

# ROOFING SYSTEMS AND ASSOCIATED WORKS

**1ST JUNE 2021 - 31ST MAY 2025**

RS4 FRAMEWORK GUIDE





# ABOUT THIS FRAMEWORK

This SWPA framework has been developed to provide an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies for the design, supply and installation of roofing systems and associated works in all types of public sector refurbishment and new build projects, including:

- > Multi occupancy residential buildings (low/medium/high rise)
- > Schools
- > Colleges
- > Universities
- > Public offices
- > NHS buildings
- > Police/Fire Authority buildings
- > Other public buildings

The framework scope includes the design, supply, installation and associated works of:

## TRADITIONAL FLAT ROOFING SYSTEMS



## LIQUID FLAT ROOFING SYSTEMS



All suitable for new installations and the removal of existing and replacement of new roof coverings

## PROFILED METAL PITCH ROOFING SYSTEMS



## TRADITIONAL PITCHED ROOFING SYSTEMS



All suitable for new installations and the removal of existing and replacement of new roof coverings

## MIXED ROOFING PROJECTS COMPRISING A COMBINATION OF THE ABOVE

SWPA provides OJEU compliant frameworks, which can be used by local authorities, social landlords and other public sector organisations to procure works, products and services for the construction, refurbishment and maintenance of social housing, schools and public buildings.

The South West Procurement Alliance brand, which is part of the LHC Group, was launched in October 2019.

Our aims are to work closely with South West clients and appointed companies and to focus on regional priorities. We are a locally based, growing team with offices in Exeter.

LHC was established in 1966 and is acknowledged as one of the most experienced and respected providers of procurement frameworks in the construction sector.

The relationship between the LHC Group and the local SWPA team gives SWPA the unique position of having local knowledge and relationships, while also benefiting from additional resources and expertise from a national framework provider.

### South West Procurement Alliance (SWPA)

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@SWPAProcure  
South West Procurement Alliance (SWPA)

The tender was carried out in strict accordance with the EU Procurement Directive and UK public sector procurement rules.

Places on the framework were awarded to six different suppliers in three workstreams and across four regional lots for flat roofing and seven different suppliers in one workstream and across four regional lots for pitched roofing.

The term of the framework is from **1st June 2021 to 31st May 2025**. However, individual call off projects can be completed beyond the four-year duration of the framework as long as a contract is in place prior to the framework expiry date.



# WORKSTREAM OPTIONS

## Flat Roofing (System Supplier led)

This framework offers access to national System Suppliers and their approved installation contractors. System Suppliers provide an in-house supported survey, design and technical advice service.

### Guarantees

15 year product  
guarantee across  
all ranges.

### Workstream 1 - Traditional Flat Roofing

Includes the design, supply and installation of traditional flat roofing products to include (but not be limited to), asphalt, systems, torch on systems such as bituminous built up roofing systems, flame-free systems such as single ply, bituminous systems and GRP.

This may include associated products and works such as flashings, fascia, soffit, weathering and rainwater items.



### Workstream 2 - Liquid Flat Roofing

Includes design, supply and installation of liquid flat roofing systems to include, (but not be limited to), polymer modified bitumen emulsions and solutions, glass reinforced resilient unsaturated polyester resins, flexible unsaturated polyester resins, hot applied polymer modified bitumen and polyurethanes.

This may include associated products and works such as flashings, fascia, soffit, weathering and rainwater items.



### Workstream 3 - Profiled Metal Roofing

Includes the design, supply and installation of metallic based roofing systems of a tile or sheet type profiled system.

This may include associated products and works such as flashings, fascia, soffit, weathering and rainwater items.

## Traditional Pitched Roofing (Contractor led)

This framework offers access to specialist pitched roofing installation contractors who provide a full design and installation service.

### Workstream 4 - Traditional Pitched Roofing

Includes the design, supply and installation of traditional pitched roof coverings to include (but not be limited to), plain concrete tiles, interlocking concrete tiles, interlocking resin or slate, plain clay tiles, interlocking clay tiles, natural blue, black and grey slate, fibre cement slate, all to include flashings, fascia, soffit, weathering and rainwater items.



