional worktop material options (e.g., not just laminate). Enhanced sink and tap options. Lighting options.

(Note these lists are not exhaustive, requirements may change during the life of the contract).

The details stated about the ranges are based on Sanctuary's current view. These details may be firmed up (defined and developed further) as a result of feedback received in relation to this PIN.

Manufacturers tendering for Lot One must be able to supply ranges that meet all of these specifications.

In order to build a strong partnership relationship, ensure control over processes and efficiently and effectively meet our residents' needs within agreed lead-times Sanctuary are:

(a) Seeking to contract directly with manufacturers (rather than distributors) for the survey, design, manufacture, supply (and installation where required) of kitchens for Lot One. Tenderers for lot one must consequently be manufacturers (rather than distributors).

(b) Looking to contract with manufacturers who have their own branches throughout England and Scotland (rather than allowing manufacturers to use a distributor's stores).

Manufacturers must be able to provide national pricing and management information.

Sanctuary are looking to contract directly with manufacturers (the experts in the products) in order to:

- Build a relationship which enables a greater understanding of Sanctuary Group and its needs and future needs
- Enable greater access to spare parts for a defined timeframe including when ranges are no longer available
- Achieve improved quality management through robustness of responsibility and process e.g., in terms of guarantees
- Achieve greater reliability of lead times as manufacturers have direct control over the product
- Have access to give direct feedback to the manufacturer
- Limit exposure to supply chain issues by reducing the number of participants in the supply chain

Sanctuary requires manufacturers to have their own branches in order to:

- Simplify contract management
- Enable greater control e.g. a definitive point of contact to take responsibility for issues
- Ensure greater stock holding at branches – improving the Group's ability to get spare parts quickly to meet residents needs
- Achieve greater price transparency

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

This contract is subject to renewal

Yes

Description of renewals

The contracts are likely to be for a maximum duration of ten years (based on an initial term of 5 years followed by options for Sanctuary to extend it by further terms of 3 and then 2 years (5+3+2)). Please note that these potential durations are not definite and may change at Sanctuary's sole discretion prior to the formal commencement of the Procurement.

## **II.2) Description**

### **II.2.1) Title**

Luxury Kitchens for Sale

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 39141400 - Fitted kitchens
- 45421151 - Installation of fitted kitchens

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

Scope: A small proportion of houses built by Sanctuary across England and Scotland sell for prices in the region of £1,000,000. These luxury homes require kitchens that are befitting of them. These homes require luxury aesthetics, fixtures, and fittings.

The kitchens must be of the highest quality in terms of both design and finish.

The stylish kitchens must be available in classic and modern styles.

The kitchens must be built for strength and longevity.

The kitchens will require the ability to be bespoke (e.g. design features may need to be specific to particular projects, properties).

Sanctuary are seeking to contract with either manufacturers or distributors for the design, supply (and installation where required) of kitchens for Lot Two.



## **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

This contract is subject to renewal

Yes

Description of renewals

The contracts are likely to be for a maximum duration of ten years (based on an initial term of 5 years followed by options for Sanctuary to extend it by further terms of 3 and then 2 years (5+3+2)). Please note that these potential durations are not definite and may change at Sanctuary's sole discretion prior to the formal commencement of the Procurement.

## **II.2.14) Additional information**

This Prior Information Notice (PIN) is not a call for competition.

The reason for this Prior Information Notice (PIN) is to provide awareness to the market of a possible upcoming tender and to invite interested suppliers to provide feedback to Sanctuary on the proposed tender process's scope and eligibility requirements.

At a later date a formal procurement process is intended to be followed in line with the Public Contracts Regulations 2015 (as amended). Sanctuary anticipates that an open procedure tender process will be run. Any such tender process will be commenced by the publication of a contract notice.

The information given in this PIN is indicative only, and may be subject to change. Sanctuary shall be entitled to revise its requirements, whether before or after the receipt of feedback from economic operators, and whether by taking such feedback into account or not.

Sanctuary will review all responses received in relation to the PIN.

If felt necessary Sanctuary will make direct contact with respondents (either in writing or via video call / phone) in order to elicit further details on the feedback provided.

After reviewing the feedback, the Group will decide whether any amendments will be made to the tender process's proposed scope and / or eligibility criteria.

Individuals will receive a direct written response to their specific feedback e.g. in terms of whether their feedback has impacted on the scope and / or eligibility requirements that will be included in the tender. (Verbal feedback can be requested by the date stated in the written feedback).

All respondents will receive generic written notification advising if changes are to be made to the scope / requirements proposed in the PIN, following the collective feedback.

If you have any feedback on the contents of this notice, please email – [zoe.sibley@sanctuary.co.uk](mailto:zoe.sibley@sanctuary.co.uk) by 12.00 hours on 13 April 2022.

Any values stated are estimates only, based on an initial contract duration of five years.

### **II.3) Estimated date of publication of contract notice**

23 May 2022

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

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## **Section VI. Complementary information**

### **VI.3) Additional information**

The estimated date of publication of contract notice is subject to change.