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Tender

Window and Door Repairs

Karbon Homes

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

Notice identifier: 2025/S 000-078232

Procurement identifier (OCID): ocids-h6vhtk-05eb5b

Published 28 November 2025, 4:18pm

Scope

Reference

202511-GS157

Description

Comprise window and door repairs to Karbon Homes / 54N properties. These will comprise of works to properties within the Karbon / 54N geographical footprint area, the extent of which will be determined by the Employer.

Within this tender the Karbon / 54N geographical area has been split into various lots as follows:

Lot 1 - Section A Karbon - Karbon Operational Areas 1 – 4 on the map (excluding Byker Community Trust properties)

Lot 2 - Section B Karbon - Karbon Operational Areas 5 – 7 on the map

Lot 3 - Section B+ Karbon - Karbon Operational Area 8 on the map

Lot 4 - Section C - 54N East – Operational Area 9 on the map

Lot 5 - Section D - 54N West – Operational Area 10 on the map

Commercial tool

Establishes a framework

Total value (estimated)

- £4,320,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 March 2026 to 29 February 2028
- Possible extension to 28 February 2030
- 4 years

Description of possible extension:

An option to extend for a further 2 x 12 month period subject to satisfactory contract performance and the Contracting Authority still having the need and funding for the Contract. The extension period will be in 12 month cycles. The total contract duration will not exceed 48 months.

Main procurement category

Works

CPV classifications

- 45421100 - Installation of doors and windows and related components
-

Lot 1. Section A Karbon - Karbon Operational Areas 1 - 4

Description

Comprise window and door repairs to Karbon Homes / 54N properties. These will comprise of works to properties within the Karbon / 54N geographical footprint area, the extent of which will be determined by the Employer.

Lot value (estimated)

- £1,320,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 2. Section B Karbon - Karbon Operational Areas 5 - 7

Description

Comprise window and door repairs to Karbon Homes / 54N properties. These will comprise of works to properties within the Karbon / 54N geographical footprint area

Lot value (estimated)

- £1,680,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 3. Section B+ Karbon - Karbon Operational Area 8

Description

Comprise window and door repairs to Karbon Homes / 54N properties. These will comprise of works to properties within the Karbon / 54N geographical footprint area.

Lot value (estimated)

- £840,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 4. Section C - 54N East - Operational Area 9

Description

Comprise window and door repairs to Karbon Homes / 54N properties. These will comprise of works to properties within the Karbon / 54N geographical footprint area,

Lot value (estimated)

- £240,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Lot 5. Section D - 54N West - Operational Area 10

Description

Comprise window and door repairs to Karbon Homes/54N properties. These will comprise of works to properties within the Karbon / 54N geographical footprint area.

Lot value (estimated)

- £240,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

Lots 1, 2, 3, 4 & 5 this Framework are multi-supplier lots with up to 2 suppliers per lot at the Groups' discretion.

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.

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

The Group will identify from the framework the highest ranked supplier for the required work.

The Group will contact the identified supplier with regards to capacity for the date, timescale and nature of the work required.

The Group will place an order with the supplier.

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.

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. Section A Karbon - Karbon Operational Areas 1 - 4

Lot 2. Section B Karbon - Karbon Operational Areas 5 - 7

Lot 3. Section B+ Karbon - Karbon Operational Area 8

Lot 4. Section C - 54N East - Operational Area 9

Lot 5. Section D - 54N West - Operational Area 10

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

Submission

Enquiry deadline

19 December 2025, 12:00pm

Tender submission deadline

9 January 2026, 12:00pm

Submission address and any special instructions

Submissions should be submitted electronically via the Panacea e-Sourcing portal. Tenders submitted via postal, or email methods will not be accepted.

To access this opportunity, log in to <https://app.panacea-software.com/KarbonHomes/> and view the opportunity. Panacea reference number #REQ-5.

If you are not registered with Panacea, please visit <https://app.panacea-software.com/KarbonHomes/> and request a new account.

Tenders may be submitted electronically

Yes

Award criteria

Name	Description	Type	Weighting
Quality	Quality	Quality	60%
Commercial Schedule	Commercial Schedule	Price	30%
Social Value	Social Value	Quality	10%

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Karbon Homes

- Public Procurement Organisation Number: PCDL-6326-LXPW

5 Gosforth Park, Gosforth Business Park

Newcastle upon Tyne

NE12 8EG

United Kingdom

Contact name: Chris Slade

Email: chris.slade@karbonhomes.co.uk

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government