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Tender

Establishment of a Framework for the Supply, Installation and Repair of Pitched and Flat Roof Coverings

South Tyneside Borough Council

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

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Scope

Reference

C8874

Description

FRAMEWORK FOR THE SUPPLY, INSTALLATION AND REPAIR OF PITCHED AND FLAT ROOF COVERINGS

South Tyneside Council wish to establish a framework agreement for the supply, installation and repair of pitched and flat roof coverings and associated components.

The framework agreement will be divided into four lots as follows: -

Lot 1 - Supply and installation of pitched roof coverings with associated components and building works over £250,000

Lot 2 - Supply and installation of pitched roof coverings with associated components and building works less than £250,000

Lot 3 - Supply and installation of flat roofing systems and associated products and repairs.

Lot 4 - Repair and maintenance works to pitched and flat roofing structures and coverings.

Based on historic requirements, the approximate annual value of works awarded per Lot is likely to be:

Lot 1 - £3.3M

Lot 2 - £200K

Lot 3 - £600K

Lot 4 - £200K

however please note that this is no guarantee of requirements to be let via the framework.

Tenderers may bid for one or more lots.

It is envisaged there will be a maximum of 5 contractors appointed to the framework for Lots 1-3 and 3 contractors appointed for Lot 4.

Commercial tool

Establishes a framework

Total value (estimated)

- £18,000,000 excluding VAT
- £21,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 September 2025 to 31 August 2027

- Possible extension to 31 August 2029
- 4 years

Description of possible extension:

The initial contract period is 2 years, with 2 x 12 month options to extend, anticipated to start 1st September 2025

Main procurement category

Works

CPV classifications

- 45261000 - Erection and related works of roof frames and coverings

Contract locations

- UKC22 - Tyneside

Lot 1. Lot 1 - Supply and installation of pitched roof coverings with associated components and building works over £250,000.

Description

Supply and installation of pitched roof coverings with associated components and building

works over £250,000.(Intended for large scale, high value projects, including roof replacement programmes)

Lot value (estimated)

- £13,200,000 excluding VAT
- £15,840,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Lot 2 - Supply and installation of pitched roof coverings with associated components and building works less than £250,000.

Description

Lot 2 - Supply and installation of pitched roof coverings with associated components and building works less than £250,000.

(Intended for lower value one-off and programmed work. Works required will typically be identified on an as and when required basis.)

Lot value (estimated)

- £800,000 excluding VAT
- £960,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Lot 3 - Supply and installation of flat roofing systems and associated products and repairs.

Description

Lot 3 - Supply and installation of flat roofing systems and associated products and repairs.

(Intended for all flat roof replacement works, including proprietary roofing systems. Works required will typically be identified on an as and when required basis.)

Lot value (estimated)

- £2,400,000 excluding VAT
- £2,880,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. Lot 4 - Repair and maintenance works to pitched and flat roofing structures and coverings.

Description

Lot 4 - Repair and maintenance works to pitched and flat roofing structures and coverings.

(Intended for all repair and maintenance works required. Works required will typically be identified on an as and when required basis.)

Lot value (estimated)

- £800,000 excluding VAT
- £960,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

18

Maximum percentage fee charged to suppliers

0%

Further information about fees

There will be a maximum of 5 suppliers for Lots 1-3 and 3 for Lot 4, i.e. potentially 18 in total

Framework operation description

Lots 2-4 involve the pricing of notional scenarios, and the submission of Quality criteria responses to generic questions. The 5 highest scoring tenderers are proposed to be appointed to Lots 2 and 3, and the 3 highest scoring tenderers are to be appointed to Lot 4 on a ranked basis.

Lot 1 involves the pricing of a specific requirement for a call-off contract for a roofing programme at Low Simonside, together with project specific Quality criteria questions. The 5 highest scoring tenderers are proposed to be appointed to Lot 1, but the highest scoring tenderer will also be awarded the first call-off for the Low Simonside contract. Due to the value of this call-off, a Performance Bond as per Schedule 9 will be required. The terms and conditions that apply to this initial call-off will be JCT Intermediate form 2016 as per Schedules 8.2.1 and 8.2.2.

Tenderers are allowed to submit for as many Lots as they wish, but in the event that more than one Lot is tendered for they should make clear in their submission as to which Lot each part of their response relates to. The same Quality submission can be used for Lots 2-4, or alternatively the Quality submission can be bespoke for each Lot 2-4. Please submit for each Lot individually, even if you are using the same Quality submission.

Call-off (Allocation) process

Lot 1

Further competition with all contractors able to meet the requirement*. Further competitions will be evaluated using the following criteria or part thereof -

- Pricing (range to be 50-100%)
- Quality (range to be 0-50%, including Social Value where applicable)

Individual weightings and criteria will be advised at the time of further competition - these may differ from that stated for the Framework Agreement. Call-offs over approx. £1M in value may involve the requirement of a Performance Bond. Call-offs will be in accordance with JCT Intermediate 2016 contract (amended) as per Schedule 8.

Lot 2

Generally further competition with all contractors able to meet the requirement*. Further competitions will be evaluated using the following criteria or part thereof -

- Pricing (range to be 50-100%)
- Quality (range to be 0-50%, including Social Value where applicable)

Individual weightings and criteria will be advised at the time of further competition - these may differ from that stated for the Framework Agreement.

