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Tender

Compartmentation Surveys & Works and General Fire Safety Rectification Work Framework for Karbon Homes

Karbon Homes

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

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Scope

Reference

202505-GS102

Description

Karbon Homes require experienced and competent Contractors to deliver Compartmentation Surveys & Works and General Fire Safety Rectification Work.

Lot 1

Compartmentation Surveys, Karbon Homes Operational areas 1-8

Karbon wish to appoint designated compartmentation survey providers to deliver surveys of Karbon Homes' properties. Karbon require an electronic survey report for each survey following the standard format and contents to be agreed at prestart meeting but should

include as a minimum provision of colour report photographs, reference floor plans and an unpriced Compartmentation Survey Schedule.

Lot 2

Compartmentation Works, Karbon Homes Operational areas 1-8

Karbon wish to appoint a framework of fire compartmentation contractors to facilitate remedial works identified from previous compartmentation surveys carried out by a third party. Also, to facilitate remedial works highlighted from fire risk assessments, general maintenance, servicing and future compartmentation surveys.

Lot 3

General Fire Safety Rectification Works, Karbon Homes Areas 1-8

Karbon wish to appoint a framework of contractors for General Fire Safety Rectification Works. Within these lots all appointed contractors will be expected to act as Principal (and Main) Contractor and appoint any of Karbon Homes incumbent specialist sub-contractors, where specified to include but not be limited to the following specialisms:

- Fire Alarm Systems
- Access Control Systems
- Dispersed Alarm / Telecare Systems
- Asbestos Removal

Lot 4

Compartmentation Surveys, 54 North Operational areas 9 & 10

Karbon wish to appoint designated compartmentation survey providers to deliver surveys of 54 North properties. Karbon require an electronic survey report for each survey following the standard format and contents to be agreed at prestart meeting but should include as a minimum provision of colour report photographs, reference floor plans and an unpriced Compartmentation Survey Schedule.

Lot 5

Compartmentation Works, 54 North Operational areas 9 & 10

Karbon wish to appoint a framework of fire compartmentation contractors to facilitate

remedial works to 54 North properties identified from previous compartmentation surveys carried out by a third party. Also, to facilitate remedial works highlighted from fire risk assessments, general maintenance, servicing and future compartmentation surveys.

Lot 6

General Fire Safety Rectification Works, 54 North Operational areas 9 & 10

Karbon wish to appoint a framework of contractors for General Fire Safety Rectification Works to 54 North properties. Within these lots all appointed contractors will be expected to act as Principal (and Main) Contractor and appoint any of Karbon Homes incumbent specialist sub-contractors, where specified to include but not be limited to the following specialisms:

- Fire Alarm Systems
- Access Control Systems
- Dispersed Alarm / Telecare Systems
- Asbestos Removal

Commercial tool

Establishes a framework

Total value (estimated)

- £13,642,220 excluding VAT
- £16,370,664 including VAT

Above the relevant threshold

Contract dates (estimated)

- 5 January 2026 to 4 January 2030

- 4 years

Main procurement category

Works

Additional procurement category

Services

Not the same for all lots

CPV classifications and contract locations are shown in Lot sections, because they are not the same for all lots.

Lot 1. Compartmentation Surveys, Karbon Homes Operational areas 1-8

Description

Karbon wish to appoint designated compartmentation survey providers to deliver surveys of Karbon Homes' properties. Karbon require an electronic survey report for each survey following the standard format and contents to be agreed at prestart meeting but should include as a minimum provision of colour report photographs, reference floor plans and an unpriced Compartmentation Survey Schedule.

Lot value (estimated)

- £1,041,905 excluding VAT
- £1,250,285 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71315300 - Building surveying services

Contract locations

- UKC - North East (England)

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Compartmentation Works, Karbon Homes Operational areas 1-8

Description

Karbon wish to appoint a framework of fire compartmentation contractors to facilitate remedial works identified from previous compartmentation surveys carried out by a third party. Also, to facilitate remedial works highlighted from fire risk assessments, general maintenance, servicing and future compartmentation surveys.