### Guarantees

A minimum 15 year product  
guarantee across all ranges and  
durability in accordance with  
BS EN 490 (concrete roof tiles),  
BS EN 1304 (clay roof tiles),  
BS EN 12326-1 (slate roof tiles)  
or equivalent third party  
certification from BBA.

## Mixed Roofing Super Lot

The Mixed Roofing Super Lot is intended to be used by Clients for projects that have a mix of roofing elements, typically a mix of flat and pitched roofing requirements but could also be metal profile roofs and traditional pitched roofs.





# WS1 APPOINTED COMPANIES

## TRADITIONAL FLAT ROOFING



System Supplier		Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2
	Approved Installers	Central Roofing	Central Roofing
		M&J Group	M&J Group
		MAC Roofing	MAC Roofing
		Premier Roofing Systems	Premier Roofing Systems
		Rateavon	Rateavon
		Span Roofing Contractors	Span Roofing Contractors
	Approved Installers	Central Roofing	Central Roofing
		J Randall Roofing Contractors	D.F.R. Roofing
		Malone Roofing (Newbury)	Malone Roofing (Newbury)
		Nautilus Roofing & Exteriors	Pace Roofing (Solutions)
		Pace Roofing (Solutions)	Single Ply Structures
		Progressive Systems	Warner Contracting
	Approved Installers	Central Roofing	Central Roofing
		M&J Group	M&J Group
		MAC Roofing	MAC Roofing
		NRA Roofing	NRA Roofing
		Roofing Technologies	Roofing Technologies
		Stoic Roofing	Stoic Roofing
	Approved Installers	Central Roofing	Aldworth Roofing Contracts
		Milestone Contracting	Central Roofing
		Span Roofing Contractors	Span Roofing Contractors
		Stormforce Roofing	Stormforce Roofing
		The Complete Roofing	The Complete Roofing
		Topek Southern	Topek Southern
	Approved Installers	D.F.R. Roofing	D.F.R. Roofing
		Gable Projects	Gable Projects
		NRA Roofing	NRA Roofing
		Russell Trew	Russell Trew
		The Complete Roofing	The Complete Roofing
		Total Roofing Solutions	Total Roofing Solutions

Cornwall & Isles of Scilly - K3	Devon - K4		System Supplier
Central Roofing	Central Roofing	Approved Installers	
M&J Group	M&J Group		
MAC Roofing	MAC Roofing		
Premier Roofing Systems	Premier Roofing Systems		
Rateavon	Rateavon		
Span Roofing Contractors	Span Roofing Contractors		
Central Roofing	Central Roofing	Approved Installers	
Clegg & Shortman Asphalt Co.	Clegg & Shortman Asphalt Co.		
D.F.R. Roofing	D.F.R. Roofing		
Progressive Systems	Progressive Systems		
Single Ply Structures	Single Ply Structures		
The Complete Roofing	Urban Roof		
Central Roofing	Central Roofing	Approved Installers	
M&J Group	M&J Group		
MAC Roofing	MAC Roofing		
NRA Roofing	NRA Roofing		
Roofing Technologies	Roofing Technologies		
Stoic Roofing	Stoic Roofing		
Central Roofing	Central Roofing	Approved Installers	
Milestone Contracting	Milestone Contracting		
Span Roofing Contractors	Span Roofing Contractors		
Stormforce Roofing	Stormforce Roofing		
The Complete Roofing	The Complete Roofing		
Topek Southern	Topek Southern		
D.F.R. Roofing	D.F.R. Roofing	Approved Installers	
Gable Projects	Gable Projects		
NRA Roofing	NRA Roofing		
Russell Trew	Russell Trew		
The Complete Roofing	The Complete Roofing		
Total Roofing Solutions	Total Roofing Solutions		

