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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](#)

Notice identifier: 2025/S 000-051074

Procurement identifier (OCID): ocids-h6vhtk-058d57

Published 24 August 2025, 10:00pm

Scope

Reference

CA16372

Description

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

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

Contract locations

- UK - United Kingdom

Not the same for all lots

CPV classifications 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
- £1,250,286 including VAT

CPV classifications

- 79311000 - Survey services

Same for all lots

Contract locations and 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

CPV classifications

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

Same for all lots

Contract locations and 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 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)

- £5,778,045 excluding VAT

- £6,933,654 including VAT

CPV classifications

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

Same for all lots

Contract locations and 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

CPV classifications

- 79311000 - Survey services

Same for all lots

Contract locations and 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

CPV classifications

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

Same for all lots

Contract locations and 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

CPV classifications

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

Same for all lots

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

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, 6:00pm

Tender submission deadline

18 September 2025, 1:00pm

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)

5 January 2026

Award criteria

Name	Description	Type	Weighting
Commercials	Commercials	Cost	50.0%
Quality	Quality	Quality	40.0%
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)

