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Contract

MAIN BLOCK 4-7 Hawkins Road - 2025-2026 Planned roof programme - Pitched Roof

ASTER GROUP LIMITED

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

Notice identifier: 2026/S 000-007996

Procurement identifier (OCID): ocds-h6vhtk-0611ea

Published 29 January 2026, 12:18pm

Scope

Description

Project: The refurbishment of the main hipped roof

NB: All roofing work to be carried out by an NFRC accredited contractor & must be able to self-certify via the competent roofing scheme.

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.

Allow for repositioning of existing satellite dishes & T.V. aerials, including re-instating them and testing the signal both inside and outside of a property. NB: The existing T.V. aerials if live will need to be reinstated inside the loft space

Remove existing tiles, battens, felt, safely lower to ground level and remove from site.

Allow for clearing all debris from the eaves and behind the skimming/sloping ceiling detail, then insulate using a 50-75mm thick PIR insulation board with a foil backing ensuring that an adequate air gap's left for ventilation.

Allow for the supply and install new structural timber to rafters and ridge sections including noggins to fill in any collapsed verge ladder or rotten rafter (Provisional sum included in pricing document but only to be spent with the agreement of Aster surveyor)

The contractor must allow for accessing the loft spaces in top floor flats to see if the gable ends have been strapped to provide lateral stability.

Allow for supplying and installing Simpson Strong-Tie retrofit restraint straps. (To be installed as per the manufacturers instructions).

Supply and fix new Permavent Apex breathable membrane to the entire roof area and fix new 38 x 25 mm treated and Bs coded timber battens to rafters. Supply and install new Redland Duoplain Concrete Interlocking roof tiles including new dry fixed Redland Universal Angle Ridge. Colour to match existing, to be agreed with the contract surveyor prior to ordering. All materials to be installed as per manufacturer's instructions.

Supply and fix eaves support trays G1281 by Manthorpe, including rafter roll fitted as per manufacturer's instructions. To all roofs in contract.

Check the condition of the existing aluminium Ogee guttering and if serviceable clean and check the existing fixtures and fittings are secure and that it doesn't leak. (The RWGs can remain insitu if found to be in good working order).

Allow for supplying and fitting new deep flow guttering including downpipes, connections and associated fixtures & fittings to flat block.

Test guttering for leaks and adequate falls. Deliver free of dirt or imperfections. All waste material and debris will be removed from site.

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. CAS-01177-F4S4Z9 - MAIN BLOCK 4-7 Hawkins Road, Marlborough, SN8 2BX - Roof Renewal

Supplier

- [Bell Group Ltd](#)

Contract value

- £55,925.14 excluding VAT
- £67,110.17 including VAT

Below the relevant threshold

Date signed

28 January 2026

Contract dates

- 1 March 2026 to 30 April 2026
- 2 months

Main procurement category

Works

CPV classifications

- 45261920 - Roof maintenance work
- 44112400 - Roof

Procedure

Procedure type

Below threshold - limited competition

Supplier

Bell Group Ltd

- Companies House: SC114142

Bell Business Park, Rochsolloch Road

Airdrie

ML6 9BG

United Kingdom

Email: submissions@bellgroup.co.uk

Website: <https://www.bellgroup.co.uk/>

Region: UKM84 - North Lanarkshire

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

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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

