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Tender

Roofing Systems & Associated Works

LHC Procurement Group for the Scottish Procurement Alliance (SPA)

F02: Contract notice

Notice identifier: 2025/S 000-006635

Procurement identifier (OCID): ocds-h6vhtk-04dce7

Published 21 February 2025, 11:48am

Section I: Contracting authority

I.1) Name and addresses

LHC Procurement Group for the Scottish Procurement Alliance (SPA)

6 Deer Park Avenue

Livingston

EH54 8AF

Email

procurement@lhcprocure.org.uk

Telephone

+44 1506894395

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

<http://www.scottishprocurement.scot>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA16123

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://in-tendhost.co.uk/lhc/asp/ProjectManage/48>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/lhc/asp/ProjectManage/48>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Public Sector Framework Provider

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Roofing Systems & Associated Works

Reference number

RS5C

II.1.2) Main CPV code

- 45260000 - Roof works and other special trade construction works

II.1.3) Type of contract

Works

II.1.4) Short description

THE RS5C FRAMEWORK IS ADVERTISED FOR ROOFING CONTRACTORS.

This opportunity has been listed on behalf of LHC Procurement Group on behalf of the Scottish Procurement Alliance (SPA)

Our additional regional businesses include:

Consortium Procurement Construction (CPC)

Midlands, London and South East (LHC)

South-West Procurement Alliance (SWPA)

Welsh Procurement Alliance (WPA)

The new Roofing Systems Framework (RS5C) will be the successor to LHC's current and successful roofing Agreement (RS4) which is due to expire in May 2025. The aim in the development of this framework will be to provide an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies for the design, supply and delivery of roofing systems and associated works in all types of public sector refurbishment and new build projects; including:

- Multi occupancy residential buildings (low/medium/high rise)
- Schools

- Colleges
- Universities
- Public offices
- NHS buildings
- Blue Light buildings
- Other public buildings

The LHC Roofing Framework is designed to provide a comprehensive solution for the refurbishment, replacement, and new-build installation of various roofing systems. This framework ensures that all works are carried out in strict accordance with manufacturer guidelines, industry best practices, and regulatory compliance.

Contractors are expected to collaborate closely with manufacturers to guarantee that system designs align with approved specifications. This includes reviewing architectural drawings, conducting detailed site surveys, identifying potential challenges, and ensuring proper material handling to maintain product integrity.

Works applicable across all workstreams include associated roofing components, such as roof lights, guttering, fascia, soffits, downpipes, flashings, roof safety markings, and scaffolding systems. Additionally, the supply and installation of solar PV systems are covered where applicable, as well as any necessary render repairs to parapets, upstands, or adjacent walls.

Workstream 1 – Traditional Flat Roofing: Covers the refurbishment, replacement, and new-build installation of built-up roofing, torch-on felt, cold-applied felt, single-ply bitumen membrane, and hot-melt roofing systems.

Workstream 2 – Liquid Flat Roofing: Focuses on cold-applied and hot-applied liquid roofing systems, including polyurethane-based, polymeric, and reinforced liquid membrane solutions

Workstream 3 – Profiled Metal Roofing: Covers the supply, refurbishment, and installation of standing seam, composite panel, built-up metal, corrugated metal, and secret-fix metal roofing systems.

Workstream 4 – Pitched Roofing: Includes the design, supply, and installation of plain tile, interlocking tile, slate, concrete tile, and profiled metal sheet roofing systems.

Workstream 5 – Mixed Roofing: Provides a hybrid approach, covering both flat and

pitched roofing systems within a single project. This ensures seamless integration of multiple roofing types while maintaining consistency in quality assurance, contractor expertise, and compliance across different roofing applications.

