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Tender

Kitchen and Bathroom Installation Framework

Yorkshire Housing Limited

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

Notice identifier: 2025/S 000-078076

Procurement identifier (OCID): ocds-h6vhtk-05eb0b

Published 28 November 2025, 1:00pm

Scope

Reference

26-165

Description

Kitchen and bathroom supply and fit installation contractors across Yorkshire Housings property portfolio.

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £64,000,000 excluding VAT
- £76,800,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 1 April 2028
- Possible extension to 1 April 2034
- 8 years, 1 day

Description of possible extension:

Open framework will end max 8 years

Main procurement category

Works

CPV classifications

- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45420000 - Joinery and carpentry installation work

Contract locations

- UKE - Yorkshire and the Humber

Framework

Open framework scheme end date (estimated)

2 April 2034

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

Further competition for individual works projects

Award method when using the framework

With competition

Contracting authorities that may use the framework

Establishing party only

Participation

Technical ability conditions of participation

Safety Schemes in Procurement

Particular suitability

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

Submission

Enquiry deadline

14 January 2026, 12:00am

Tender submission deadline

14 January 2026, 12:00pm

Submission address and any special instructions

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=100410&TID105662&B=

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

30 January 2026

Award criteria

Name	Description	Type	Weighting
Price	Price per project / call off	Price	70%
Quality	Quality including RAMS, Service Delivery and Customer Care	Quality	25%
Social Value	Social Value offering	Quality	5%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Justification for not publishing a preliminary market engagement notice

Known installation service with a new approach by establishing a framework rather than individual projects, so no market engagement has occurred

Contracting authority

Yorkshire Housing Limited

- Public Procurement Organisation Number: PWZZ-4176-HYBJ

The Place

Leeds

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Organisation type: Public authority - sub-central government