

ROOFING SYSTEMS AND ASSOCIATED WORKS

1ST JUNE 2021 - 30TH SEPTEMBER 2025

RS4 FRAMEWORK GUIDE



ABOUT THIS FRAMEWORK

This SPA 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



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

LIQUID FLAT ROOFING SYSTEMS



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

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

Seven different suppliers were awarded across three workstreams, in five regional lots for flat roofing. While a total of nine different suppliers were awarded to one workstream, in five regional lots for pitched roofing.

The term of the framework is from **1st June 2021 to 30th September 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.

SPA provides legally compliant frameworks and a Dynamic Purchasing System, which can be used by any organisation that is fully publicly or partially publicly funded to procure any works, products or services for consultancy, construction, refurbishment and maintenance projects.

SPA have over 100 Partners in Scotland that are made up of Local Authorities, social landlords and other public sector bodies.

All SPA frameworks have been established in strict compliance with the Scottish public sector rules for use by public sector organisations in Scotland.

Scottish Procurement Alliance (SPA)

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🐦 @ScottishProcure

🌐 [spa-scottish-procurement-alliance](https://spa-scottish-procurement-alliance.com)

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		North Eastern Scotland M5	Highlands & Islands M6
	Approved Installers	BBR Roofing	BBR Roofing
		Everlast Waterproofing	Everlast Waterproofing
		Graham Roofing (Scotland)	Graham Roofing (Scotland)
		Hugh L S McConnell	Hugh L S McConnell
		LRL Roofing Solutions	LRL Roofing Solutions
		M&J Group	M&J Group
	Approved Installers	Dufell Roofing Company	Dufell Roofing Company
		Everlast Waterproofing	Everlast Waterproofing
		Hugh L S McConnell	Hugh L S McConnell
		LRL Roofing Solutions	LRL Roofing Solutions
		W.G. Walker & Company (Ayr)	W.G. Walker & Company (Ayr)
		Wyvis Roofing Inverness	Wyvis Roofing Inverness
	Approved Installers	Faskin Group	Faskin Group
		Hugh L S McConnell	M&J Group
		M&J Group	MAC Roofing
		MAC Roofing	NRA Roofing
		Starfish 9	Starfish 9
		Stoic Roofing	Stoic Roofing
	Approved Installers	Braedale Roofing	Braedale Roofing
		Corstorphine Roofing & Building	Corstorphine Roofing & Building
		Hugh L S McConnell	Hugh L S McConnell
		James Breck	James Breck
		Starfish 9	Starfish 9
		The Roof Company	The Roof Company
	Approved Installers	Faskin Group	Faskin Group
		Hugh L S McConnell	Hugh L S McConnell
		LS Contracts	LS Contracts
		Mitrepoint	Mitrepoint
		Planetalpha	Planetalpha
		William Rae (Aberdeen)	William Rae (Aberdeen)