# WS2 APPOINTED COMPANIES




## LIQUID FLAT ROOFING




System Supplier		Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2
	Approved Installers	Central Roofing	Central Roofing
		M&J Group	M&J Group
		MAC Roofing	MAC Roofing
		Premier Roofing Systems	Premier Roofing Systems
		Rateavon	Rateavon
		Span Roofing Contractors	Span Roofing Contractors
	Approved Installers	Central Roofing	Central Roofing
		J Randall Roofing Contractors	D.F.R. Roofing
		Malone Roofing (Newbury)	Malone Roofing (Newbury)
		Nautilus Roofing & Exteriors	Pace Roofing (Solutions)
		Pace Roofing (Solutions)	Single Ply Structures
		Progressive Systems	Warner Contracting
	Approved Installers	Central Roofing	Central Roofing
		M&J Group	M&J Group
		MAC Roofing	MAC Roofing
		NRA Roofing	NRA Roofing
		Roofing Technologies	Roofing Technologies
		Stoic Roofing	Stoic Roofing
	Approved Installers	Central Roofing	Central Roofing
		Milestone Contracting	Milestone Contracting
		Opus Waterproofing Solutions	Opus Waterproofing Solutions
		Span Roofing Contractors	Span Roofing Contractors
		The Complete Roofing	The Complete Roofing
		Topek Southern	Topek Southern
	Approved Installers	Central Roofing	Central Roofing
		J R Flat Roofing UK	J R Flat Roofing UK
		KG GRP Roofing And Building	KG GRP Roofing And Building
		KSD Support Services	KSD Support Services
		Nautilus Roofing & Exteriors	Nautilus Roofing & Exteriors
		Williams Roofing Contractors	Williams Roofing Contractors

Cornwall & Isles of Scilly - K3	Devon - K4		System Supplier
Central Roofing	Central Roofing	Approved Installers	
M&J Group	M&J Group		
MAC Roofing	MAC Roofing		
Premier Roofing Systems	Premier Roofing Systems		
Rateavon	Rateavon		
Span Roofing Contractors	Span Roofing Contractors		
Central Roofing	Central Roofing	Approved Installers	
Clegg & Shortman Asphalt Co.	Clegg & Shortman Asphalt Co.		
D.F.R. Roofing	D.F.R. Roofing		
Progressive Systems	Progressive Systems		
Single Ply Structures	Single Ply Structures		
The Complete Roofing	Urban Roof		
Central Roofing	Central Roofing	Approved Installers	
M&J Group	M&J Group		
MAC Roofing	MAC Roofing		
NRA Roofing	NRA Roofing		
Roofing Technologies	Roofing Technologies		
Stoic Roofing	Stoic Roofing		
Central Roofing	Central Roofing	Approved Installers	
Milestone Contracting	Milestone Contracting		
Opus Waterproofing Solutions	Opus Waterproofing Solutions		
Span Roofing Contractors	Span Roofing Contractors		
The Complete Roofing	The Complete Roofing		
Topek Southern	Topek Southern		
Central Roofing	Central Roofing	Approved Installers	
J R Flat Roofing UK	J R Flat Roofing UK		
KG GRP Roofing And Building	KG GRP Roofing And Building		
KSD Support Services	KSD Support Services		
Nautilus Roofing & Exteriors	Nautilus Roofing & Exteriors		
Williams Roofing Contractors	Williams Roofing Contractors		

# WS3 APPOINTED COMPANIES

## PROFILED METAL ROOFING

System Supplier	Approved Installers	Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2
		Central Roofing	Central Roofing
		M&J Group	M&J Group
		MAC Roofing	MAC Roofing
		Premier Roofing Systems	Premier Roofing Systems
		Rateavon	Rateavon
		Span Roofing Contractors	Span Roofing Contractors
	Approved Installers	Central Roofing	Central Roofing
		M&J Group	M&J Group
		MAC Roofing	MAC Roofing
		NRA Roofing	NRA Roofing
		Roofing Technologies	Roofing Technologies
		Stoic Roofing	Stoic Roofing
	Approved Installers	Central Roofing	Central Roofing
		Everlast Waterproofing	Everlast Waterproofing
		Milestone Contracting	Milestone Contracting
		Opus Waterproofing Solutions	Opus Waterproofing Solutions
		Span Roofing Contractors	Span Roofing Contractors
		Stormforce Roofing	Stormforce Roofing

