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Planning

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

NEUPC Ltd

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-080755

Procurement identifier (OCID): ocds-h6vhtk-05f113

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.

Lot 1 - Planned Preventive Maintenance Works

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/Re-pointing

- Insulation Works

- Concrete repairs

- 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 installation and maintenance

- Roof cleaning

- Ice/snow removal

Solar PV panel installation and maintenance is out of scope.

Lot 2 - Reactive Repair and Maintenance Services:

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) that are bid for.

Responsive Repair Services 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/Re-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 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.

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=999760300>

Commercial tool

Establishes a framework

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

Main procurement category

Works

CPV classifications

- 44112400 - Roof
- 44112410 - Roof frames
- 44112420 - Roof supports
- 44112430 - Roof trusses
- 44232000 - Timber roof trusses

- 45260000 - Roof works and other special trade construction works
- 45261100 - Roof-framing work
- 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

Engagement

Engagement deadline

16 December 2025

Engagement process description

NEUPC Ltd wish to conduct preliminary market engagement (PME) with relevant and technically capable suppliers to help inform the development of our approach to this

framework solution, prior to preparing and issuing tender documents in January. Tender documents are not yet available.

The PME session will take place on Monday 15th DECEMBER at 10.30am, via Teams and last approximately one hour. Some potential customers may also attend the session.

If you'd like to participate, please email JON LISLE on j.lisle@neupc.ac.uk using EFM2055 in the subject heading. You will be sent a Teams link by close of play on Thursday 11th so please block out the above date/time in your diary in the meantime.

We would welcome your attendance to the session so we can share our approach with you and also hear your expert feedback.

It is anticipated that suppliers taking part in the PME will not be put at an unfair advantage when bidding for this framework. For the avoidance of doubt, those not participating in the PME will still be able to tender for the framework and it will not mean they are excluded from tendering.

A record of the information shared and received as part of the PME will be kept ensuring that the information gathered is considered in the procurement. An anonymised summary of the information/outcomes will also be shared with other parties and used to help ensure that participating suppliers are not unfairly advantaged.

Suppliers participating in this PME will not automatically receive either an Invitation to Tender, or a place on any framework agreement which may be awarded following an Invitation to Tender.

In the meantime, 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.

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

How to register on the CDP can be found using the following link:

<https://www.gov.uk/government/publications/procurement-act-2023-short-guides/suppliers-how-to-register-yourorganisation->

[and-first-administrator-on-find-a-tender-in-three-easy-steps-html](https://www.gov.uk/government/publications/procurement-act-2023-short-guides/suppliers-how-to-register-yourorganisation-and-first-administrator-on-find-a-tender-in-three-easy-steps-html)

Submission

Publication date of tender notice (estimated)

12 January 2026

Contracting authority

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