Eastern Scotland M7	West Central Scotland M8	Southern Scotland M9
BBR Roofing	BBR Roofing	BBR Roofing
Everlast Waterproofing	Everlast Waterproofing	Everlast Waterproofing
Graham Roofing (Scotland)	Graham Roofing (Scotland)	Graham Roofing (Scotland)
Hugh L S McConnell	Hugh L S McConnell	Hugh L S McConnell
LRL Roofing Solutions	LRL Roofing Solutions	LRL Roofing Solutions
M&J Group	M&J Group	M&J Group
Dufell Roofing Company	Everlast Waterproofing	Dufell Roofing Company
Everlast Waterproofing	Hodgson Sayers	Everlast Waterproofing
Hugh L S McConnell	Hugh L S McConnell	Hodgson Sayers
LRL Roofing Solutions	LRL Roofing Solutions	Hugh L S McConnell
W.G. Walker & Company (Ayr)	W.G. Walker & Company (Ayr)	W.G. Walker & Company (Ayr)
Wyvis Roofing Inverness	Wyvis Roofing Inverness	Wyvis Roofing Inverness
Braedale Roofing	Braedale Roofing	Braedale Roofing
Faskin Group	Faskin Group	Faskin Group
Hugh L S McConnell	Hugh L S McConnell	Hugh L S McConnell
M&J Group	M&J Group	M&J Group
MAC Roofing	MAC Roofing	MAC Roofing
Stoic Roofing	Starfish 9	Starfish 9
Braedale Roofing	Braedale Roofing	Braedale Roofing
Corstorphine Roofing & Building	Corstorphine Roofing & Building	Corstorphine Roofing & Building
Hugh L S McConnell	Hugh L S McConnell	Hugh L S McConnell
James Breck	James Breck	James Breck
Starfish 9	Starfish 9	Starfish 9
The Roof Company	The Roof Company	The Roof Company
Faskin Group	Faskin Group	Faskin Group
Hugh L S McConnell	Hugh L S McConnell	Hugh L S McConnell
LS Contracts	LS Contracts	LS Contracts
Mitrepoint	Mitrepoint	Mitrepoint
Planetalpha	Planetalpha	Planetalpha
William Rae (Aberdeen)	William Rae (Aberdeen)	William Rae (Aberdeen)

WS2 APPOINTED COMPANIES



LIQUID FLAT ROOFING

System Supplier		North Eastern Scotland M5	Highlands & Islands M6
	Approved Installers	BBR Roofing	BBR Roofing
		Everlast Waterproofing	Everlast Waterproofing
		Graham Roofing (Scotland)	Graham Roofing (Scotland)
		Hugh L S McConnell	Hugh L S McConnell
		LRL Roofing Solutions	LRL Roofing Solutions
		M&J Group	M&J Group
	Approved Installers	Dufell Roofing Company	Dufell Roofing Company
		Everlast Waterproofing	Everlast Waterproofing
		Hugh L S McConnell	Hugh L S McConnell
		LRL Roofing Solutions	LRL Roofing Solutions
		W.G. Walker & Company (Ayr)	W.G. Walker & Company (Ayr)
		Wyvis Roofing Inverness	Wyvis Roofing Inverness
	Approved Installers	Faskin Group	Faskin Group
		Hugh L S McConnell	M&J Group
		M&J Group	MAC Roofing
		MAC Roofing	NRA Roofing
		Starfish 9	Starfish 9
		Stoic Roofing	Stoic Roofing
	Approved Installers	BBR Roofing	BBR Roofing
		Everlast Waterproofing	Everlast Waterproofing
		Group Tegula	Group Tegula
		J R Flat Roofing UK	J R Flat Roofing UK
		KSD Support Services	KSD Support Services
		Lee Glover Roofing Contractors	Lee Glover Roofing Contractors
	Approved Installers	Braedale Roofing	Braedale Roofing
		Faskin Group	Faskin Group
		G.M.G. (Contractors)	G.M.G. (Contractors)
		Hugh L S McConnell	Permicoat
		MAC Roofing	MAC Roofing
		Roofing Advisors (UK)	Roofing Advisors (UK)