Cornwall & Isles of Scilly - K3	Devon - K4	Approved Installers	System Supplier
Central Roofing	Central Roofing		
M&J Group	M&J Group		
MAC Roofing	MAC Roofing		
Premier Roofing Systems	Premier Roofing Systems		
Rateavon	Rateavon		
Span Roofing Contractors	Span Roofing Contractors		
		Approved Installers	
Central Roofing	Central Roofing		
M&J Group	M&J Group		
MAC Roofing	MAC Roofing		
NRA Roofing	NRA Roofing		
Roofing Technologies	Roofing Technologies		
Stoic Roofing	Stoic Roofing		
		Approved Installers	
Central Roofing	Central Roofing		
Everlast Waterproofing	Everlast Waterproofing		
Milestone Contracting	Milestone Contracting		
Opus Waterproofing Solutions	Opus Waterproofing Solutions		
Span Roofing Contractors	Span Roofing Contractors		
Stormforce Roofing	Stormforce Roofing		



# WS4 APPOINTED COMPANIES

## PITCHED ROOFING

Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2
Abbeymill Homes	Abbeymill Homes
Everlast Waterproofing	Everlast Waterproofing
Hugh L S McConnell	Hugh L S McConnell
M&J Group	M&J Group
MAC Roofing	MAC Roofing
Maguire Bros	Roofing Technologies T/A RTL Group
Cornwall & Isles of Scilly - K3	Devon - K4
Abbeymill Homes	Abbeymill Homes
Everlast Waterproofing	Everlast Waterproofing
Hugh L S McConnell	Hugh L S McConnell
M&J Group	M&J Group
MAC Roofing	MAC Roofing
	Roofing Technologies T/A RTL Group



