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Tender

The Supply of Furniture and Accessories as part of a Renewals and Refurbishments Programme

Housing 21

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

Notice identifier: 2025/S 000-074260

Procurement identifier (OCID): ocids-h6vhtk-05e227

Published 17 November 2025, 10:05am

Scope

Description

Housing 21 is looking for suppliers to supply soft furnishings and all other accessories such as dining and coffee tables, sideboards and home staging items in communal areas in our retirement living and extra care courts. The contract term is four years and annually approximate 50-55 refurbishment projects annually.

The advertised contract value has been increased by increased by Housing 21 by 50% to account for Housing 21 aspirational growth through acquisitions.

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:-Furniture./5TVE5H496A>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/5TVE5H496A>

Commercial tool

Establishes a framework

Total value (estimated)

- £5,200,000 excluding VAT
- £6,500,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 May 2026 to 30 April 2030
- 4 years

Main procurement category

Goods

CPV classifications

- 39100000 - Furniture

Contract locations

- UK - United Kingdom
-

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

Prices are fixed annual for core products, pricing can be reviewed annually inline with the contract review procedure.

1. An aspirational intent of this contract is to award a minimum 3 suppliers.

2. Individual work will be called off in the following ways:

i. Direct award to the highest ranked supplier nationally based on tender score (price and quality) during stage two of this tender. The highest ranked supplier will be allocated works first.

ii. This contractor (the highest ranked contractor) will be known as the 'Primary Contractor' and subsequently allocated works first.

iii. Housing 21 may award work to the second ranked supplier subject to the following conditions:

- The Primary Contractor cannot meet Housing 21 required timelines.
- The Primary Contractor company becomes insolvent or is subject to a force majeure.
- Housing 21 has output concerns with the Primary Contractor that have not been resolved despite remedy plans being issued.
- The proposal by the primary contractor does not meet Housing 21 standards.

- Project-related works: Project related work may continue to the awarded contractor if in the best interest of residents and the Organisation i.e. if to change the supplier would result in significant disruption, practice change or a certain supplier provides or has access to particular products that are required for a certain project.

iv. In the instance more than two contractors are awarded nationally, subsequent work will be allocated moving to the third contractor, and so on etc.

v. Emergency works and services: In circumstances deemed to be of an emergency to Housing 21, then we may at our discretion go direct to an awarded supplier.

vi. Residents discretion and choice may prevail.

We may also choose to use another procurement route.

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

Submission type

Tenders

Tender submission deadline

12 December 2025, 12:00pm

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

23 February 2026

Award criteria

Name	Description	Type	Weighting
Quality Criteria	Stage 1	Quality	100%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This will be a two stage process, stage 1 will include pass/fail and quality questions (100%).

Stage two will include quality questions (50%), products demonstration day (10%) and pricing (40%).

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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Region: UKG31 - Birmingham

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