

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/067351-2025>

Tender

Kitchen and Shower Room Installations

Housing 21

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

Notice identifier: 2025/S 000-067351

Procurement identifier (OCID): ocds-h6vhtk-05d14c

Published 22 October 2025, 10:05am

Scope

Description

Housing 21 has an ambitious aspirational future programme of works to support its responsibility to deliver high-quality kitchen and shower room installations across its Retirement Living and Extra Care schemes.

These works are essential to maintaining safe, accessible, and modern living environments for older residents. The scope of this framework includes the supply and installation of kitchens, shower rooms, and associated components, with works allocated across 45 geographical regions, to ensure regional coverage and with an objective to promote SME participation.

The contract term is 4 years with the option of a two year extension.

The tender is split into 45 project areas and suppliers can be successful for approximately 10 areas.

A pipeline notice was published in May 2025, however, a formal market engagement exercise was deemed as not required on this occasion as the tender focus is on 'installation quality and capability' and not that of seeking creative design ideas to influence the specification. This is a published notice on the Find a Tender service: <https://www.findtender.service.gov.uk/Notice/021025-2>

As Housing 21 has an exciting, future aspirational growth programme, the indicative total value shown on the advert represents past usage over the last 12 months x the full anticipated contract term, plus 50% reflecting Housing 21 aspirational intention.

This value is not a guarantee of work but aims to share Housing 21 planning consideration and to act as a guide for bidders to support business decisions.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-UK-UK-Birmingham:-Building-completion-work.:Groun:-Bathrooms-construction-work./VV69548GF2>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/VV69548GF2>

Commercial tool

Establishes a framework

Total value (estimated)

- £72,000,000 excluding VAT
- £90,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 3 March 2026 to 2 October 2030
- Possible extension to 2 October 2032
- 6 years, 7 months

Description of possible extension:

The contract may be extended for two years.

Main procurement category

Works

CPV classifications

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

Contract locations

- UK - United Kingdom

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Further information about fees

Not applicable.

Framework operation description

See tender instructions document.

Award method when using the framework

Without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

17 November 2025, 12:00pm

Submission type

Tenders

Tender submission deadline

19 November 2025, 12:00pm

Submission address and any special instructions

<https://www.delta-esourcing.com>, use access code VV69548GF2

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

9 February 2026

Award criteria

Name	Description	Type	Weighting
Price	Stage 1	Price	100%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This procurement will be a two stage tender process conducted under the Competitive Flexible Procedure . Stage one incorporates a series of pass/fail questions requesting capability and Health and Safety assurance and price is weighted 100%. Stage two is weighted 100% and includes a series of sub-weighted questions, designed on more bespoke questions to Housing 21

Contracting authority

Housing 21

- Public Procurement Organisation Number: PGTG-9145-PMNM

Tricorn House, 51-53 Hagley Road

UK-UK-Birmingham: Building completion work.: Groun

B16 8TP

United Kingdom

Contact name: Manjeet Singh Sandhu

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Email: Manjeet.sandhu@housing21.org.uk

Region: UKG31 - Birmingham

Organisation type: Public authority - sub-central government