Eastern Scotland M7	West Central Scotland M8	Southern Scotland M9
BBR Roofing	BBR Roofing	BBR Roofing
Everlast Waterproofing	Everlast Waterproofing	Everlast Waterproofing
Graham Roofing (Scotland)	Graham Roofing (Scotland)	Graham Roofing (Scotland)
Hugh L S McConnell	Hugh L S McConnell	Hugh L S McConnell
LRL Roofing Solutions	LRL Roofing Solutions	LRL Roofing Solutions
M&J Group	M&J Group	M&J Group
Dufell Roofing Company	Everlast Waterproofing	Dufell Roofing Company
Everlast Waterproofing	Hodgson Sayers	Everlast Waterproofing
Hugh L S McConnell	Hugh L S McConnell	Hodgson Sayers
LRL Roofing Solutions	LRL Roofing Solutions	Hugh L S McConnell
W.G. Walker & Company (Ayr)	W.G. Walker & Company (Ayr)	W.G. Walker & Company (Ayr)
Wyvis Roofing Inverness	Wyvis Roofing Inverness	Wyvis Roofing Inverness
Braedale Roofing	Braedale Roofing	Braedale Roofing
Faskin Group	Faskin Group	Faskin Group
Hugh L S McConnell	Hugh L S McConnell	Hugh L S McConnell
M&J Group	M&J Group	M&J Group
MAC Roofing	MAC Roofing	MAC Roofing
Stoic Roofing	Starfish 9	Starfish 9
BBR Roofing	BBR Roofing	BBR Roofing
Everlast Waterproofing	Everlast Waterproofing	Everlast Waterproofing
Group Tegula	Group Tegula	Group Tegula
J R Flat Roofing UK	J R Flat Roofing UK	J R Flat Roofing UK
KSD Support Services	KSD Support Services	KSD Support Services
Lee Glover Roofing Contractors	Lee Glover Roofing Contractors	Lee Glover Roofing Contractors
Braedale Roofing	Braedale Roofing	Braedale Roofing
Faskin Group	Faskin Group	Faskin Group
G.M.G. (Contractors)	G.M.G. (Contractors)	G.M.G. (Contractors)
Hugh L S McConnell	Hugh L S McConnell	Hugh L S McConnell
MAC Roofing	MAC Roofing	MAC Roofing
Roofing Advisors (UK)	Roofing Advisors (UK)	Roofing Advisors (UK)

WS3 APPOINTED COMPANIES

PROFILED METAL ROOFING

System Supplier	Approved Installers	North Eastern Scotland M5	Highlands & Islands M6
		BBR Roofing	BBR Roofing
		Everlast Waterproofing	Everlast Waterproofing
		Graham Roofing (Scotland)	Graham Roofing (Scotland)
		Hugh L S Mcconnell	Hugh L S Mcconnell
		LRL Roofing Solutions	LRL Roofing Solutions
		M&J Group	M&J Group
	Approved Installers	Faskin Group	Faskin Group
		Hugh L S Mcconnell	M&J Group
		M&J Group	MAC Roofing
		MAC Roofing	NRA Roofing
		Starfish 9	Starfish 9
		Stoic Roofing	Stoic Roofing



Eastern Scotland M7	West Central Scotland M8	Southern Scotland M9
BBR Roofing	BBR Roofing	BBR Roofing
Everlast Waterproofing	Everlast Waterproofing	Everlast Waterproofing
Graham Roofing (Scotland)	Graham Roofing (Scotland)	Graham Roofing (Scotland)
Hugh L S Mcconnell	Hugh L S Mcconnell	Hugh L S Mcconnell
LRL Roofing Solutions	LRL Roofing Solutions	LRL Roofing Solutions
M&J Group	M&J Group	M&J Group
Faskin Group	Faskin Group	Faskin Group
Hugh L S Mcconnell	Hugh L S Mcconnell	Hugh L S Mcconnell
M&J Group	M&J Group	M&J Group
MAC Roofing	MAC Roofing	MAC Roofing
Starfish 9	Starfish 9	Starfish 9
Stoic Roofing	Stoic Roofing	Stoic Roofing



WS4 APPOINTED COMPANIES

PITCHED ROOFING

North East Scotland M5	Highlands & Islands M6
A.C. Whyte & Co	A.C. Whyte & Co
Abbeymill Homes	Abbeymill Homes
Everlast Waterproofing	Everlast Waterproofing
Hugh L S McConnell	Faskin Group
M&J Group	M&J Group
MAC Roofing	MAC Roofing

