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Contract

## **Pitched Roof Replacement Framework**

Fife Council

F03: Contract award notice

Notice identifier: 2026/S 000-014193

Procurement identifier (OCID): ocids-h6vhtk-055349

Published 17 February 2026, 11:06am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Fife Council

Fife House, North Street

Glenrothes

KY7 5LT

#### **Contact**

Billie Mitchell

#### **Email**

[billie.mitchell@fife.gov.uk](mailto:billie.mitchell@fife.gov.uk)

#### **Telephone**

+44 3451550000

#### **Country**

United Kingdom

**NUTS code**

UKM72 - Clackmannanshire and Fife

**Internet address(es)**

Main address

<http://www.fife.gov.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00187](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00187)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

Housing and community amenities

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

Pitched Roof Replacement Framework

**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**

Fife Council are looking to establish a 5 Ranked supplier Framework for Pitched Roof Replacements.

The estimated spend is GBP 5 million per year for the replacement programme. This spend includes inhouse and sub-contracted work.

The Framework Contract will be awarded to Top 5 Ranked suppliers, those with the highest scoring tenders (Price & Quality) and will be ranked according to their total weight score, with the highest total weighted scoring tender being awarded Position 1, the next highest total weighted scoring Tenderer will be awarded Position 2 and so on. Where Tenderers have achieved the same total weighted score, their ranking will then be determined by their Quality score. The Tenderer with the highest Quality score being awarded the higher position. The 1st Ranked supplier will carry out all the Housing roof renewal programme works for the Framework and only in the event of non-performance or demand issues, would the work be passed to 2nd Ranked supplier and then 3rd, Ranked supplier and so on.

Commercial roof renewals shall be tendered by mini-competition inviting all 5 suppliers.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £8,000,000

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 45261920 - Roof maintenance work
- 45261910 - Roof repair
- 45261900 - Roof repair and maintenance work
- 45261410 - Roof insulation work
- 45261211 - Roof-tiling work
- 45261210 - Roof-covering work
- 45261212 - Roof-slating work

- 44112500 - Roofing materials
- 44112410 - Roof frames
- 44112400 - Roof

### **II.2.3) Place of performance**

NUTS codes

- UKM72 - Clackmannanshire and Fife

### **II.2.4) Description of the procurement**

This Framework exercise will be a Two stage process. Suppliers will be invited to the prequalification in Stage 1 (SPD) and those shortlisted from there will be invited to tender in Stage 2.

It is anticipated the specification will include Pitched Roof Replacements for both domestic and non domestic properties, including:

Tiled Roofs

Slate Roofs

Scaffolding

Rhones and Downpipes

Associated Works .

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

### **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 IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted procedure

#### **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 000-038933](#)

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## **Section V. Award of contract**

### **Contract No**

CW0294

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

17 February 2026

#### **V.2.2) Information about tenders**

Number of tenders received: 8

Number of tenders received from SMEs: 4

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 8

Number of tenders received by electronic means: 8

The contract has been awarded to a group of economic operators: Yes

#### **V.2.3) Name and address of the contractor**

Kingdom Maintenance Fife Ltd

Spectrum House, Merchant Place, Mitchelston Industrial Estate

Kirkcaldy

KY1 3NJ

Telephone

+44 1592653655

Country

United Kingdom

NUTS code

- UKM72 - Clackmannanshire and Fife

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

N.FraserRoofing limited

7 , Carlyle Crescent

Buckhaven

KY8 1DW

Telephone

+44 1333830102

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

HLS McConnell

Orion House, Bramah Avenue, Scottish Enterprise Technology Park

East Kilbride

G75 0RD

Telephone

+44 7852962771

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

A.C. Whyte & Co. Ltd.

A C Whyte & Co, 6 Bowerwalls Place, Barrhead

Glasgow

G78 1BF

Telephone

+44 01418819519

Fax

+44 01418806582

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

G.M.G. (Contractors) Ltd

142 Swinton Road

Glasgow

G69 6DW

Telephone

+44 01417711288

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor is an SME

Yes

**V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £8,000,000

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## **Section VI. Complementary information**

### **VI.3) Additional information**

(SC Ref:823863)

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Kirkcaldy Sheriff Court

Kirkcaldy

Country

United Kingdom