For requirements under £50K, the Council may, in its absolute discretion, Direct Award to any supplier appointed to this Lot.

Call-offs will be in accordance with JCT Minor Works 2016 (amended) as per Schedule 8.

Lot 3

Generally further competition with all contractors able to meet the requirement*. Further competitions will be evaluated using the following criteria or part thereof -

- Pricing (range to be 50-100%)
- Quality (range to be 0-50%, including Social Value where applicable)

Individual weightings and criteria will be advised at the time of further competition - these may differ from that stated for the Framework Agreement.

For requirements under £50K, the Council may, in its absolute discretion, Direct Award to any supplier appointed to this Lot.

Where the work involves the replacement/installation of a proprietary roofing system and only one contractor on the Lot has the necessary accreditation to install that system, the Council may Direct Award to that contractor.

Call-offs will be in accordance with JCT Intermediate 2016 contract (amended), or JCT Minor Works 2016 (amended) as per Schedule 8.

Lot 4

Direct Award - work to typically be awarded on a ranked basis, although the Council may, in its absolute discretion, award to any contractor appointed to this Lot*.

Call-offs will be in accordance with JCT Minor Works (amended) as per Schedule 8.

*Poor Performance

*In the event of poor performance the Council reserves the right to suspend a contractor from allocation of future work/participation in mini-competitions until the Council is satisfied that the issues have been rectified.

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. Lot 1 - Supply and installation of pitched roof coverings with associated components and building works over £250,000.

Lot 2. Lot 2 - Supply and installation of pitched roof coverings with associated components and building works less than £250,000.

Lot 3. Lot 3 - Supply and installation of flat roofing systems and associated products and repairs.

Lot 4. Lot 4 - Repair and maintenance works to pitched and flat roofing structures and coverings.

As stated in PSQ document

Technical ability conditions of participation

Lot 1. Lot 1 - Supply and installation of pitched roof coverings with associated components and building works over £250,000.

Lot 2. Lot 2 - Supply and installation of pitched roof coverings with associated components and building works less than £250,000.

Lot 3. Lot 3 - Supply and installation of flat roofing systems and associated products and repairs.

Lot 4. Lot 4 - Repair and maintenance works to pitched and flat roofing structures and coverings.

As stated in PSQ document

Particular suitability

Lot 1. Lot 1 - Supply and installation of pitched roof coverings with associated components and building works over £250,000.

Lot 2. Lot 2 - Supply and installation of pitched roof coverings with associated components and building works less than £250,000.

Lot 3. Lot 3 - Supply and installation of flat roofing systems and associated products and repairs.

Lot 4. Lot 4 - Repair and maintenance works to pitched and flat roofing structures and coverings.

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

27 June 2025, 11:59pm

Tender submission deadline

4 July 2025, 12:00pm

Submission address and any special instructions

Tenderers should submit one electronic copy of their Tender (compatible with Microsoft Office or Adobe PDF) via the Open E-Procurement System Login - Open | Developed by Nepo

<https://www.open-uk.org/projects/overview/5df2a02e-6e89-46a3-b08f-2978da921f3e>

Tenders must be submitted using the link above. Tenders must not be submitted via postal or email methods.

If you need some guidance on how to submit your response through the Open E-Procurement System, please Visit the Open Hub which contains resources and information to help you get the most out of Open, an FAQ section and how-to-guides.

Tenderers requiring assistance on submitting their tender should contact the Open Support Team at open.support@nepo.org

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

14 August 2025

Award criteria

Lot 1. Lot 1 - Supply and installation of pitched roof coverings with associated components and building works over £250,000.

Name	Description	Type	Weighting
Price		Price	70%
Quality	5.1 method statements 13 5.2 programme 5 5.3 comms, complaints process, minimising noise etc 5 5.4.1 social value - quantitative 3.5 5.4.2 social value - qualitative 3.5 5.5 TOMs commitment P/F	Quality	30%

Lot 2. Lot 2 - Supply and installation of pitched roof coverings with associated components and building works less than £250,000.

Lot 3. Lot 3 - Supply and installation of flat roofing systems and associated products and repairs.

Lot 4. Lot 4 - Repair and maintenance works to pitched and flat roofing structures and coverings.

Name	Description	Type	Weighting
Price		Price	70%
Quality	5.1 plan and monitor works 6 5.2 meeting reactive timescales 6 5.3 liaise with residents & Client 6 5.4 minimising noise, dust disruption etc 6 5.5 maintaining required quality standards 6 5.6 TOMs commitment P/F	Quality	30%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://www.open-uk.org/projects/overview/5df2a02e-6e89-46a3-b08f-2978da921f3e>

Please register on the Open portal at the following link:

Home - Open | Developed by Nepo.

to access the tender documentation.

Please note that registering on the Open portal and expressing interest does not mean that you have bid for the tender - once the above steps are complete you will be required to complete and submit the tender documentation.

Additionally all bidders must be registered on the Central Digital Platform: Suppliers: How to register your organisation and first administrator on Find a Tender in three easy steps (HTML) - GOV.UK

Contracting authority

South Tyneside Borough Council

- Public Procurement Organisation Number: PYPB-8737-VBHG

Town Hall and Civic Offices, Westoe Road

South Shields

NE33 2RL

United Kingdom

Email: strategic.procurement@southtyneside.gov.uk

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government