

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/085137-2025>

Award

Housing Solutions - Supply and installation of Kitchens and Bathrooms

Housing Solutions

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-085137

Procurement identifier (OCID): ocds-h6vhtk-055d42 ([view related notices](#))

Published 19 December 2025, 4:57pm

Scope

Reference

KB2025

Description

Scope and delivery of the work

The work consists of replacement kitchens and bathrooms. A local and professional contractor has been sought 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 has also been collected for non-Howdens Kitchens (see Appendix 6 - Commercial Response 1 & 2). We do not have a direct relationship with any kitchen manufacturer and expect successful supplier to negotiate their own prices with Howdens and another, being sure to allow for the supply in their basket rates. They will be expected to 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 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

Generally, we expect to leave programming of the work to the contractor. We may have a small number of high-priority cases needing to be done earlier, but in general we would give them our address list for each

financial year (April to March) and they can determine their 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, the successful supplier will be appointed Principal Contractor. They will be expected to 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
-

Contract 1. Housing Solutions - Supply and installation of Kitchens and Bathrooms

Supplier

- Kincaig Construction Ltd

Contract value

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

Above the relevant threshold

Award decision date

19 December 2025

Date assessment summaries were sent to tenderers

19 December 2025

Standstill period

- End: 5 January 2026
- 8 working days

Earliest date the contract will be signed

30 January 2026

Contract dates (estimated)

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

Description of possible extension:

The initial term is expected to be 3 years with an option to extend for a further 2 x 12 month periods (5 years max term)

Main procurement category

Works

Options

The right to additional purchases while the contract is valid.

1) Pricing was collected on a Howdens and Non-Howdens Kitchen basis. As the successful tenderer scored the highest in both scenarios, HS reserves the right to use both pricing options in contract and will explore these options throughout the term of the contract.

2) All kitchen and bathroom replacement works should fall within the scope of this contract. Additionally, there may be instances where the appointed contractor may also deliver additional installation services to cover void properties as and when required (which are at this time an unknown variable).

3) In order to calculate the estimated contract value across the maximum term of 5yrs, we initially took a forecast from our 5yr business plan which indicated around £13m of spend required for all activities over the desired term, with Director intentions confirmed as allocating half to in-house provision via our DLO. This produced a max term contract value of £6,500,000 (inclusive of VAT). Whilst this is our current intention, it is subject to successful recruitment exercises and achieving an increase in our DLO resource (otherwise, contract spend is likely to increase to accommodate more replacements).

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

- UKJ - South East (England)
-

Information about tenders

- 14 tenders received
 - 10 tenders assessed in the final stage:
 - 6 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 9 suppliers unsuccessful (details included for contracts over £5 million)
-

Unsuccessful suppliers

- [PiLon Ltd](#)
 - [PFL Electrical Ltd](#)
 - [Eric Group Ltd](#)
 - [D R Jones Yeovil Ltd](#)
 - [Ash Contracting Ltd](#)
 - [R.Benson Property Maintenance Ltd](#)
 - [Hankinson Whittle Ltd](#)
 - [Mullen Property Services Ltd](#)
 - [Topcoat Construction Limited T/A TCL Group](#)
-

Procedure

Procedure type

Open procedure

Suppliers

Ash Contracting Ltd

- Public Procurement Organisation Number: PZLL-6191-RJMD

Unit 4, The Courtyard Business Centre, Birling Road

WEST MALLING

ME19 5AA

United Kingdom

Region: UKJ46 - West Kent

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

D R Jones Yeovil Ltd

- Public Procurement Organisation Number: PVVC-9833-HHJZ

Willow House - Artillery Road

Yeovil

BA22 8RP

United Kingdom

Region: UKK23 - Somerset

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Eric Group Ltd

- Public Procurement Organisation Number: PPJM-5577-BCVN

4 Snowford Close

Luton

LU3 3XU

United Kingdom

Region: UKH21 - Luton

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Hankinson Whittle Ltd

- Public Procurement Organisation Number: PZRY-6721-ZWXT

Unit 2 - North Cheshire Trading Estate, Prenton Way,

Prenton

CH43 3EA

United Kingdom

Region: UKD74 - Wirral

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Kincraig Construction Ltd

- Public Procurement Organisation Number: PBHJ-3267-ZRYY

ST Nicholas House - 4-6 Portesbery Road

Camberley

GU15 3TA

United Kingdom

Email: admin@kincraigconstruction.co.uk

Region: UKJ25 - West Surrey

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Connected people/organisations:

Individual trustee information:

First name Maureen

Last name Hanson

Nationality British

Date of birth January 1948

Type Individual

Category Director or individual with same responsibilities

Resident country GB-ENG

Registered address ST Nicholas House, Camberley, GU15 3TA, UK

Individual trustee information:

First name Mark

Last name Hanson

Nationality British

Date of birth November 1974

Type Individual

Category Director or individual with same responsibilities

Resident country GB-ENG

Registered address ST Nicholas House, Camberley, GU15 3TA, UK

Individual trustee information:

First name Matthew

Last name Hanson

Nationality British

Date of birth April 1987

Type Individual

Category Director or individual with same responsibilities

Resident country GB-ENG

Registered address ST Nicholas House, Camberley, GU15 3TA, UK

Associated people/organisations:

Ockley Plumbing Limited, St Nicholas House, 4-6 Portesbery Road, Camberley, Surrey, GU15 3TA - associated by Directors with KinCraig. b) Company number 00934764. Share code pccwLrBk. c) Works in connection with gas and plumbing, Gas Safe certification.

Reel Installations Limited - 4 Avocet Crescent, College Town, Sandhurst, Berkshire, England, GU47 0XN, b) Company number 12019929. c) Works in connection with Electrical/NICEIC certification.

Contract 1. Housing Solutions - Supply and installation of Kitchens and Bathrooms

Mullen Property Services Ltd

- Public Procurement Organisation Number: PGVT-5685-MMWD

Terminal House

Shepperton

TW17 8AS

United Kingdom

Region: UKJ25 - West Surrey

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

PFL Electrical Ltd

- Public Procurement Organisation Number: PMZG-7678-VCML

130 Shaftesbury Avenue

London

W1D 5EU

United Kingdom

Region: UKI32 - Westminster

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

PiLon Ltd

- Public Procurement Organisation Number: PJRR-7678-ZPWD

Suite 4b, Columbia

Bracknell

RG12 1LP

United Kingdom

Region: UKJ11 - Berkshire

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

R.Benson Property Maintenance Ltd

- Public Procurement Organisation Number: PPGV-7628-XQNM

Unit 1 Anglo Business Park, Asheridge Road

Chesham

HP5 2QA

United Kingdom

Region: UKJ13 - Buckinghamshire CC

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Topcoat Construction Limited T/A TCL Group

- Public Procurement Organisation Number: PZDN-9888-RDRM

Unit A Melville Court, Spilsby Road, Harold Hill

Romford

RM3 8SB

United Kingdom

Region: UKI52 - Barking & Dagenham and Havering

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contracting authority

Housing Solutions

- Public Procurement Organisation Number: PGDY-4627-RBZL

Crown House, Crown Square

Berkshire

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)