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Tender

Roofing and Associated Work - Dynamic Market

PROCUREMENT FOR HOUSING

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

Notice identifier: 2025/S 000-073331

Procurement identifier (OCID): ocds-h6vhtk-051534 ([view related notices](#))

Published 12 November 2025, 4:58pm

Scope

Description

Principal contractor services for the delivery of roofing and associated works, this may include flat roofs, pitched roofs, room on the roof, blue roofs, green roofs, PV installation, energy efficiency works on roofing and walls at properties as required. The service may be provided to any public body for Residential or Public commercial buildings, including residential Housing, Apartments, educational, Healthcare, offices, sports facilities, and other buildings

This Dynamic Market may be used by any contracting authority listed in or referred to in the FTS Notice. This includes: All current members of PfH at the time of the FTS notice for this procurement; Any registered provider of social housing (or Welsh registered social landlord ,) that becomes a member of PfH during the period of the Dynamic Market Agreement; Any public authority (as defined in the Freedom of Information Act 2000 for public authorities in England, Wales, and Northern Ireland that becomes a member of PfH at any time during the period of the Dynamic Market Agreement; Any local authority (as defined in the Local Government Act 1972 for public authorities in England and Wales or as defined in the Local Government Act (Northern Ireland) 1972 for local authorities in Northern Ireland) that becomes a member of PfH at any time during the period of the Dynamic Market Agreement; Any housing Arm`s Length Management Organisation (ALMO) that becomes a member of PfH during the period of the Dynamic Market Agreement; Any”

Total value (estimated)

- £500,000,000 excluding VAT
- £600,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 31 January 2026 to 1 February 2031
- Possible extension to 1 February 2036
- 10 years, 2 days

Description of possible extension:

the Dynamic Market may be extended for an additional 5 Years

Main procurement category

Works

CPV classifications

- 45260000 - Roof works and other special trade construction works
-

Lot 1. Roofing for Residential properties and associated works projects up to £1 million

Description

Roofing Contractor Services for the delivery of roofing on domestic residential properties, including Houses and apartments, providing roofing using all types of roof tiles, and where required, flat roofing systems and Heritage works. Contractors may offer additional works, including repairs, energy efficiency works and other associated works that may be required.

Lot value (estimated)

- £100,000,000 excluding VAT
- £120,000,000 including VAT

Same for all lots

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

Lot 2. Roofing for Public Commercial buildings and associated works projects up to £1million

Description

Roofing Contractor Services for the delivery of roofing on public-owned commercial buildings, schools, Hospitals, office buildings and other types of public buildings using Flat roofing systems. Contractors may offer additional works, including repairs, energy efficiency works and other associated works that may be required. Flat roofing systems should be offered with suitable third-party certification and the ability to obtain a manufacturer's Warranty or Guarantee.

Lot value (estimated)

- £150,000,000 excluding VAT
- £180,000,000 including VAT

Same for all lots

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

Lot 3. Roofing for Residential and Public Commercial buildings and associated works projects over £1million

Description

Principal contractor services for the delivery of roofing and associated works, this may include flat roofs, pitched roofs, room on the roof, blue roofs, green roofs, PV installation, energy efficiency works on roofing and walls at properties as required. The service may be provided to any public body for Residential or Public commercial buildings, including residential Housing, Apartments, educational, Healthcare, offices, sports facilities, and other buildings. Flat roofing systems be offered with suitable third-party certification and the ability to obtain a manufacturer's Warranty or Guarantee.

Lot value (estimated)

- £250,000,000 excluding VAT
- £300,000,000 including VAT

Same for all lots

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

Participation

Legal and financial capacity conditions of participation

Lot 1. Roofing for Residential properties and associated works projects up to £1 million

Lot 2. Roofing for Public Commercial buildings and associated works projects up to £1million

Lot 3. Roofing for Residential and Public Commercial buildings and associated works projects over £1million

Health and Safety

Modern Slavery Act 2015

Technical ability conditions of participation

Lot 1. Roofing for Residential properties and associated works projects up to £1 million

Lot 2. Roofing for Public Commercial buildings and associated works projects up to £1million

Lot 3. Roofing for Residential and Public Commercial buildings and associated works projects over £1million

ISO 9001 or equivalent

ISO 14001 or equivalent

Insurances required for employers, Public, Professional, Product

Particular suitability

Lot 1. Roofing for Residential properties and associated works projects up to £1 million

Lot 2. Roofing for Public Commercial buildings and associated works projects up to £1million

Lot 3. Roofing for Residential and Public Commercial buildings and associated works projects over £1million

Small and medium-sized enterprises (SME)

