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Tender

Pitched Roof Replacement Framework

Fife Council

F02: Contract notice

Notice identifier: 2025/S 000-038933

Procurement identifier (OCID): ocids-h6vhtk-055349

Published 10 July 2025, 1:05pm

Section I: Contracting authority

I.1) Name and addresses

Fife Council

Fife House, North Street

Glenrothes

KY7 5LT

Contact

Billie Robb

Email

billie.robb@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

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

www.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publiccontractsscotland.gov.uk

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

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.1.5) Estimated total value

Value excluding VAT: £20,000,000

II.1.6) Information about lots

This contract is divided into lots: No

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.2.6) Estimated value

Value excluding VAT: £20,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

Optional 2 year extension

II.2.9) Information about the limits on the number of candidates to be invited

Maximum number: 5

II.2.10) Information about variants

Variants will be accepted: No

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 III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Please see SPD and SPD Guidance

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 5

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 000-035030](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

14 August 2025

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

29 September 2025

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 4 YEARS

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=804052.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

Community benefits are included in this requirement. For more information see:

<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:

Details will be included in Stage 2

(SC Ref:804052)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=804052

VI.4) Procedures for review

VI.4.1) Review body

Kirkcaldy Sheriff Court

Kirkcaldy

Country

United Kingdom