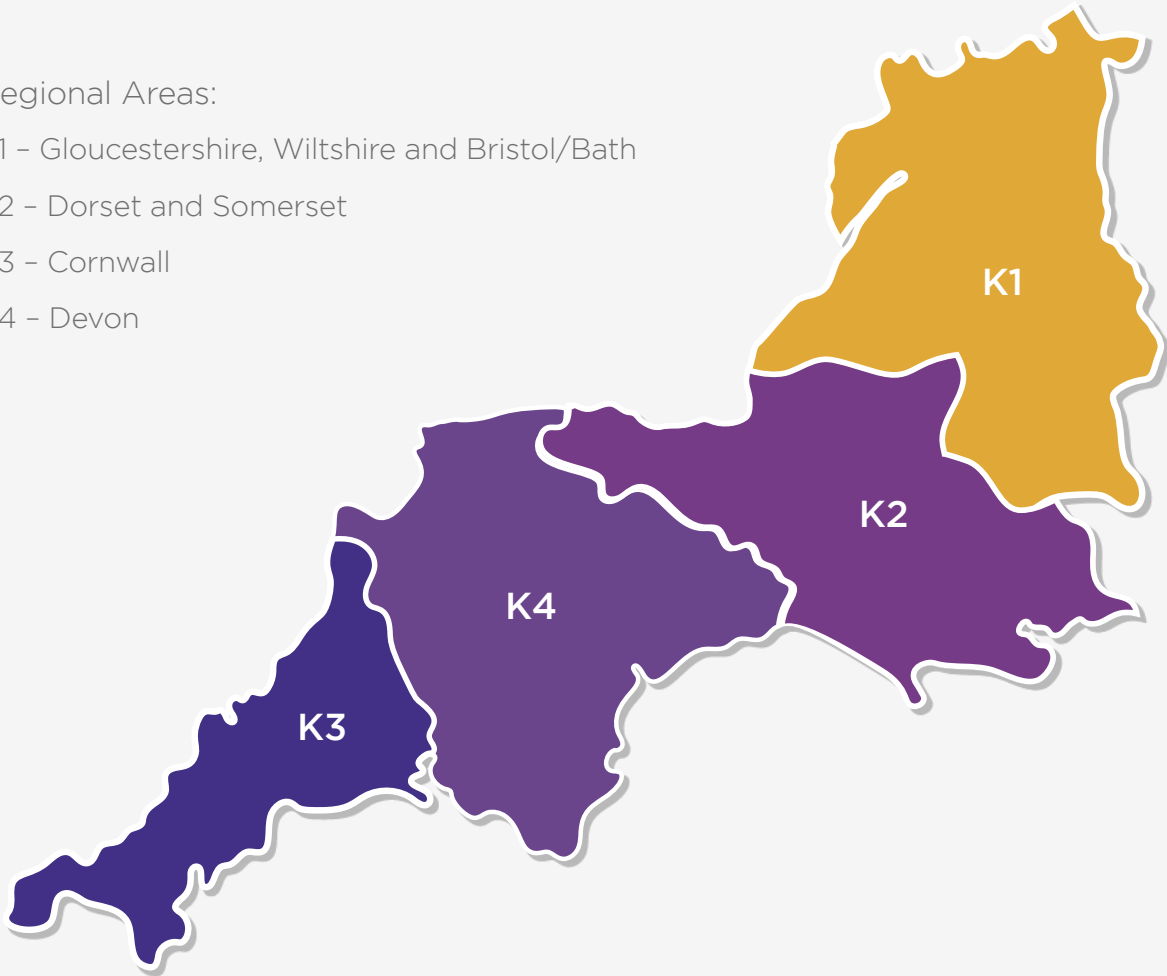
# APPOINTED COMPANIES

## MIXED ROOFING SUPER LOT

Gloucestershire, Wiltshire and Bristol/Bath - K1	Dorset & Somerset - K2
Everlast Waterproofing	Everlast Waterproofing
M&J Group	M&J Group
MAC Roofing	MAC Roofing
	Roofing Technologies T/A RTL Group
Cornwall & Isles of Scilly - K3	Devon - K4
Everlast Waterproofing	Everlast Waterproofing
M&J Group	M&J Group
MAC Roofing	MAC Roofing
	Roofing Technologies T/A RTL Group

Regional Areas:

- K1 – Gloucestershire, Wiltshire and Bristol/Bath
- K2 – Dorset and Somerset
- K3 – Cornwall
- K4 – Devon



# EVALUATION CRITERIA

A single stage open tender process was used. The following qualification criteria were used to assess the suitability of applicants.

## Financial due Diligence

Applicants were assessed on their annual turnover for the last 3 years and checked via Credit Safe. The results of this check were assessed on a pass/fail basis.

The minimum annual turnover requirements for all lots within this Framework is £500,000, this being twice the anticipated average value of projects called off this Framework Agreement.

## Accreditations and certifications

Applicants were required to provide evidence that they have in place the relevant **health and safety, environmental, equality and quality systems** listed below to be considered eligible for the Framework.

### Health and Safety

The Applicant must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with BS ISO 45001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

### Environmental Management

UKAS (or equivalent) accredited independent third-party certificate of compliance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate.

### Compliance with Equality Act 2010

Applicants will be required to evidence through a number of confirmatory statements they are compliant with the Equality Act 2010 and have measures in place to promote equality and diversity within their organisation.

### Quality Management

UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent).

## Durability and Guarantee Requirements

Applicants will be required to confirm they will offer the relevant durability requirements and guarantees for the products used.

## Minimum Insurance Cover

Applicants are required to have the minimum levels of insurance to be considered throughout the duration of the framework and any corresponding call offs have expired.