II.1.5) Estimated total value

Value excluding VAT: £80,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

Traditional Flat Roofing

Lot No

1

II.2.2) Additional CPV code(s)

- 45260000 - Roof works and other special trade construction works
- 45261100 - Roof-framing work
- 45261200 - Roof-covering and roof-painting work
- 45261215 - Solar panel roof-covering work
- 45261210 - Roof-covering work

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

This workstream covers the design, supply, and installation of traditional flat roofing systems for refurbishment, replacement, and new-build projects. It ensures compliance with manufacturer specifications, British Standards, and industry best practices, with a

strong emphasis on quality assurance, safety, and system longevity. Contractors are responsible for conducting site surveys, managing material handling and storage, and strictly following approved installation methods to maintain system integrity and performance. The scope also includes associated roofing components such as roof lights, rainwater goods, fascia, soffits, and renewable energy solutions where applicable. Types of work covered under this workstream:

- Installation of traditional flat roofing systems, including built-up roofing, torch-on felt, cold-applied felt, single-ply bitumen membrane, and hot-melt roofing. These systems provide long-term durability, waterproofing, and compliance with thermal and fire safety regulations.
- Surveys, design, and collaboration with manufacturers to ensure compliance with approved specifications, incorporating structural and drainage considerations to maintain the performance of the roofing system.
- Small-scale replacement and emergency repairs, covering sectional replacement of waterproof coverings, insulation, and vapour barriers, as well as addressing leaks, storm damage, and urgent roofing issues.
- Installation and maintenance of associated roofing components, including roof lights, fascia, soffits, guttering, downpipes, flashings, and roof safety markings, ensuring full system compatibility.
- Integration of renewable energy solutions, such as the supply and installation of solar PV systems, ensuring safe and effective incorporation with flat roofing structures while maintaining structural integrity and waterproofing.
- Provision of scaffolding and access solutions, including scaffold planning, installation, and compliance with Work at Height Regulations, ensuring safe access for all roofing works while minimising disruption to building users.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 20%

Quality criterion - Name: Lot Technical Capability / Weighting: 30%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 30%

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Liquid Flat Roofing

Lot No

2

II.2.2) Additional CPV code(s)

- 45260000 - Roof works and other special trade construction works
- 45261100 - Roof-framing work
- 45261200 - Roof-covering and roof-painting work
- 45261210 - Roof-covering work
- 45261214 - Bituminous roof-covering work
- 45261215 - Solar panel roof-covering work

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

This workstream covers the design, supply, and installation of liquid-applied roofing systems for refurbishment, replacement, and new-build projects. Liquid roofing systems provide seamless waterproofing solutions that are highly durable, adaptable to complex roof designs, and suitable for a wide range of applications. The workstream ensures that all installations comply with manufacturer specifications, British Standards, and industry best practices. Contractors are responsible for conducting site surveys, ensuring proper material handling and storage, and adhering to manufacturer-approved installation techniques. The scope also includes associated roofing components such as roof lights, rainwater goods, fascia, soffits, and renewable energy solutions where required.

Types of work covered under this workstream:

- Installation of liquid-applied roofing systems, including cold-applied, polyurethane-based, polymeric, and reinforced liquid membrane systems. These provide long-lasting waterproofing solutions that can be applied to new-build projects and roof refurbishments.
- Surveys, design, and manufacturer collaboration to ensure the roofing system aligns with structural and drainage requirements, including identifying potential challenges such as substrate preparation and structural reinforcements.
- Small-scale replacements and emergency repairs, covering the removal and replacement of waterproof layers, insulation, and vapour barriers where necessary, ensuring continued protection and system integrity.
- Associated roofing components, such as roof lights, guttering, fascia, soffits, flashings, and roof safety markings, ensuring full compatibility with liquid roofing applications.
- Integration of renewable energy solutions, including the supply and installation of solar PV systems, ensuring safe and effective incorporation with liquid-applied roofing while maintaining waterproofing and system integrity.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 20%

Quality criterion - Name: Lot Technical Capability / Weighting: 30%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 30%

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Profiled Metal Roofing

Lot No

3

II.2.2) Additional CPV code(s)

- 45260000 - Roof works and other special trade construction works
- 45261000 - Erection and related works of roof frames and coverings
- 45261100 - Roof-framing work
- 45261200 - Roof-covering and roof-painting work
- 45261213 - Metal roof-covering work

- 45261215 - Solar panel roof-covering work
- 45261220 - Roof-painting and other coating work

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

This workstream covers the design, supply, and installation of profiled metal roofing systems for refurbishment, replacement, and new-build projects. Profiled metal roofing provides durable, lightweight, and weather-resistant solutions suitable for a wide range of applications, including commercial, industrial, and public sector buildings. The workstream ensures compliance with manufacturer specifications, British Standards, and industry best practices, with an emphasis on quality assurance, structural integrity, and long-term performance. Contractors are responsible for carrying out surveys, ensuring correct material handling and installation, and incorporating necessary safety and drainage provisions. The scope also includes associated roofing components such as roof lights, rainwater goods, fascia, soffits, and renewable energy solutions where applicable.

