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Tender

Flooring Framework

Karbon Homes

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

Notice identifier: 2025/S 000-078256

Procurement identifier (OCID): ocds-h6vhtk-05eb6a

Published 28 November 2025, 4:53pm

Scope

Reference

202511-GS158

Description

At Karbon we build, manage and look after affordable homes for people across the North. Our footprint covers the North East of England and Yorkshire, with almost 35,000 homes across diverse communities. The purpose of this invitation to tender is for Karbon Homes to appoint experienced and competent Contractors to a framework for the supply and fitting of floor coverings. The Framework Agreement will be for an initial 24-month period, with an option to extend for a further 24-month period. Tenders must be submitted using our e-Sourcing portal.

Should you require technical support with the e-Sourcing portal please contact Panacea directly at:

Email: support@panacea-software.com

Phone: 0207 976 0116

Commercial tool

Establishes a framework

Total value (estimated)

- £680,000 excluding VAT
- £816,000 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:

This Framework Agreement will be for a period of 2 years with optional 2 x 12-month extension.

Main procurement category

Works

CPV classifications

- 45432100 - Floor laying and covering work

Not the same for all lots

Contract locations are shown in Lot sections, because they are not the same for all lots.

Lot 1. Karbon North- Operational Areas 1, 2, 3, 3B and 4 (Section A)

Description

These works comprise flooring works within Karbon Homes' occupied or unoccupied properties. These properties are located in Karbon North- Operational Areas 1, 2, 3, 3B and 4 (Section A) as shown on the map included in the appendices. The anticipated value for the works to be undertaken under this lot is £65,000 excl. VAT per annum. Please see the tender pack available for download on our e-Sourcing portal for full requirement details.

Lot value (estimated)

- £260,000 excluding VAT
- £312,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKC - North East (England)

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. Karbon South- Operational Areas 5, 6, 7 and 8 (Section B)

Description

These works comprise flooring works within Karbon Homes' occupied or unoccupied properties. These properties are located in Karbon South- Operational Areas 5, 6, 7 and 8 (Section B) as shown on the map included in the appendices. The anticipated value for the works to be undertaken under this lot is £65,000 excl. VAT per annum. Please see the tender pack available for download on our e-Sourcing portal for full requirement details.

Lot value (estimated)

- £260,000 excluding VAT
- £312,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKC - North East (England)

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. 54N East- Operational Area 9 (Section C)

Description

These works comprise flooring works within Karbon Homes' occupied or unoccupied properties. These properties are located in 54N East- Operational Area 9 (Section C) as shown on the map included in the appendices. The anticipated value for the works to be undertaken under this lot is £20,000 excl. VAT per annum. Please see the tender pack available for download on our e-Sourcing portal for full requirement details.

Lot value (estimated)

- £80,000 excluding VAT
- £96,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKE - Yorkshire and the Humber

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. 54N West- Operational Area 10 (Section D)

Description

These works comprise flooring works within Karbon Homes' occupied or unoccupied properties. These properties are located in 54N West- Operational Area 10 (Section D) as

shown on the map included in the appendices. The anticipated value for the works to be undertaken under this lot is £20,000 excl. VAT per annum. Please see the tender pack available for download on our e-Sourcing portal for full requirement details.

Lot value (estimated)

- £80,000 excluding VAT
- £96,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UAE - Yorkshire and the Humber

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

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:

- 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.

Pricing will be based on a Supplier's tendered rates.

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

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Submission

Enquiry deadline

18 December 2025, 5:00pm

Tender submission deadline

9 January 2026, 12:00pm

Submission address and any special instructions

<https://app.panacea-software.com/KarbonHomes/eRFX-Suppliers/Open.aspx?requirementId=76e70d64-3304-4a13-9fa9-4e4786ac1abc>

Tenders may be submitted electronically

Yes

Award criteria

Name	Type	Weighting
Commercials	Cost	50%
Quality	Quality	40%
Social Value	Quality	10%

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

<https://app.panacea-software.com/KarbonHomes/>

All tender documents are available for download from our e-Sourcing portal.

The project reference number is #REQ-4,

Website: <https://app.panacea-software.com/KarbonHomes/>

If you require assistance, please contact the helpdesk using the details below:

Phone: 0207 976 0116

Email: support@panacea-software.com

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: Pippa Ford

Email: pippa.ford@karbonhomes.co.uk

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government