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Planning

Roofing Services - including Planned Preventative Maintenance, Roof replacements or Reactive Maintenance Works

NEUPC Ltd

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-080754

Procurement identifier (OCID): ocds-h6vhtk-05f112

Published 8 December 2025, 4:05pm

Scope

Reference

EFM2055NE

Description

This invitation to tender is issued by North Eastern Universities Purchasing Consortium ("NEUPC") for the establishment of a framework agreement for the provision of a range of Roofing Services that will be available to all members of NEUPC, NWUPC and SUPC, where their buildings are situated within the serviced regions.

The main services will include;

LOT 1 - Planned, Preventative Maintenance Works (including the optional provision of new roof installations or full/partial roof replacement works) and;

LOT 2 - Reactive Repair & Maintenance Works.

NEUPC has duly considered the use of Lots in this framework and has provided the details of the proposed Lots below.

The Lots and the procurement process is considered suitable for Small to Medium Enterprises (SMEs) and Voluntary, community and social enterprises (VCSEs) to bid for.

The coverage of each Lot will be broken down into the following serviced regions, with suppliers able to bid for some or all regions providing that all areas within the region can be comprehensively serviced.

North-East

North West

Yorkshire & Humber

East Midlands

West Midlands

Northern Ireland

These regions will be broken down in greater detail in the tender documents and be clarified during the Preliminary Market Engagement Session.

The intention is to appoint a maximum of 4 Suppliers per Lot, per Region.

The opportunity will be published on the NEUPC Procurement Portal (Portal). To ensure you can easily access the tender documents, we recommend creating an account on the Portal beforehand. You can create an account at: <https://neupc.delta-esourcing.com/>

Tender documentation is estimated to be published mid-January 2026 and no documentation will be available before the publication date.

Suppliers are advised to register and complete the relevant stages on the Central Digital Platform (CDP) if they wish to participate in and bid for this framework.

How to register on the CDP can be found at:

<https://www.gov.uk/government/publications/procurement-act-2023-short-guides/suppliers-how-to-register-your-organisation-and-first-administrator-on-find-a-tender-in-three-easy-steps-html>

Suppliers should be aware that registration(s) could be a prolonged process. Tender submission deadlines cannot be extended to allow for late supplier registrations to the Portal or CDP.

IMPORTANT - Every effort has been made to ensure the accuracy of the information in this notice and is based on the latest information available at this time. However, all information provided in this notice may be subject to change prior to publishing the Tender Notice. Any change(s) will be clearly identified in the Tender Notice.

To view this notice, please click here:

<https://neupc.delta-esourcing.com/delta/viewNotice.html?noticeId=999758706>

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £32,000,000 excluding VAT
- £38,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 4 May 2026 to 3 May 2029
- Possible extension to 3 May 2030
- 4 years

Description of possible extension:

The framework will be awarded for a fixed period of three years with a possible 12 month extension available subject to demand and performance, making a maximum four year arrangement.

Main procurement category

Works

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Planned, Preventative Maintenance Works

Description

The PPM core services will include, but are not limited to:

- Installing roof coverings
- Repairing and maintaining roof coverings
 - these can consist of materials such as slate and clay tiles, felt and mastic asphalt, thermoset membrane, thermoplastic, fibreglass, bitumen, metallic and synthetic sheet and any other (new/sustainable) certified materials available in the market.
- Treating roofs with spray paint, industrial coating and asphalt
- Applying roof sealer compounds and cleaning existing roofing materials

- Installing spouts, duct work, capping and drainage on roofs
- Gutter repairs, maintenance and cleaning
- Fascias and Soffit repairs, maintenance, cleaning and replacement
- Chimney repointing and repairs
- Pointing
- Concrete repairs and works
- Insulation works
- Leadwork and flashing
- Principal Contractor for any subcontracted services such as scaffolding, MEWPs, etc.

Non-mandatory (Supplementary) Services

Bidders will be allowed to offer some or all of the following non-mandatory services to clients by declaring in their submission they are willing, able and resourced to do so within the region(s) they are bidding for without omission. Failure to offer these non-mandatory services will not prejudice their ability to be successful for Lot 1.

- Condition Surveys
- Installation of new roofs or full/part replacement of existing roofs and associated works)

For New/Replacement Roofs only, bidders will be required to satisfy NEUPC's minimum requirements by submitting case study evidence. This evidence will be reviewed by NEUPC but will not be subject to a scored assessment.

Any Lot 1 PPM successful supplier that satisfies the minimum requirements will be approved by NEUPC to offer clients these services, however it will be at the discretion of the client whether to approach the supplier for these services based on their own assessment of the minimum evidence submitted and any other minimum requirements they may request.

- Principal Contractor

A principal roofing contractor will oversee and manage the construction phase of a project, coordinating all roofing work and ensuring CDM regulations and health and safety standards are met. They are responsible for planning, managing, and coordinating the

project, and they appoint and oversee subcontractors to complete various parts of the work. There is typically only one principal contractor for a project at any given time.

