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Tender

Roofing and Associated Works

SELWOOD HOUSING SOCIETY LIMITED

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

Notice identifier: 2025/S 000-060006

Procurement identifier (OCID): ocds-h6vhtk-05a2e0

Published 26 September 2025, 10:30am

Scope

Reference

SEL-00000072

Description

The works are for the refurbishment of pitched and flat roofs. They also encompass associated components including, but not limited to, chimneys, leadwork, dormers, rainwater goods and insulation.

The works will be required on Selwood Housing properties that are situated across the Wiltshire, Somerset and Bath and North East Somerset geographical regions. These are generally located within one hour's drive of Selwood's main offices in Trowbridge, Wiltshire.

The Contractor will be appointed to deliver the works under the JCT Measured Term (2024) Contract (with the Client's bespoke Schedule of Amendments). Due to the nature of the works, it is essential that they are delivered on time and to a high standard.

It is estimated that there will be circa 150-200 properties requiring works across any given

year during the term of the Contract. The properties are mainly a mixture of terraced and semi-detached bungalows, two storey houses, two to three storey blocks of flats and associated flat roofed buildings.

The Contract will be for an initial term of 3 years extendable at the Client's sole option for a period of 3 years, giving a total of 6 years. The Contract can be extended by the Client annually, for a period of 2 years or for the full 3-year extension period.

Whilst the main object of the contract will be completing a programme of roofing refurbishment, the Contractor will also be required to provide a responsive repair service on occasion.

For full details please register at:

<https://in-tendhost.co.uk/selwoodhousinggroup/asp/Home>

Please note this notice is linked to:

Planned procurement notice

Publication reference: 2025/S 000-046053

Preliminary market engagement notice

Publication reference: 2025/S 000-045707

Total value (estimated)

- £12,000,000 excluding VAT
- £14,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2032

- 6 years

Description of possible extension:

The Contract will be for an initial term of 3 years extendable at the Client's sole option for a period of 3 years, giving a total of 6 years . The Contract can be extended by the Client annually, for a period of 2 years or for the full 3-year extension period.

Main procurement category

Works

CPV classifications

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45260000 - Roof works and other special trade construction works

Contract locations

- UKK - South West (England)

Justification for not using lots

After careful assessment, it was determined that division into lots would not be appropriate for the following reasons:

Operational Efficiency: The nature of the contract requires a single, integrated approach to ensure consistency in service delivery, coordination, and accountability. Dividing the contract could introduce complexity and inefficiencies in contract management.

Technical Consistency: The scope of work involves interdependent tasks that must be delivered to uniform standards. Splitting the contract could compromise quality and increase the risk of misalignment between suppliers.

Economies of Scale: A single contract allows for better value for money through economies of scale, which would be diluted if the contract were split into smaller lots.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Submission type

Requests to participate

Deadline for requests to participate

21 October 2025, 1:00pm

Submission address and any special instructions

Please submit using the Intend Portal:

<https://in-tendhost.co.uk/selwoodhousinggroup.aspx/Home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

2 February 2026

Recurring procurement

Publication date of next tender notice (estimated): 1 August 2031

Award criteria

Name	Description	Type	Weighting
Quality	Please note, this price quality split will be applicable to the final tender submission. This is a two stage process, and in the first instance bidders will be evaluated against the criteria detailed in the PSQ document set.	Quality	60%
Price		Price	40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The chosen Procurement Route for this procurement exercise is the Competitive Flexible Procedure under the Procurement Act 2023.

There will be two main stages to the process.

Stage 1 - PSQ: The first stage involves assessing a Bidders response to the Procurement Specific Questionnaire (PSQ).

Stage 2 - ITT: If a Bidder passes this Stage 1, they will be invited to apply for the second stage, completing a full Invitation to Tender (ITT).

Please see document titled "Explanation Document" for full details of the process.

Justification for not publishing a preliminary market engagement notice

UK2: Preliminary market engagement notice

Publication reference: 2025/S 000-045707

Published on the 4th of August

Documents

Associated tender documents

<https://in-tendhost.co.uk/selwoodhousinggroup.aspx/Home>

Contracting authority

SELWOOD HOUSING SOCIETY LIMITED

- Companies House: 04168336
- Public Procurement Organisation Number: PCVY-8333-BDGZ

Bryer Ash Business Park

Trowbridge

BA14 8RT

United Kingdom

Email: procurementteam@selwoodhousing.com

Region: UKK15 - Wiltshire CC

Organisation type: Public authority - sub-central government