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Tender

Housing Solutions - Supply and installation of Kitchens and Bathrooms

Housing Solutions

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

Notice identifier: 2025/S 000-039100

Procurement identifier (OCID): ocds-h6vhtk-055d42

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Scope

Reference

KB2025

Description

Scope and delivery of the work

The work consists of replacement kitchens and bathrooms. A local and professional contractor is needed 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. However, an alternative pricing option is also to be submitted for non-Howdens Kitchens (see Appendix 6 - Commercial Response 1 & 2). We do not have a direct relationship with any kitchen manufacturer and expect you to negotiate your own prices with Howdens and another, being sure to allow for the supply in

your basket rates. 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. Note: Two additional weeks have been added to the submission deadline to accommodate the expectation of there being an alternative set of pricing using any other 'non-Howdens' manufacturer for the Kitchens pricing element. No further extensions will be given.

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 estimate the value of the contract to be up to £6.5m over the max term of the contract.

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.

Each year, our programme will consist of approximately 200-500 homes across our estate (depending on each year's agreed budget). Around 70% of our stock are within the Maidenhead area, however as above 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 and pricing matrix with variation on M3NHF SOR Version 7.0. As above, there is also a requirement to put forward an additional 'alternative bid' that features another brand (not Howdens).

Pricing:

All relevant pricing is to be submitted via the Pricing Matrix (Appendix 6) as all-inclusive (meaning they must include all aspects required to supply and install full kitchens and bathrooms). To ensure a fair and like-for-like comparison; Tender prices are to be offered and agreed on the basis that pricing will be fixed for the first 2 years of the contract.

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 Measured Term Contract (MTC2024)

KPIs

- Completed Works Programme
- Install Timeframe
- Resident Satisfaction
- Using Agreed Pricing
- Aftercare (Snagging)
- Client Handover Pass Rate
- Client Health & Safety

- Documents & Compliance Certifications

Total value (estimated)

- £5,200,000 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:

Initial term of 3 years with a option to extend for two further 12 month periods (Max term 5 years).

Options

The right to additional purchases while the contract is valid.

Additional remedials, repairs, replacements may be found when on site.

There is also an expectation that our DLO will take on approx 50% of overall K&B requirements. However, if their activity level falls below this, more spend is likely to go to the successful bidder/Contractor.

Main procurement category

Works

CPV classifications

- 39141400 - Fitted kitchens
- 45421151 - Installation of fitted kitchens
- 39144000 - Bathroom furniture
- 44410000 - Articles for the bathroom and kitchen
- 45211310 - Bathrooms construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

Contract locations

- UKJ11 - Berkshire
- UKJ1 - Berkshire, Buckinghamshire and Oxfordshire

Participation

Legal and financial capacity conditions of participation

The following Insurances will need to be in place in order for the contract to be awarded:

Public Liability - £10m

Employers Liability - £5m

Professional Indemnity - £1m

Requirement to adhere to GDPR Regulations.

Draft JCT contract has been provided in attachments (Appendix 11).

Financial Capacity will be tested. Please see attached 'PSQ Economic & Financial Standing Mechanism' + 'PSQ Financial Standing Guide' for how this will be assessed.

Technical ability conditions of participation

The PSQ contains the following Conditions of Participation (Pass/Fail):

- 1) Minimum installation experience (5yrs)
- 2) Requirement for Contractor (and any Sub-Contractor) to deliver all services under contract inline with Housing Solutions' Approved Contractor Standards.
- 3) Integration with Housing Solutions' job management system (Connect)
- 4) Relevant experience and contract examples.
- 5) Requirement to be able to deliver services across HS estate (predominantly Maidenhead) with local office/depot and mobilise quickly.
- 6) Requirement to have a Safeguarding Policy in place for Children & Vulnerable Adults.
- 7) Requirement to provide assurance on continuity of supply/service from your critical supply-chain (providing at least one of the following: a Business Continuity / Disaster Recovery / Risk Management Plan).
- 8) Requirement CDM Regulations adherence & SSIP Membership.
- 9) Requirement for 3rd party accreditation - Gas Safe and NICEIC (or equivalent).
- 10) Requirement Bribery Act adherence.

