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Planning

Housing Solutions - Supply and installation of Kitchens and Bathrooms

Housing Solutions

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-025306

Procurement identifier (OCID): ocds-h6vhtk-050a83

Published 22 May 2025, 4:52pm

Changes to notice

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

A draft Pricing Matrix and draft Service Specification have been included with this notice for comment - closing date for comments will be 12 noon on 20th June 2025.

Scope

Description

Scope and delivery of the work

The work consists of replacement kitchens and bathrooms. We need a contractor to supply and fit these consistent with the specification attached and in the case of kitchen replacements, liaise with both Housing Solutions and the kitchen supplier to carry out joint design surveys. We currently install Howdens kitchens (Greenwich Range) and will most likely continue to fit these. We do not have a direct relationship with Howdens and expect you to negotiate your own prices with them and allow for the supply in your basket rate. We assume you will engage a Resident Liaison Officer (RLO) and will liaise directly with the residents regarding, surveys, installation dates, general updates, correspondents, access arrangements and any issues that arise before, during and after the works.

Programme scale and duration

We intend appointing for an initial contract period of 3 years with the option to extend for a further two years on a 1 + 1 basis. We operate a two year budget but estimate our 2026-27 - 2028-29 budget will be up to £4m for kitchens and bathrooms and we expect to maintain similar budgets in future years. Therefore we estimate the max term spend to be up to £6.5m.

Geographical distribution

Housing Solutions was originally formed from transferred Local Authority homes in Maidenhead. These still form the majority of our homes, although there are post-1995 developments in Reading, High Wycombe, Slough, Bracknell, Farnborough, Wokingham, and other locations in Berkshire and Buckinghamshire.

Our 2026-27 programme could consist of approximately 300-500 homes across our estate. Around 70% of our stock are within the Maidenhead area, however there are some homes in other areas like Reading, Farnborough, Wokingham, Slough, Windsor, Bracknell.

Programming

We will leave programming of the work to you. We may have a small number of high-priority cases needing to be done earlier, but in general we would give you our address list for each financial year (April to March) and you can determine your own programme to deliver it. We expect that once work on an individual property have commenced, they are completed within 10 working days for kitchens and 8 working days for bathrooms where practicable and these targets will form part of the KPI suite. The priority is to give the tenant clear timescales, which are met. We would expect essential services (kitchen sink, heating, electricity gas and water) to be restored at the end of each working day.

CDM

We will appoint the Quoin Consultancy as Principal Designer, you will be appointed Principal Contractor. We assume you will prepare the key documents and Quoin will check them against the regulations.

Pricing model

Works will be priced on basket rates per the attached specification with variation on M3NHF SOR Version 7.0. There may be an option to put forward an additional / alternative bid that features another brand (not Howdens).

Ordering and payment

- Works will be issued on an individual order and variations must be approved in line with the variations process before they are actioned. Final invoiced amounts must be raised within 2 months of completion, to avoid a backlog of invoices.
- Invoices will not be processed until all certification has been received (Uploaded into a portal or drop box) including, but not limited to electrical certification (installation & minor works), gas safety certificate, kitchen designs, customers selection surveys and customer satisfaction surveys.
- You will also be expected to update our works portal (Connect) so the progress of all works can be monitored throughout the duration of the contract.

Form of contract

The form of contract will be the JCT Minor Works (MW2024)

KPIs

- Installations completed within agreed periods
- 100% Customer satisfaction feedback.
- 100% Quality inspection pass rate
- Adherence to programme prepared by contractor
- Client portal updates.

Total value (estimated)

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

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

Maximum term 5yrs (3+1+1)

Options

The right to additional purchases while the contract is valid.

There may be an option to put forward an additional / alternative bid that features another brand (not Howdens). There may also be associated upgrading and repair works.

Main procurement category

Works

CPV classifications

- 39141400 - Fitted kitchens

- 45211310 - Bathrooms construction work
- 45421151 - Installation of fitted kitchens

Contract locations

- UKJ - South East (England)

Participation

Legal and financial capacity conditions of participation

TBC

Technical ability conditions of participation

TBC

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

16 July 2025

Submission type

Tenders

Tender submission deadline

15 August 2025, 12:00pm

Submission address and any special instructions

Tender submissions are to be received via the MyTenders portal
(<https://www.mytenders.co.uk/>)

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

31 December 2025

Other information

Payment terms

TBC

Description of risks to contract performance

TBC

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This pre-procurement notice is being issued in order to generate an awareness and interest in an upcoming contracting opportunity for the supply and installation of Kitchens and Bathrooms (approximate max term value up to £6.5m).

All bidders will need to register with and upload their company details on the Central Digital Platform, along with their supply chain information prior to the indicative dates given for Tender notice release.

The exact format of the CFP is still being worked through but a summary of the anticipated procedure is provided below:

Stage 1: Quality Assessment (30-40%)

Deselection

Stage 2: Presentation / site-visit (10%)

Possible Deselection

Stage 3 : Pricing Negotiations (50-60%)

Selection/Contract Award

Bidders are likely to be down-selected on Quality before a presentation / site-visit stage is held. Once Quality scores have been finalised, there will be a negotiation stage before Pricing scores are finalised.

As both Quality and Price are important to us, the anticipated Quality / Price ratio will either be 50/50 or 60/40 in favour of Price.

A draft Pricing Matrix and draft Service Specification have been included with this notice for comment - closing date for comments will be 12 noon on 20th June 2025.

Documents

Associated tender documents

[DRAFT - Housing Solutions - K&B Pricing Matrix \(for comment\).xlsx](#)

Draft Pricing Matrix has been attached for comment. We are interested in hearing from potential bidders to check our approach to pricing, ensuring we have included everything required for both parties to agree competitive pricing.

[DRAFT - Housing Solutions - K&B Specification \(for comment\).docx](#)

Draft K&B Service Specification has been attached for comment. We are interested in hearing from potential bidders to check our approach to the provision of goods/services/works that will be required under the contract and any further suggestions

for KPI's that could/should be included.

Documents to be provided after the tender notice

All correspondence (wherever possible), should take place via the MyTenders portal (<https://www.mytenders.co.uk/>).

Contracting authority

Housing Solutions

- Public Procurement Organisation Number: PGDY-4627-RBZL

Crown House, Crown Square

Berkshire

SL6 8BY

United Kingdom

Contact name: Jon Richardson

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Email: jon.richardson@housingsolutions.co.uk

Website: <https://www.housingsolutions.co.uk/>

Region: UKJ11 - Berkshire

Organisation type: Public undertaking (commercial organisation subject to public authority

oversight)