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Tender

Roof Replacement and Associated Building Works Programme

Berneslai Homes Limited

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

Notice identifier: 2026/S 000-013134

Procurement identifier (OCID): ocds-h6vhtk-065340

Published 12 February 2026, 4:31pm

Scope

Reference

Property Services Repairs Team

Description

Berneslai Homes requires one suitably experienced contractor for the replacement of 139 roofs across the Barnsley Borough, including all associated building works, at BMBC-owned domestic properties in various locations. The Contractor is responsible for providing all labour, materials, and equipment required to complete the works and for removing all waste generated. Scaffolding will be supplied through Berneslai Homes' contracted providers. All works must be carried out in accordance with the detailed performance specification, including any necessary builders' work and making good of existing structures. Tender documents for this procurement must be downloaded from the YORtender e-Tendering system after log on and expression of interest has been made <https://yortender.eu-supply.com/>

Total value (estimated)

- £1,500,000 excluding VAT
- £1,800,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 May 2026 to 31 March 2027
- 11 months

Options

The right to additional purchases while the contract is valid.

The contract may also include up to 25 additional ad hoc properties, although this is not guaranteed.

Main procurement category

Works

CPV classifications

- 45261900 - Roof repair and maintenance work
- 45000000 - Construction work

Contract locations

- UKE31 - Barnsley, Doncaster and Rotherham

Submission

Enquiry deadline

4 March 2026, 12:00pm

Tender submission deadline

9 March 2026, 12:00pm

Submission address and any special instructions

https://uk.eu-supply.com/app/rfq/rwlentrance_s.asp?PID=102753&TID100107964&B=

Tenders may be submitted electronically

Yes

Award criteria

PSQ Price 60% Quality 30% Social Value 10%

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Berneslai Homes Limited

- Public Procurement Organisation Number: PPXP-1736-TQVR

10th Floor Gateway Plaza

Barnsley

S70 2RD

United Kingdom

Email: procurement@berneslaihomes.co.uk

Website: <https://www.berneslaihomes.co.uk/?s=procurement>

Region: UKE31 - Barnsley, Doncaster and Rotherham

Organisation type: Public authority - sub-central government