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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 000-051284

Procurement identifier (OCID): ocds-h6vhtk-050eeb (view related notices)

Published 26 August 2025, 2:07pm

## Changes to notice

This notice has been edited. The <u>previous version</u> is still available.

Extension to the enquiry and submission deadlines.

## 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

As this is a Framework renewal, we are confident with our understanding of our requirements and in our understanding of the market. Therefore, no premarket engagement was undertaken for this Contract.

#### 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

20

## 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 Group's discretion. Subject to the bids received, the Group reserve the right to amend the number of suppliers per lot.

Allocation of work will be by lot ranking. 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.

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

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.

## 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**

12 September 2025, 5:00pm

#### Tender submission deadline

26 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: <a href="mailto:support@elcom.com">support@elcom.com</a>

• Phone: 020 3920 8054

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

Yes

## Languages that may be used for submission

English

# Award decision date (estimated)

8 December 2025

## **Award criteria**

Name	Туре	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

Newcasle

**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