Types of work covered under this workstream:

- Installation of profiled metal roofing systems, including standing seam, composite panel, built-up metal, corrugated metal, and secret-fix metal roofing. These systems provide robust, low-maintenance solutions suited to various building types.
- Structural repairs and refurbishments, ensuring that substructures, vapour barriers, and insulation are properly installed or replaced to maintain roof integrity and energy efficiency.
- Surveys, design, and manufacturer collaboration to assess existing conditions, develop project-specific solutions, and ensure roofing systems align with wind, load-bearing, and drainage requirements.
- Associated roofing components, including roof lights, guttering, fascia, soffits, flashings, and roof safety markings, ensuring compatibility with metal roofing applications.
- Integration of renewable energy solutions, such as the supply and installation of solar PV systems, ensuring safe and effective incorporation with profiled metal roofing while maintaining weatherproofing and system integrity.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 20%

Quality criterion - Name: Lot Technical Capability / Weighting: 30%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 30%

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Pitched Roofing

Lot No

4

II.2.2) Additional CPV code(s)

- 45260000 - Roof works and other special trade construction works

- 45261000 - Erection and related works of roof frames and coverings
- 45261100 - Roof-framing work
- 45261200 - Roof-covering and roof-painting work
- 45261210 - Roof-covering work
- 45261211 - Roof-tiling work
- 45261212 - Roof-slating work
- 45261215 - Solar panel roof-covering work

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

This workstream covers the design, supply, and installation of pitched roofing systems for refurbishment, replacement, and new-build projects. Pitched roofing solutions offer long-term durability, weather protection, and enhanced thermal performance for various building types, including residential, commercial, and public sector properties. The workstream ensures all works comply with manufacturer specifications, British Standards, and industry best practices, with a strong focus on quality assurance, safety, and longevity. Contractors are responsible for conducting surveys, ensuring correct material handling, and carrying out installations in accordance with regulatory requirements. The scope also includes associated roofing components such as roof lights, guttering, soffits, fascias, and renewable energy solutions where required. Types of work covered under this workstream:

- Installation of pitched roofing systems, including slate, concrete, and clay tiles, as well as standing seam metal pitched roofing incorporating aluminium, zinc, and copper materials. These systems provide durable and weather-resistant solutions for various applications.
- Structural and roof repairs, including the replacement of roof coverings, substructures, insulation, and vapour barriers. This covers both planned works and emergency repairs, ensuring continued weatherproofing and system integrity.
- Associated roofing components, such as roof lights, guttering, fascia, soffits, downpipes, flashings, and roof safety markings, ensuring full integration with pitched roofing applications.
- Flat-to-pitch roof conversions where required, providing structural assessments, design,

and installation services to upgrade existing flat roofs into pitched systems for improved drainage and longevity.

- Integration of renewable energy solutions, including the supply and installation of solar PV and solar thermal systems, ensuring safe and effective incorporation with pitched roofing while maintaining waterproofing and structural integrity.

- Scaffolding and access solutions, ensuring safe working conditions for all pitched roofing projects in compliance with Work at Height Regulations and industry best practices.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 20%

Quality criterion - Name: Lot Technical Capability / Weighting: 30%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 30%

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Mixed Roofing

Lot No

5

II.2.2) Additional CPV code(s)

- 45260000 - Roof works and other special trade construction works
- 45261000 - Erection and related works of roof frames and coverings
- 45261100 - Roof-framing work
- 45261200 - Roof-covering and roof-painting work
- 45261211 - Roof-tiling work
- 45261215 - Solar panel roof-covering work

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

This workstream covers the integration of both traditional flat and pitched roofing systems within a single project, ensuring a seamless and high-quality solution for refurbishment, replacement, and new-build developments. It is designed to provide flexibility for projects that require multiple roofing types, ensuring compliance with British Standards, manufacturer specifications, and industry best practices. Contractors must follow strict installation guidelines, conduct detailed surveys, and incorporate all necessary structural and drainage considerations. The scope also includes associated roofing components such as guttering, soffits, fascias, roof lights, and renewable energy systems where applicable.

