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Tender

## Electrical Upgrades

Karbon Homes

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

Notice identifier: 2026/S 000-004356

Procurement identifier (OCID): ocds-h6vhtk-0608ba

Published 19 January 2026, 1:39pm

## Scope

## Reference

202601-GS04

## Description

Electrical Installations, Repairs and Replacement Works to Karbon Homes properties.

## Commercial tool

Establishes a framework

## Total value (estimated)

- £4,000,000 including VAT

Below the relevant threshold

### **Contract dates (estimated)**

- 1 April 2026 to 31 March 2028
- Possible extension to 30 March 2030
- 3 years, 11 months, 30 days

Description of possible extension:

The Framework Agreement will be for an initial 24 month period, with an option to extend for a further 2 x 12 month period subject to satisfactory contract performance and the Contracting Authority still having the need and funding for the Contract. The extension period will be in 12-month cycles. The total contract duration will not exceed 48 month.

### **Main procurement category**

Works

### **CPV classifications**

- 45311000 - Electrical wiring and fitting work

### **Contract locations**

- UKE - Yorkshire and the Humber
  - UKC - North East (England)
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## **Framework**

### **Maximum number of suppliers**

1

### **Maximum percentage fee charged to suppliers**

0%

### **Framework operation description**

The ALL IN RATES provided within this Tender will provide the pricing base within the Term Contract and for each Project Works Order.

As such, the submitted Tender rates shall be "fixed price" for a YEAR ONE (12 month) period commencing 1st April 2026, ending 31st March 2027 and Tenderers are to allow for all cost increases over this fixed period.

For YEAR TWO, commencing 1st April 2027, ending 31st March 2028, rates for this years work will be adjusted in accordance with the change in the Consumer Prices Index between the 1st April 2026 and 31st March 2027.

If both parties are in agreement at the end of this two year period an agreement for a further one years work will be entered into covering 1st April 2028 to 31st March 2029. The rates for this further years work will be adjusted in accordance with the change in the Consumer Prices Index between the 1st April 2027 and 31st March 2028. Should both parties concur, this process will be repeated in April 2029 to allow the contract to run until March 2030.

### **Award method when using the framework**

Without competition

## **Contracting authorities that may use the framework**

Establishing party only

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## **Participation**

### **Particular suitability**

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

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## **Submission**

### **Enquiry deadline**

3 February 2026, 5:00pm

### **Tender submission deadline**

13 February 2026, 12:00pm

### **Submission address and any special instructions**

<https://app.panacea-software.com/KarbonHomes/eRFX-Suppliers/Open.aspx?requirementId=365e7452-c3eb-4b57-8854-f42630fedd22>

## Tenders may be submitted electronically

Yes

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## Award criteria

Name	Description	Type	Weighting
Commercial Schedule	Commercial Schedule	Cost	60%
Quality	Quality	Quality	30%
Social Value	Social Value	Quality	10%

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## Procedure

### Procedure type

Below threshold - open competition

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## Contracting authority

### Karbon Homes

- Public Procurement Organisation Number: PCDL-6326-LXPW

5 Gosforth Park, Gosforth Business Park

Newcastle upon Tyne

NE12 8EG

United Kingdom

Contact name: Pippa Ford

Email: [pippa.ford@karbonhomes.co.uk](mailto:pippa.ford@karbonhomes.co.uk)

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government