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Contract

MAIN BLOCK 11-17 St.Johns Road, Frome, BA11 2BA - 2025-2026 Planned roof programme - Pitched Roof Refurbishment

ASTER GROUP LIMITED

UK7: Contract details notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-003694

Procurement identifier (OCID): ocds-h6vhtk-060729

Published 16 January 2026, 8:49am

Scope

Description

Project: The refurbishment of the roofline including the fascia's . soffits, guttering and downpipes and to

include the stripping and safely storing for reuse the courses of tiles required to replace the 1st row of

felt and batten including rafter roll and eaves support trays. Supply and install 300mm of insulation to

the roof space above the communal stairwell.

- NB: All roofing work to be carried out by an NFRC accredited contractor
- As part of contractor pre-survey, contractor should identify any soffit and live extractor fan vents

which will need to be disconnected and reconnected during works

- All flats must be checked to see if there are any live gas appliances, wood burning/multi fuel

stoves or open fires still in use prior to the removal of any chimney stacks. Evidence shall be

provided to the Aster Surveyor who will be able to authorise this phase of work if necessary.

Isolation of flues (priced separately) in line with gas protocols, removals (priced separately) to

be discussed and review with client.

- Aster Surveyor to advise with any blocking up and venting work as the scope of work will need

to be agreed with the leaseholder/s or resident/s in advance.

- Erect tubular steel scaffolding with required lifts to such elevations, including suitable access for

removing the shared chimney and dismantle on completion. All scaffolding to be measured

against the face of the building and to include the lift heights for a specific work type and trade.

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- Remove existing tiles and safely store for reuse, remove battens, felt from the eaves course and

safely lower to ground level and remove from site.

- Allow for clearing all debris from the eaves and, then insulate using a 50-75mm thick PIR

insulation board with a foil backing ensuring that an adequate air gap's left for ventilation.

- Supply and fix new PermaVent Apex breathable membrane to the cleared area area and fix new

38 x 25 mm tanalised timber battens to rafters. Reinstate the stored tiles.

- Supply and fix eaves support trays G1281 by Manthorpe, including rafter roll fitted as per manufacturer's instructions. To all roofs in contract.
- Allow for supplying and fitting new deep flow guttering including downpipes, connections and associated fixtures & fittings to flat block.
- Allow for supplying and fitting uPVCu fascia's, soffits.
- Test guttering for leaks and adequate falls. Deliver free of dirt or imperfections. All waste material and debris will be removed from site.

- Supply and lay 300mm of mineral wool insulation to the roof space above the communal stairwell
- The contractor is to leave the properties and surrounding areas etc clean and clear to original condition. Wash down windows, doors, and existing/new PVCu Fascia's/soffits on completion to remove dirt & debris caused by roofing works.

Contract 1

Supplier

- [O'Brien Roofing Ltd](#)

Contract value

- £30,107.98 excluding VAT
- £36,128 including VAT

Below the relevant threshold

Date signed

15 January 2026

Contract dates

- 30 January 2026 to 27 February 2026
- 29 days

Main procurement category

Works

CPV classifications

- 44112400 - Roof
- 45261100 - Roof-framing work

Procedure

Procedure type

Below threshold - limited competition

Supplier

O'Brien Roofing Ltd

Gore Cross Business Park, Unit 3, Ground Floor Offices, Corbin Way

Bridport

DT6 3UX

United Kingdom

Email: info@obrienroofing.co.uk

Website: <https://obrienroofing.co.uk/contact-us/>

Region: UKK25 - Dorset

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contract 1

Contracting authority

ASTER GROUP LIMITED

- Companies House: IP29573R

Sarsen Court

Devizes

SN10 2AZ

United Kingdom

Email: aster.procurement@aster.co.uk

Region: UKK15 - Wiltshire CC

Organisation type: Public authority - sub-central government