Lot value (estimated)

- £4,524,975 excluding VAT
- £5,429,970 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45343000 - Fire-prevention installation works
- 75251110 - Fire-prevention services

Contract locations

- UKC - North East (England)

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. General Fire Safety Rectification Works, Karbon Homes Areas 1-8

Description

Karbon wish to appoint a framework of contractors for General Fire Safety Rectification Works. Within this lot all appointed contractors will be expected to act as Principal (and Main) Contractor and appoint any of Karbon Homes incumbent specialist sub-contractors, where specified to include but not be limited to the following specialisms:

- Fire Alarm Systems
- Access Control Systems
- Dispersed Alarm / Telecare Systems

- Asbestos Removal

Lot value (estimated)

- £5,778,045 excluding VAT
- £6,933,654 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45343000 - Fire-prevention installation works
- 75251110 - Fire-prevention services

Contract locations

- UKC - North East (England)

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. Compartmentation Surveys, 54 North Operational areas 9 & 10

Description

Karbon wish to appoint designated compartmentation survey providers to deliver surveys of 54 North properties. Karbon require an electronic survey report for each survey following the standard format and contents to be agreed at prestart meeting but should include as a minimum provision of colour report photographs, reference floor plans and an

unpriced Compartmentation Survey Schedule.

Lot value (estimated)

- £69,615 excluding VAT
- £83,538 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71315300 - Building surveying services

Contract locations

- UKE - Yorkshire and the Humber

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5. Compartmentation Works, 54 North Operational areas 9 & 10

Description

Karbon wish to appoint a framework of fire compartmentation contractors to facilitate remedial works to 54 North properties identified from previous compartmentation surveys carried out by a third party. Also, to facilitate remedial works highlighted from fire risk assessments, general maintenance, servicing and future compartmentation surveys.

Lot value (estimated)

- £603,330 excluding VAT
- £723,996 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45343000 - Fire-prevention installation works
- 75251110 - Fire-prevention services

Contract locations

- UKE - Yorkshire and the Humber

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 6. General Fire Safety Rectification Works, 54 North Operational areas 9 & 10

Description

Karbon wish to appoint a framework of contractors for General Fire Safety Rectification Works to 54 North properties. Within these lots all appointed contractors will be expected to act as Principal (and Main) Contractor and appoint any of Karbon Homes incumbent specialist sub-contractors, where specified to include but not be limited to the following specialisms:

- Fire Alarm Systems

- Access Control Systems
- Dispersed Alarm / Telecare Systems
- Asbestos Removal

Lot value (estimated)

- £1,624,350 excluding VAT
- £1,949,220 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45343000 - Fire-prevention installation works
- 75251110 - Fire-prevention services

Contract locations

- UKE - Yorkshire and the Humber

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

Maximum percentage fee charged to suppliers

0%

Framework operation description

All Lots of this Framework are multi-supplier lots with 2 suppliers per lot for lots 1 and 4 and 3 suppliers per lot for lots 2, 3, 5 and 6 at the Groups' discretion. Subject to the bids received, the Group reserve the right to amend the number of suppliers per lot.

12.2. Allocation of work - Framework Ranking

12.2.1. In the circumstance where more than one supplier has been awarded a place in a particular lot, suppliers will be ranked by their tender submission score according to the evaluation criteria set out in the Tender. The supplier with the highest score will be ranked first, the second highest ranked second and so on.

12.2.2. Work will be allocated and orders placed through the following process:

- a. The Group will identify from the framework the highest ranked supplier for the required work.
- b. The Group will contact the identified supplier with regards to capacity for the date, timescale and nature of the work required.
- c. The Group will place an order with the supplier.
- d. If the highest ranked Supplier is unable to fulfil the Group's requirements, then the Group will approach the next highest ranked supplier. This process will be cascaded down the ranks until the Group's requirements are met.