Types of work covered under this workstream:

- Installation of mixed roofing systems, including built-up, torch-on felt, single-ply, hot-melt, slate, and tile, ensuring seamless transitions between different roofing types.
- Flat-to-pitch roof conversions, providing full structural assessments, wind uplift calculations, and compliance with relevant design standards to enhance drainage and

long-term durability.

- Integration of associated roofing components such as roof lights, guttering, fascia, soffits, and flashings to ensure compatibility between flat and pitched roofing applications.
- Installation of renewable energy solutions, including solar PV and solar thermal systems, ensuring effective and safe integration while maintaining waterproofing and structural integrity.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 20%

Quality criterion - Name: Lot Technical Capability / Weighting: 30%

Quality criterion - Name: Regional Capability / Weighting: 20%

Price - Weighting: 30%

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

NFRC Membership

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with a single operator

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-004223](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

7 April 2025

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

8 April 2025

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: September 2028

VI.3) Additional information

LHC Procurement Group Limited is a not for profit central purchasing body acting on behalf of contracting authorities throughout England, Wales and Scotland (including partners of the Scottish Procurement Alliance, Welsh Procurement Alliance, and South West Procurement Alliance) for whom we continue to monitor up to 500 live projects at any one time. Thanks to their ongoing and collective feedback and input into the development of this framework and given the reach and scale of their collective portfolios, the framework is both designed and anticipated to support the vast majority of requirements. Consequently, other contracting authorities that were not specifically consulted in the development of this framework may nevertheless also deem the framework to offer a value for money procurement solution for their own requirements and may also use the framework. As of the date of publication of this notice our frameworks may be used by all contracting authorities in England, Wales and Scotland as defined by the Public Contracts Regulations 2015 as listed on:

<https://www.cpconstruction.org.uk/who-we-work-with/>

<https://lse.lhcprocure.org.uk/who-we-work-with/>

<https://www.scottishprocurement.scot/who-we-work-with/>

<https://www.swpa.org.uk/who-we-work-with/>

<https://www.welshprocurement.cymru/who-we-work-with/>

including, but not limited to Registered social landlords (RSL's), tenant management organisations (TMOs) and arm's length management organisations (ALMOs), local authorities and any subsidiaries and joint-venture vehicles of those local authorities, health authorities, councils, boards and trusts, publicly funded schools, universities and further education establishments, colleges, police forces, fire and rescue services or registered charities.

LHC clients may add community benefit requirements in their call-off contracts from this Framework including but not limited to:

- to generate employment and training opportunities for priority groups;
- vocational training;
- to up-skill the existing workforce;
- equality and diversity initiatives;
- to make sub-contracting opportunities available to SMEs, the third sector and supported businesses;
- supply-chain development activity;
- to build capacity in community organisations;
- educational support initiatives.

NOTE: To register your interest in this notice and obtain any additional information please visit the In-Tend Portal Web Site at

<https://in-tendhost.co.uk/lhc/asp/ProjectManage/48>

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=791189.

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

The Contractor shall ensure that all contracts with Subcontractors and Suppliers which the Contractor intends to procure following the Commencement Date, and which the Contractor has not, before the date of this Contract, already planned to award to a particular Subcontractor or Supplier are awarded following a fair, open, transparent and competitive process proportionate to the nature and value of the contract.

There is no obligation to use PCS to run this process.

Community benefits are included in this requirement. For more information see:

<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:

See Appendix 7 - Social Value Strategy in the ITT pack for further information.

(SC Ref:791189)

VI.4) Procedures for review

VI.4.1) Review body

Livingston Sheriff Court and Justice of the Peace Court

West Lothian Civic Centre, Howden South Road

Livingston

EH54 6FF

Country

United Kingdom