> Employers (Compulsory) Liability Insurance	£5,000,000
> Public Liability Insurance	£2,000,000
> Professional Indemnity Insurance	£2,000,000
> Product Liability Insurance	£2,000,000





# EVALUATION CRITERIA



## LHC Lifetime Values

In addition to providing our clients with competitively tendered Framework Agreements for building works, goods, and services SWPA is committed to delivering tangible social value and community benefits that meet local and regional needs. SWPA work with our clients and appointed companies to ensure that wherever possible projects delivered using our frameworks leave a social legacy.

SWPA has aligned its activities to create the LHC Lifetime Values, which uses the four key value categories as identified in the value toolkit by the Construction Innovation Hub (CIH). CIH has been established by Government to progress innovation in the construction sector.

During the life of the Framework SWPA will work with clients and appointed companies to promote, identify, implement, and monitor the impact of these value categories, which could be supported by social value and community benefit initiatives alongside the delivery of the works or service contracts in meeting local/regional needs.

## Quality 70%

Technical Capability Questions

Bidder's technical capability questions, split between technical ability, management, support and accreditations/quality management

50%

Regional Capability

Split between supporting and meeting local regional needs and contributions to delivering local social value in accordance with LHC's 'Lifetime Values'

20%

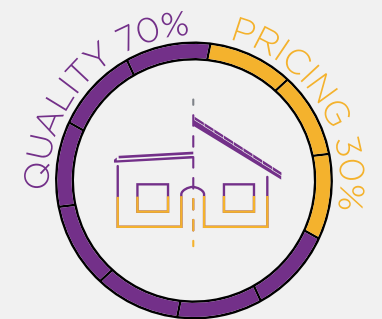
## Price 30%

Profit & Overhead and Preliminaries

10%

Scenario Pricing and Regional uplift

20%





# CALL-OFF AWARD OPTIONS

## Flat Roofing

There are three options available to the Client:

**Mini Competition** between System Suppliers, each bid comprising a System Supplier and each System Supplier's single Approved Installation Contractors.

OR

**Direct Selection** of a System Supplier with further competition between Approved Installation Contractor

OR

**Direct Selection** of an Appointed Company and Approved Installation Contractor without further competition

## Traditional Pitched Roofing

The framework allows the client the option of:

**Direct Award** without further competition, where all terms and conditions of the call-off project are within the terms and conditions of the framework

OR

**Mini Competition**, where terms and conditions of the call-off may vary or be modified from the framework or at the choice of the Client.

## Mixed Roofing Super Lot

The only call-off option is **Mini Competition**.

When calling off projects, clients can use any one of a range of standard forms of building contract including JCT/SBCC, NEC/NEC4, ACE, PPC, TPC, FAC1, or their own in-house agreement.

## Eligibility

SWPA is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Publicly funded organisations throughout the South West use SWPA frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings. Details of those contracting authorities identified are listed at [www.swpa.org.uk/who-we-work-with/](http://www.swpa.org.uk/who-we-work-with/)