- Solar PV Panel Cleaning
- Roof glazing/rooflight installation and maintenance
- Roof cleaning
- Ice/snow removal

Solar PV panel installation and maintenance is out of scope.

Lot value (estimated)

- £22,000,000 excluding VAT
- £26,400,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 44112400 - Roof
- 44112500 - Roofing materials
- 45260000 - Roof works and other special trade construction works
- 45261200 - Roof-covering and roof-painting work
- 45261210 - Roof-covering work
- 45261211 - Roof-tiling work
- 45261212 - Roof-slating work
- 45261213 - Metal roof-covering work
- 45261214 - Bituminous roof-covering work

- 45261220 - Roof-painting and other coating work
- 45261221 - Roof-painting work
- 45261222 - Cement roof-coating work
- 45261410 - Roof insulation work
- 45261420 - Waterproofing work
- 45261900 - Roof repair and maintenance work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Reactive Repair and Maintenance Works

Description

There will be a particular focus on the awarded Suppliers ability to achieve a reactive emergency call out response time of 2 hours for members within the geographical region(s) they are bidding for.

The Responsive Repair and Maintenance works will include reactive/emergency services such as, but not limited to:

- Repairing roof coverings

– these can consist of materials such as slate and clay tiles, felt and mastic asphalt, thermoset membrane, thermoplastic, fibreglass, bitumen, metallic and synthetic sheet and any other (new/sustainable) certified materials available in the market.

- Treating roofs with spray paint, industrial coating and asphalt to make good/safe

- Applying roof sealer compounds and cleaning existing roofing materials to make good/safe
- Gutter cleaning or repair to return to full function and/or make good/safe
- Fascias and Soffit replacement or repair to return to full function and/or make good/safe
- Chimney repointing and repairs to make good/safe
- Pointing to make good/safe
- Concrete repairs to make good/safe
- Insulation works to make good/safe
- Leadwork and flashing to make good/safe
- Principal Contractor for any subcontracted services such as scaffolding, MEWPs, etc.

Non-mandatory (Supplementary) Services

Bidders will be allowed to offer some or all of the following non-mandatory services to clients by declaring in their submission they are willing, able and resourced to do so within the region(s) they are bidding for without omission. Failure to offer these non-mandatory services will not prejudice their ability to be successful for Lot 2.

- Solar PV Panel Cleaning
- Roof glazing/rooflight repairs to make good/safe
- Emergency Roof cleaning to make safe
- Emergency Ice/snow removal to make safe

Solar PV panel installation and maintenance is out of scope of this framework.

Lot value (estimated)

- £10,000,000 excluding VAT
- £12,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 44112400 - Roof
- 44112500 - Roofing materials
- 45261200 - Roof-covering and roof-painting work
- 45261210 - Roof-covering work
- 45261211 - Roof-tiling work
- 45261212 - Roof-slating work
- 45261213 - Metal roof-covering work
- 45261214 - Bituminous roof-covering work
- 45261220 - Roof-painting and other coating work
- 45261221 - Roof-painting work
- 45261420 - Waterproofing work
- 45261900 - Roof repair and maintenance work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Open framework scheme end date (estimated)

3 May 2030

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

1%

Framework operation description

The framework tendered rates and percentages are capped at any one time. Whilst they cannot be exceeded under a direct award/Mini tender exercise the Contractor can choose to reduce their rates during a direct award/competitive exercise subject to the contractors commercial decision, economies of scale/aggregation of materials, etc.

Customers can choose from the following call off methods to award a contract.

- Direct award to the 'top ranked' Contractor in their region or subsequent/next top ranked should the previous top ranked Contractor reject the opportunity
- Mini Tender - Re-opening competition between all Contractors within their region.
- Direct award to any Contractor subject to a Customers justified internal business case.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

NEUPC - North East Universities Procurement Consortium - www.neupc.ac.uk

NWUPC - North West Universities Procurement Consortium - www.nwupc.ac.uk

SUPC - Southern Universities Procurement Consortium - www.supc.ac.uk

Contracting authority location restrictions

- UKG - West Midlands (England)
- UKF - East Midlands (England)
- UK - United Kingdom
- UKN - Northern Ireland
- UKC - North East (England)
- UKD - North West (England)

Participation

Particular suitability

Lot 1. Planned, Preventative Maintenance Works

Lot 2. Reactive Repair and Maintenance Works

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

12 January 2026

Enquiry deadline

9 February 2026, 12:00pm

Tender submission deadline

16 February 2026, 11:59pm

Submission address and any special instructions

<https://www.delta-esourcing.com>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

7 April 2026

Award criteria

Name	Type	Weighting
Criterion 1	Quality	60%
Criterion 2	Price	40%

Procedure

Procedure type

Open procedure

Contracting authority

NEUPC Ltd

- Public Procurement Organisation Number: PVTM-8818-LTHQ

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Leeds

LS1 5QX

United Kingdom

Contact name: Jon Lisle

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Region: UKE42 - Leeds

Organisation type: Public authority - sub-central government