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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 (view related notices)

Published 14 July 2025, 4:56pm

# **Changes to notice**

This notice has been edited. The <u>previous version</u> 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**

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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 <a href="https://suppliers.multiquote.com">https://suppliers.multiquote.com</a> and view the opportunity. If you are not registered with MultiQuote, please visit <a href="https://suppliers.multiquote.com">https://suppliers.multiquote.com</a>, 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	Туре	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

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Region: UKC22 - Tyneside

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