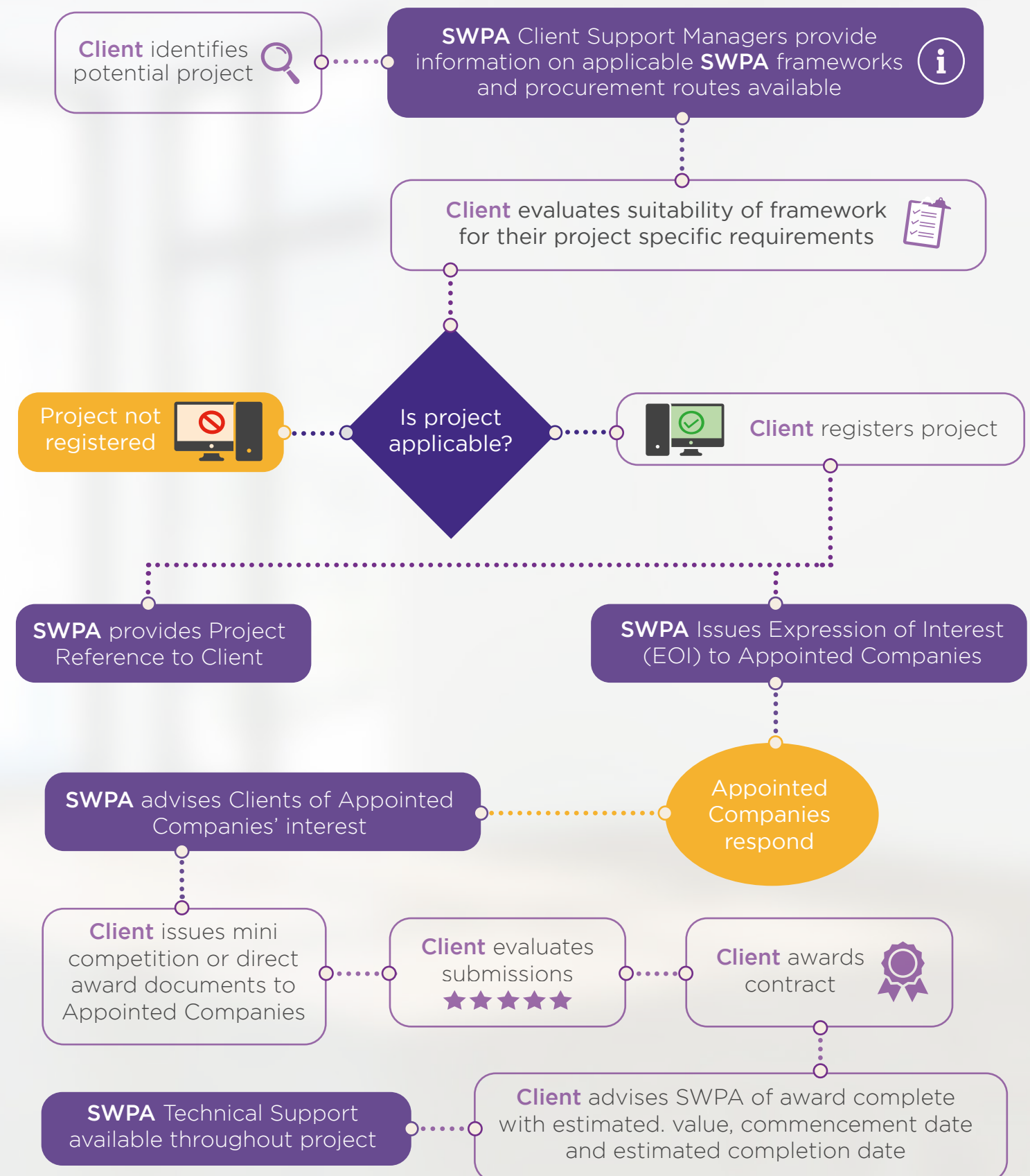
## Cost of Accessing the Framework

Although the framework is free to access for our public sector clients, companies appointed to SWPA frameworks are required to pay a small percentage ('the levy') of the total value of every invoice submitted to clients and to submit quotations to clients that are inclusive of the levy. As a not-for-profit organisation, SWPA returns surplus levy income to our clients to support social value initiatives in the local communities they serve.

## General Terms and Conditions

LHC uses the FAC-1 standard form of contract to manage our frameworks. The LHC pro forma, which should be read in conjunction with the FAC-1 in published form, details the terms and conditions that govern the operation of the framework, including the procedures to call off projects under the framework. A free copy of the LHC proforma is available upon request. The FAC-1 in standard published form can be purchased at a negotiated rate from ACA, by emailing [office@acarchitects.co.uk](mailto:office@acarchitects.co.uk) and quoting discount code reference: LHCFAC2516102017.

# THE PROCESS OF USING OUR FRAMEWORK







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[@SWPAProcure](https://twitter.com/SWPAProcure)



[swpa-south-west-procurement-alliance](https://www.linkedin.com/company/swpa-south-west-procurement-alliance)



[South West Procurement Alliance](https://www.youtube.com/SouthWestProcurementAlliance)

In association with:



Trusted procurement for  
better buildings and homes