Submission

Submission type

Tenders

Tender submission deadline

19 December 2025, 12:00pm

Submission address and any special instructions

<https://in-tendorganiser.co.uk/procurementforhousing>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

20 January 2026

Award criteria**Lot 1. Roofing for Residential properties and associated works projects up to £1 million**

Name	Description	Type
Simple description	Case Studies _ Pass/Fail Other services offered Pass/fail	Price

Weighting description

Case Studies _ Pass/Fail

Other services offered Pass/fail

Lot 2. Roofing for Public Commercial buildings and associated works projects up to £1million

Name	Description	Type
Simple description	Case studies Pass/ Fail Flat Roofing systems approved to install: Pass/fail Member of relevant trade associations Pass/fail	Price

Weighting description

Case studies Pass/ Fail

Flat Roofing systems approved to install: Pass/fail

Member of relevant trade associations Pass/fail

Lot 3. Roofing for Residential and Public Commercial buildings and associated works projects over £1million

Name	Description	Type
Simple description	case studies Residential projects: Pass/Fail Case studies Public buildings: Pass/Fail PAS 2030: Pass/Fail Competency: Pass/Fail member of Trade association: Pass/fail	Price

Weighting description

case studies Residential projects: Pass/Fail

Case studies Public buildings: Pass/Fail

PAS 2030: Pass/Fail

Competency: Pass/Fail

member of Trade association: Pass/fail

Other information

Payment terms

-The Supplier must report to PfH on a monthly basis the value of any Works or Services ('Contract Revenue') delivered to any PfH Customers via any DM appointed arrangements for the previous period.

-The Supplier must:

-pay the Procurement Agent the DM Management Fee proportional to any Contract Revenue, in line with the requirements of Schedule 2 (DM Management Fee); and

- comply with all requirements as set out in Schedule 2 (DM Management Fee).
- For the avoidance of doubt:
 - the Supplier must ensure that all rates and prices tendered/agreed with any PfH Customer are fully inclusive of the DM Management Fee; and
 - Under no circumstances should the DM Management Fee be charged to any PfH Customers as a standalone item.
- DM Management Fee
 - The Supplier shall include in all its pricing to PfH Customers, the DM Management Fee. For all contracts called-off by PfH Customers under the DM Agreement, the DM Management Fee will be 2.5% of all Contract Revenue.

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The process used for Competitive flexible Tenders during the life of the framework will be:

Stage 1 Initial Screening Assessment

Each submitted Tender will be subject to an initial screening assessment to confirm that:

? The Tender has been submitted on time, is completed correctly, is materially complete and meets the requirements of the Invitation to Tender;

? The Tender is sufficiently complete to enable it to be evaluated in accordance with the evaluation criteria.

? The Tender response meets any minimum quality standards which have been set out in the ITT documents, including Customer-specific minimum requirements in addition to those included within the DM pre-qualification stage, and is compliant with the specification; and

? The Bidder has not contravened any of the terms and conditions of the tender process provided in the Invitation to Tender or the Procurement Act 2023.

Tenders that are not substantially complete or which are non-compliant with the requirements of the Invitation to Tender may be rejected at this stage.

Stage 2: Quality and Price Evaluation

Bidders which are successful following the initial screening assessment will be subject to a detailed evaluation in accordance with Quality Sub criteria and weighting that will be defined for each specific tender, along with the split between Quality and price being described in the Tender documents

Price Evaluation

Details of the pricing projects will be presented in Tender Requirements and Specification and Pricing Matrices.

Evaluation of the submitted pricing will be as follows:

(i) A weighting has been applied to each section of pricing as detailed in the tender documents.

(ii) The price score will be calculated for each section based on the tender cost by reference to the lowest tender cost. This will be given a percentage weighting as detailed at the tender documents as a percentage, all other scores will be awarded scores relative to that cost using the following formula:

Price score = (Lowest Total Notional Value cost ÷ Total Notional Value cost) x weighting specified in tender documents

Stage 3: Contract Award

Following the completion of the evaluation process above, scores will be collated and ranked. Subject to the assessment of the self-certified elements, the DM Specific Contract will provisionally be awarded to the highest-ranking bidder. All tenderers will be informed of the award decisions in writing (via the Portal) and the Customer will enter into the Form of Contract with the successful Bidder.

Contracting authority

PROCUREMENT FOR HOUSING

- Companies House: 07662661

One Eastwood Harry Weston Road

Coventry

CV3 2UB

United Kingdom

Contact name: Tony Woods

Email: twoods@pfh.co.uk

Website: <http://Www.pfh.co.uk>

Region: UKG33 - Coventry

Organisation type: Public authority - sub-central government