11) Modern Slavery Act adherence.

12) Requirement to Pass Conflict of Interest checks & Sign PSQ.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

15 August 2025, 12:00pm

Tender submission deadline

26 August 2025, 12:00pm

Submission address and any special instructions

<https://www.mytenders.co.uk>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

22 December 2025

Award criteria

Name	Description	Type	Weighting
Price	60% weighting has been assigned across 6 x Price Categories (See ITT Document & Appendix 6 for more information)	Price	60.00%
Quality	40% weighting has been assigned across 10 x Quality Questions (See ITT Document & Appendix 4B for more information)	Quality	40.00%

Other information

Description of risks to contract performance

Budgets are approved on an annual basis, and replacement activity / spend could go up or down during the life of the contract. HS will aim to work closely with the successful bidder/Contractor + plan a year in advance.

The DLO is anticipated to cover approx 50% of the overall K&B requirements. However, if their activity level falls below this, additional spend/activity is likely to go to the successful bidder/Contractor.

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Justification for not publishing a preliminary market engagement notice

The project team had anticipated this contracting opportunity to have been advertised in Dec-24 / Jan-25 before PA23 came in. Some initial pre-market engagement conversations took place with existing suppliers for fire and/or H&S related services and some provided feedback on intended approach + draft Service Specification and Pricing Matrix docs. The team therefore felt that no further value would be gleaned by postponing the procurement to undertake any additional pre-market engagement activities in order to produce Notice.

Documents

Associated tender documents

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605467

Asbestos Policy

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605468

Access Policy

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605887

Approved Contractor Standards - Appendix 12

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605888

Asbestos Management Plan

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605889

Data Protection Policy

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605890

Anti-Fraud, Theft & Bribery Policy

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605891

Draft JCT Contract - Appendix 11

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605892

Electrical Safety Policy

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605893

Equality, Diversity & Inclusion Policy

<https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder>

[FileDownload.aspx?id=605894](#)

Fire Safety Policy

[https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder
FileDownload.aspx?id=605895](#)

Gas Safety Policy

[https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder
FileDownload.aspx?id=605896](#)

Health & Safety Policy

[https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder
FileDownload.aspx?id=605897](#)

Invitation to Tender (ITT)

[https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder
FileDownload.aspx?id=605898](#)

Lone Worker Policy

[https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder
FileDownload.aspx?id=605900](#)

PA23 Procurement Specific Questionnaire - Appendix 4A

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605901

Pricing Matrix - Appendix 6 (Commercial Response 1 - Howdens Kitchens)

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605902

Pricing Matrix - Appendix 6 (Commercial Response 2 - Non-Howdens Kitchens)

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605904

Property List for Year 1 - Appendix 9

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605905

PSQ Economic & Financial Standing Mechanism

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605906

PSQ Financial Standing Guide

<https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilderFileDownload.aspx?id=605907>

Quality & Technical Capability Response - Appendix 4B

<https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilderFileDownload.aspx?id=605908>

Repairs & Maintenance Policy

<https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilderFileDownload.aspx?id=605909>

Scope & Description of Works - Appendix 8

<https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilderFileDownload.aspx?id=605910>

Service Specification - Appendix 7

<https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilderFileDownload.aspx?id=605911>

Total Mobile Sub Contractor Portal (Connect User Guide) - Appendix 10

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605912

Vulnerable Residents Policy

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=605913

Water Hygiene & Safety Policy

Contracting authority

Housing Solutions

- Public Procurement Organisation Number: PGDY-4627-RBZL

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Maidenhead

SL6 8BY

United Kingdom

Email: procurement@housingsolutions.co.uk

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

Region: UKJ11 - Berkshire

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