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Tender

## Non Housing Roofing Responsive Repairs

Leeds City Council

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

Notice identifier: 2025/S 000-066781

Procurement identifier (OCID): ocds-h6vhtk-05cff2

Published 20 October 2025, 3:09pm

### Scope

### Reference

102413

### Description

Leeds City Council is looking to procure a closed framework agreement consisting of up to 2 contractors to support the Council's internal service provider, Leeds Building Services, with roofing repairs and maintenance works to civic and commercial related property.

The successful contractors will be required to repair or supply and install roofing consisting of varying materials and nature including slate, tile, built up felt, system approved flat roofing, sheet, asphalt and guttering and rainwater pipes to a varied range of Council buildings within its civic and commercial portfolio.

The contract will run for an initial 2-year period with the option to extend for up to 24 months. The estimated total contract value of up to £1,040,000 (excluding extensions).

Responsive works up to a value of £10,000 will be allocated on a ranked basis between

the top 2 successful tenderers.

## **Commercial tool**

Establishes a framework

## **Total value (estimated)**

- £2,080,000 excluding VAT
- £2,496,000 including VAT

Above the relevant threshold

## **Contract dates (estimated)**

- 1 June 2026 to 31 May 2028
- Possible extension to 31 May 2030
- 4 years

Description of possible extension:

The contract may be extended for up to two periods of 12 months. Where the contract contains extension provisions tenderers should be aware that when deciding whether to take up any contract extension the council will, under its duty to obtain best value, consider a range of factors. The most important factors will be contract performance, efficiency improvements and/or cost reductions, increased income and social value in line with potential savings which the council has reason to believe would be achievable by retendering the contract.

## **Main procurement category**

Works

### **CPV classifications**

- 45261900 - Roof repair and maintenance work

### **Contract locations**

- UKE42 - Leeds

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## **Framework**

### **Maximum number of suppliers**

2

### **Maximum percentage fee charged to suppliers**

0%

### **Framework operation description**

This tender is being evaluated on a quality/price separated basis and therefore the contract will be awarded to the 2 tenderers who meet the minimum quality thresholds and submit the lowest prices.

A total of 1000 points will be awarded for the quality stage. Tenderers who meet the qualifying minimum threshold of 500 point (50%) will then have their pricing schedules evaluated. Therefore contracts will be awarded to the two tenderers who pass the quality criteria and submit the lowest prices.

## **Award method when using the framework**

Without competition

## **Contracting authorities that may use the framework**

Establishing party only

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## **Participation**

### **Legal and financial capacity conditions of participation**

Tenderers will be evaluated for financial suitability, technical experience and health and safety as part of the Conditions of Participation stage (please see tender documents published on the YORtender platform for full details).

### **Technical ability conditions of participation**

There are 4 questions assessing the technical ability of tenderers in the Conditions of Participation document (please see tender documents published on the YORtender platform for full details).

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Enquiry deadline**

13 January 2026, 12:00pm

### **Submission type**

Tenders

### **Tender submission deadline**

20 January 2026, 12:00pm

### **Submission address and any special instructions**

<https://uk.eu-supply.com/login.asp?B=YORTENDER>

### **Tenders may be submitted electronically**

Yes

### **Languages that may be used for submission**

English

### **Award decision date (estimated)**

20 February 2026

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## Award criteria

Name	Description	Type	Weighting
Health and Safety	Please outline how your organisation will encourage a positive health and safety culture and ensure all works delivered are in compliance with the current CDM regulations for all orders throughout the contract. Your response should include but is not limited to the following: - Site safety and security. - Ensuring the health and safety of residents (particularly children, the elderly, vulnerable and those with mental health, drug or alcohol issues), visitors and staff (e.g. lone working). - Your proposals in relation to safety equipment, signage, etc. Your arrangements for ensuring that on-site welfare provision meets legal requirements and the needs / expectations of your employees	Quality	22%

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<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Delivery of Works	Please detail how you will ensure consistent high quality of works are delivered for the duration of the contract, including but not limited to meeting timescales, site inspections, quality planning and order variations	Quality	17%
Delivery of Works	Please detail how your organisation will deliver services to meet the targets set out within the Key Performance Indicators (KPIs) outlined in the accompanying document 'Non Housing Roofing Responsive repairs - KPI Framework	Quality	17%
Delivery of Works	In a 2-storey leisure centre with children present, you have been given an order to repair guttering, erect scaffolding and replace a section of defective roof tiles. Please describe the full process you would undertake from receiving the order through to completion.	Quality	17%

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Work volumes and scope	There is no guarantee of volumes of work through this contract. Please describe how you will manage this type of contract where work is not guaranteed, how you will manage a situation where demand suddenly increases and also detail if subcontractors will be used and how will you ensure effective management of the subcontractors	Quality	17%
Social Value	Please complete Appendix 4 - Social Value Response (refer to paragraphs 9.8 and 9.9 inclusive and the service specification)	Quality	10%

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## Other information

### Conflicts assessment prepared/revised

Yes

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## Procedure

### Procedure type



## Competitive flexible procedure

### **Competitive flexible procedure description**

Non Housing Roofing Responsive Repairs.

Stage 1 - CAS & Conditions of participation (COP) - This stage has a deadline for submission set at Tuesday 18 November 2025 at 12 noon.

All CAS-COP submissions received by the deadline will be assessed in line with the criteria as covered and explained in the CAS and COP.

Following assessment All suppliers passing the qualifying criteria and meeting the minimum thresholds outlined within the scoring section will be invited to tender.

To clarify - At this stage you are not required to submit a response to the draft tender documentation.

Stage 2 - Tender - The organisations that have been shortlisted to tender based on the outcome of stage 1 will be invited to tender in a competitive tendering exercise. It is anticipated that the final tender documents will be issued to all shortlisted tenderers around w/c Monday 1st December 2025. The deadline date will be confirmed upon publication but is anticipated to be Tuesday 20th January 2026.

It is anticipated that there will be formal bidders' clarification events held in early December 2025 to engage and to enforce the Council requirements.

The tender evaluation process is anticipated to take place throughout late January to early February 2026.

Tenderers will be notified of the outcome late February 2026

Contract award will be early March 2026

Contract mobilisation period to be April/May 2026

Contract Start date 1st June 2026

Please refer to draft tender documents on the YORtender platform.

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## Contracting authority

### Leeds City Council

- Public Procurement Organisation Number: PJYG-6658-PPMY

Civic Hall, Calverley Street

Leeds

LS1 1UR

United Kingdom

Contact name: Simon Thorpe

Email: [simon.thorpe@leeds.gov.uk](mailto:simon.thorpe@leeds.gov.uk)

Region: UKE42 - Leeds

Organisation type: Public authority - sub-central government