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Tender

Valuation Services Framework

Karbon Homes

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

Notice identifier: 2025/S 000-039750

Procurement identifier (OCID): ocds-h6vhtk-054e62

Published 14 July 2025, 4:56pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Scope

Reference

CA15836

Description

Karbon Homes are seeking appoint experienced and competent Contractors to a framework for the delivery of surveying services for the purpose of valuation.

Total value (estimated)

- £8,000,000 excluding VAT
- £9,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 20 October 2025 to 19 October 2029
- Possible extension to 19 October 2031
- 6 years

Description of possible extension:

Description of extensions - Include the circumstances in which they could be used, and provide a breakdown if multiple extensions are possible.

Options

The right to additional purchases while the contract is valid.

Description of options - Include enough information to understand the scope of the options and the circumstances in which they could be used.

Main procurement category

Services

CPV classifications

- 71355000 - Surveying services
- 71315300 - Building surveying services

Contract locations

- UK - United Kingdom
-

Lot 1. Lot 1 - Rent setting

Description

Rent setting- Market Rents, Affordable Rents & Social Rents

Lot value (estimated)

- £470,592 excluding VAT
- £564,710.40 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 2. Lot 2 - Statutory disposals

Description

Statutory disposals- Right to Buy and Right to Acquire

Lot value (estimated)

- £470,588 excluding VAT
- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 3. Lot 3 - Shared ownership (initial sale)

Description

Shared ownership (initial sale)- Market Value, Market Rent and 1999 Market Value

Lot value (estimated)

- £470,588 excluding VAT
- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 4. Lot 4 - Shared ownership (staircasing)

Description

Shared ownership (staircasing)- Market Value and Market Rent

Lot value (estimated)

- £470,588 excluding VAT
- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 5. Lot 5 - Rent reviews

Description

Rent reviews-Market Rent

Lot value (estimated)

- £470,588 excluding VAT
- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 6. Lot 6 - Acquisition of freehold or leasehold interests

Description

Acquisition of freehold or leasehold interests- Market Value

Lot value (estimated)

- £470,588 excluding VAT
- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 7. Lot 7 - Disposal of freehold or leasehold interests

Description

Disposal of freehold or leasehold interests- Market Value

Lot value (estimated)

- £470,588 excluding VAT
- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 8. Lot 8 - Plot sales

Description

Plot sales- Market Value

Lot value (estimated)

- £470,588 excluding VAT
- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 9. Lot 9 - Tenure conversions

Description

Tenure conversions - Market Value

Lot value (estimated)

- £470,588 excluding VAT

- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 10. Lot 10 - Moving on up

Description

Moving on up - Market Value

Lot value (estimated)

- £470,588 excluding VAT
- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 11. Lot 11 - Lease renewals

Description

Lease renewals - Market Value

Lot value (estimated)

- £470,588 excluding VAT
- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 12. Lot 12 - New lettings

Description

New lettings - Market Value

Lot value (estimated)

- £470,588 excluding VAT
- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 13. Lot 13 - Reinstatement cost assessments

Description

Reinstatement cost assessments - Depreciation Replacement Cost (DRC)

Lot value (estimated)

- £470,588 excluding VAT
- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 14. Lot 14 - Strategic advice

Description

Strategic advice relating to valuations

Lot value (estimated)

- £470,588 excluding VAT
- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 15. Lot 15 - Development appraisals

Description

Development appraisals services

Lot value (estimated)

- £470,588 excluding VAT
- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 16. Lot 16 - Residual valuations

Description

Residual valuations services

Lot value (estimated)

- £470,588 excluding VAT
- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Lot 17. Lot 17 - Accounting purposes

Description

Accounting purposes- Market Value, Existing Use Value and Depreciation Replacement Cost (DRC)

Lot value (estimated)

- £470,588 excluding VAT

- £564,705.60 including VAT

Same for all lots

CPV classifications, contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

Participation

Particular suitability

Lot 1. Lot 1 - Rent setting

Lot 2. Lot 2 - Statutory disposals

Lot 3. Lot 3 - Shared ownership (initial sale)

Lot 4. Lot 4 - Shared ownership (staircasing)

Lot 5. Lot 5 - Rent reviews

Lot 6. Lot 6 - Acquisition of freehold or leasehold interests

Lot 7. Lot 7 - Disposal of freehold or leasehold interests

Lot 8. Lot 8 - Plot sales

Lot 9. Lot 9 - Tenure conversions

Lot 10. Lot 10 - Moving on up

Lot 11. Lot 11 - Lease renewals

Lot 12. Lot 12 - New lettings

Lot 13. Lot 13 - Reinstatement cost assessments

Lot 14. Lot 14 - Strategic advice

Lot 15. Lot 15 - Development appraisals

Lot 16. Lot 16 - Residual valuations

Lot 17. Lot 17 - Accounting purposes

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

Submission

Enquiry deadline

14 July 2025, 5:00pm

Tender submission deadline

28 July 2025, 12:00pm

Submission address and any special instructions

To access this opportunity, log in to <https://suppliers.multiquote.com> and view the opportunity. If you are not registered with MultiQuote, please visit <https://suppliers.multiquote.com>, complete the registration form on the log in page and quote the title and reference of the notice in your registration.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

20 October 2025

Award criteria

Name	Description	Type	Weighting
Quality	Quality	Quality	60.0%
Commercial Schedule	Commercial Schedule	Cost	30.0%
Social Value	Social Value	Quality	10.0%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Karbon Homes

- Public Procurement Organisation Number: PCDL-6326-LXPW

Number Five, Gosforth Park Avenue

Newcastle

NE12 8EG

United Kingdom

Contact name: Pippa Ford

Telephone: 07736956441

Email: Pippa.ford@karbonhomes.co.uk

Region: UKC22 - Tyneside

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