12.3. Allocation of Work - Mini Competition

12.3.1. By exception the Groups reserves the right to access this Framework by mini competition.

12.3.2. Where an order is to be placed following the execution of a mini competition, the evaluation of offers will be made based on the following 'headline' criteria:

12.3.3. To reflect the variations of the work anticipated under this framework, the award criteria may differ from the award criteria used to set up the framework provided they are related to (i.e. derive from) the original award criteria.

12.3.4. In addition to changes to the award criteria it is also permissible to vary the weightings of the award criteria. A breakdown of how these criteria may be applied, and their relative weighting ranges is provided in the table below:

Headline criteria	Information to be assessed	Weighting range
Cost	Price	0% - 100% in total
Quality	Quality standards achieved/attained	
	Proposed methodology	
	Proposed solution	
	Proposed completion date	
	Skill mix of the proposed delivery team	
	Acceptability of the delivery methods	
Health & Safety		
Sustainability		0% - 100% in total

12.4. Performance

12.4.1. Should a Contractor fail to meet one or more of their monthly KPI targets, fail to deliver against their SV commitment, fail to utilise employees or sub-contractors with the correct qualifications or fail to work in conjunction with their quality submission etc., Karbon Homes reserve the right to allocate work to another supplier on the Framework via direct award.

12.4.2. The Group's Contract Managers will monitor the Contractor's performance. If they deem Service delivery is not meeting the required standard, then the contractor will be issued a "yellow card" e-mail from the Group. The contractor will then have 10 days to respond to the Group's concerns. If, in the Group's opinion, the concerns are not fully addressed the contractor will then be prohibited from commencing any new works under this framework for a 3-month period, starting from when the "yellow card" notification was

issued. Existing works partially completed will still be allowed to progress and be completed.

12.4.3. If the Group's Contract Manager sees or is formally made aware of a serious breach of the requirements of this framework, then a "Red card" e-mail will be issued to the contractor by the Group procurement team. This event will require an immediate meeting (within 3 working days) on site between the Group procurement team and the contractor to investigate the breach of contract. This may ultimately result in the contractor being removed from the framework.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot 1. Compartmentation Surveys, Karbon Homes Operational areas 1-8

Lot 2. Compartmentation Works, Karbon Homes Operational areas 1-8

Lot 3. General Fire Safety Rectification Works, Karbon Homes Areas 1-8

Lot 4. Compartmentation Surveys, 54 North Operational areas 9 & 10

Lot 5. Compartmentation Works, 54 North Operational areas 9 & 10

Lot 6. General Fire Safety Rectification Works, 54 North Operational areas 9 & 10

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

Submission

Enquiry deadline

5 September 2025, 5:00pm

Tender submission deadline

18 September 2025, 12:00pm

Submission address and any special instructions

Submissions should be submitted electronically via the e-Sourcing system, MultiQuote.

<https://suppliers.multiquote.com/Page/Login.aspx>

Multiquote Reference: CA16372

Suppliers must submit one copy of their tender electronically, with any additional documents required or requested. Documents must be compatible with Microsoft Office or Adobe/PDF.

Should you require technical support with either portal please email them directly at:

- Email: support@elcom.com
- Phone: 020 3920 8054

Tenders must be submitted using the above portal. Tenders submitted via postal, or email methods will not be accepted.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

8 December 2025

Award criteria

Name	Type	Weighting
Quality	Quality	50%
Commercial Schedule	Cost	40%
Social Value	Quality	10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

[Tender Pack.zip](#)

Contracting authority

Karbon Homes

- Charity Commission (England and Wales): RS007529
- Public Procurement Organisation Number: PCDL-6326-LXPW

Number 5

Newcastle

NE12 8EG

United Kingdom

Contact name: Pippa Ford

Email: Procurement@Karbonhomes.co.uk

Website: <https://www.karbonhomes.co.uk/>

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government