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Tender

Framework for (A) Roofing Services and/or (B) Scaffolding Works - 2026/2030

The Swaythling Housing Society Ltd (Trading as Abri)

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

Notice identifier: 2026/S 000-010494

Procurement identifier (OCID): ocds-h6vhtk-0648f8

Published 5 February 2026, 1:50pm

Scope

Reference

P/ABRI 1038/2025

Description

Abri is seeking a framework of efficient, competent, experienced and third party accredited contractors for the provision of:

(A) Roofing replacement, repairs and related minor works; and/or

(B) Scaffolding Works, to create and maintain safe homes for our customers across our operating area.

The roofing frameworks will have a commitment to quality, sustainability and efficiency to install and maintain roofing across our portfolio of our domestic assets whilst Abri is also seeking a framework of efficient, competent, experienced and third-party accredited contractors for the provision of scaffolding services that will be separate to the above detailed roofing services. Some additional work may be required at corporate sites

throughout the life of the frameworks.

In addition to the above detailed roofing services, Abri is also seeking a framework of efficient, competent, experienced and third-party accredited contractors for the provision of scaffolding services that will be separate to the above detailed roofing services.

Please see Tender documentation for our operational areas and lots and specification details: <https://in-tendhost.co.uk/abri/aspx/Tenders/Current>

The proposed frameworks will be split into the following lots in line with Abri's operational areas:-

Roofing services - Planned works:

Lot 1: Planned Region 1 - South West - postcodes include BA, BS, DT, EX, TA,

Lot 2: Planned Region 2 - South - postcodes include BH, BN, GU, PO, SO, SP,

Lot 3: Planned Region 3 - South East - postcodes include GU, HP, OX, RG, SL, SN, TW.

Roofing services - Responsive works & potentially rectifications (Development):

Lot 4: Responsive Region 1 - South West - postcodes include BA, BS, DT, EX, TA,

Lot 5: Responsive Region 2 - South - postcodes include BH, BN, GU, PO, SO, SP,

Lot 6: Responsive Region 3 - South East - postcodes include GU, HP, OX, RG, SL, SN, TW.

Scaffolding services:

Lot 7 - Scaffolding - Regions 1, 2 & 3 - South West, South & South-East - postcodes include BA, BS, DT, EX, TA, BH, BN, GU, PO, SO, SP, GU, HP, OX, RG, SL, SN, TW.

Lot 8 - Scaffolding - Region 4 - West & Central London - region includes Barnet, Brent, Ealing, Hammersmith & Fulham, Harrow, Hillingdon and Hounslow (West London areas) and City of London, Westminster, Camden, Islington, Hackney, Tower Hamlets, Southwark, Lambeth, Kensington and Chelsea (Central London).

Commercial tool

Establishes a framework

Total value (estimated)

- £33,450,000 excluding VAT
- £40,140,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 26 June 2026 to 26 June 2028
- Possible extension to 27 June 2030
- 4 years, 2 days

Description of possible extension:

Please see tender documentation - <https://in-tendhost.co.uk/abri/aspx/Tenders/Current>

Main procurement category

Works

CPV classifications

- 45260000 - Roof works and other special trade construction works
- 45261000 - Erection and related works of roof frames and coverings
- 45261200 - Roof-covering and roof-painting work
- 45261210 - Roof-covering work

- 45261211 - Roof-tiling work
- 45261212 - Roof-slating work
- 45261213 - Metal roof-covering work
- 45261214 - Bituminous roof-covering work
- 45261215 - Solar panel roof-covering work
- 45261222 - Cement roof-coating work
- 45261410 - Roof insulation work
- 45261900 - Roof repair and maintenance work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work
- 45262100 - Scaffolding work
- 45262110 - Scaffolding dismantling work
- 45262120 - Scaffolding erection work

Lot constraints

Maximum number of lots a supplier can bid for: 1

Maximum number of lots a supplier can be awarded: 1

Description of how multiple lots may be awarded:

Please see tender documentation - <https://in-tendhost.co.uk/abri/aspx/Tenders/Current>

Not the same for all lots

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

Lot 1. (A) Roofing replacement, repairs and related minor works.

Description

Abri is seeking a framework of efficient, competent, experienced and third party accredited contractors for the provision of:

(A) Roofing replacement, repairs and related minor works;

Please see tender documentation - <https://in-tendhost.co.uk/abri/aspx/Tenders/Current>

Lot value (estimated)

- £26,672,000 excluding VAT
- £33,340,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKJ - South East (England)
- UKK - South West (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. (B) Scaffolding Works, to create and maintain safe homes for our customers across our operating area.

Description

In addition to the above detailed roofing services, Abri is also seeking a framework of efficient, competent, experienced and third-party accredited contractors for the provision of scaffolding services that will be separate to the above detailed roofing services.

Please see tender documentation - <https://in-tendhost.co.uk/abri/aspx/Tenders/Current>

Lot value (estimated)

- £5,666,666 excluding VAT
- £6,800,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

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

1

Maximum percentage fee charged to suppliers

0%

Further information about fees

NA

Framework operation description

Please see tender documentation - <https://in-tendhost.co.uk/abri/aspx/Tenders/Current>

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Legal and financial capacity conditions of participation

Lot 1. (A) Roofing replacement, repairs and related minor works.

Lot 2. (B) Scaffolding Works, to create and maintain safe homes for our customers across our operating area.

Please see tender documentation

Technical ability conditions of participation

Lot 1. (A) Roofing replacement, repairs and related minor works.

Lot 2. (B) Scaffolding Works, to create and maintain safe homes for our customers across our operating area.

Please see tender documentation

Submission

Enquiry deadline

23 March 2026, 12:00pm

Submission type

Tenders

Tender submission deadline

23 March 2026, 12:00pm

Submission address and any special instructions

Please see tender documentation - <https://in-tendhost.co.uk/abri/aspx/Tenders/Current>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

26 June 2026

Award criteria

| Name | Description | Type |
|--------------------|---|-------|
| Simple description | Please see tender documentation - https://in-tendhost.co.uk/abri/aspx/Tenders/Current | Price |

Weighting description

Please see tender documentation - <https://in-tendhost.co.uk/abri/aspx/Tenders/Current>

Other information

Payment terms

30 days on receipt of valid invoice

Description of risks to contract performance

Please see tender documentation - <https://in-tendhost.co.uk/abri/aspx/Tenders/Current>

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Please see tender documentation - <https://in-tendhost.co.uk/abri/aspx/Tenders/Current>

Documents

Associated tender documents

<https://in-tendhost.co.uk/abri/aspx/Tenders/Current>

Please see tender documentation - <https://in-tendhost.co.uk/abri/aspx/Tenders/Current>

Contracting authority

The Swaythling Housing Society Ltd (Trading as Abri)

- Mutuals Public Register: 10237R

Collins House, Bishopstoke Road

Eastleigh

SO50 6AD

United Kingdom

Email: procurement.team@abri.co.uk

Website: <http://www.abri.co.uk>

Region: UKJ35 - South Hampshire

Organisation type: Public authority - sub-central government