East Scotland M7	West Central Scotland M8	Southern Scotland M9
A.C. Whyte & Co	A.C. Whyte & Co	A.C. Whyte & Co
Abbeymill Homes	Abbeymill Homes	Abbeymill Homes
Ailsa Building Contractors	Ailsa Building Contractors	Everlast Waterproofing
Everlast Waterproofing	Contract Building Services	Hugh L S McConnell
Hugh L S McConnell	Hugh L S McConnell	M&J Group
M&J Group	M&J Group	Procast Building Contractors



APPOINTED COMPANIES

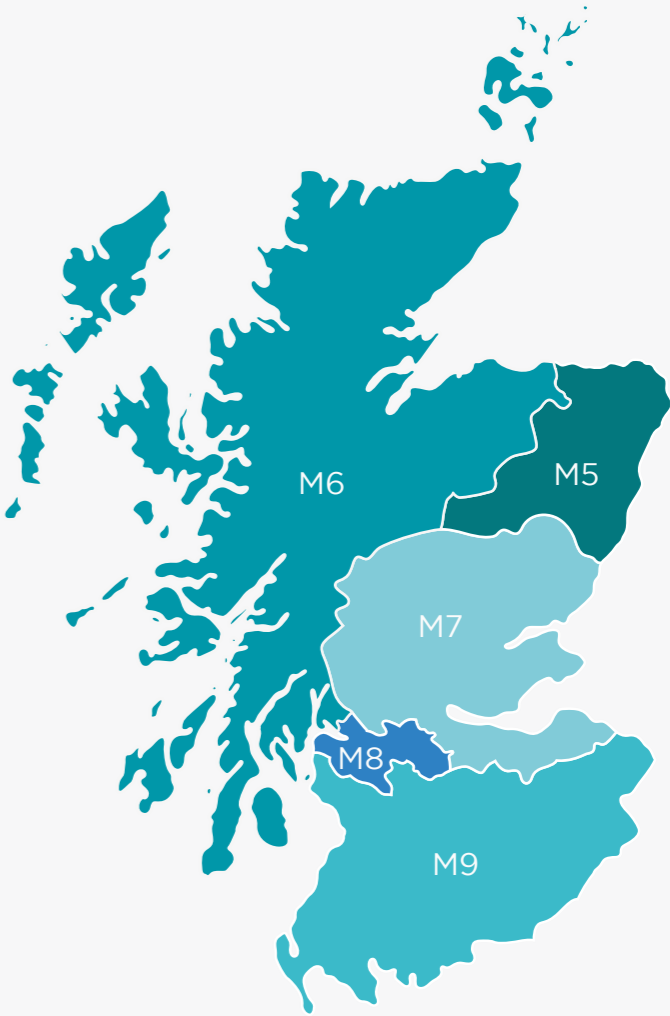
MIXED ROOFING SUPER LOT

North East Scotland M5	Highlands & Islands M6
Everlast Waterproofing	Everlast Waterproofing
Hugh L S McConnell	Faskin Group
M&J Group	M&J Group
MAC Roofing	MAC Roofing

East Scotland M7	West Central Scotland M8	Southern Scotland M9
Everlast Waterproofing	Hugh L S McConnell	Everlast Waterproofing
Hugh L S McConnell	M&J Group	Hugh L S McConnell
M&J Group	--	M&J Group

Regional Areas:

- M5 – North Eastern Scotland
- M6 – Highlands & Islands
- M7 – Eastern Scotland
- M8 – West Central Scotland
- M9 – Southern Scotland



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

SPA 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 SPA will work with partners 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%

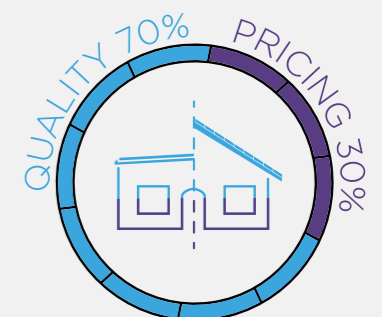
Price 30%

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

SPA is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Over 100 publicly funded organisations throughout Scotland use SPA 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.scottishprocurement.scot/who-we-work-with/

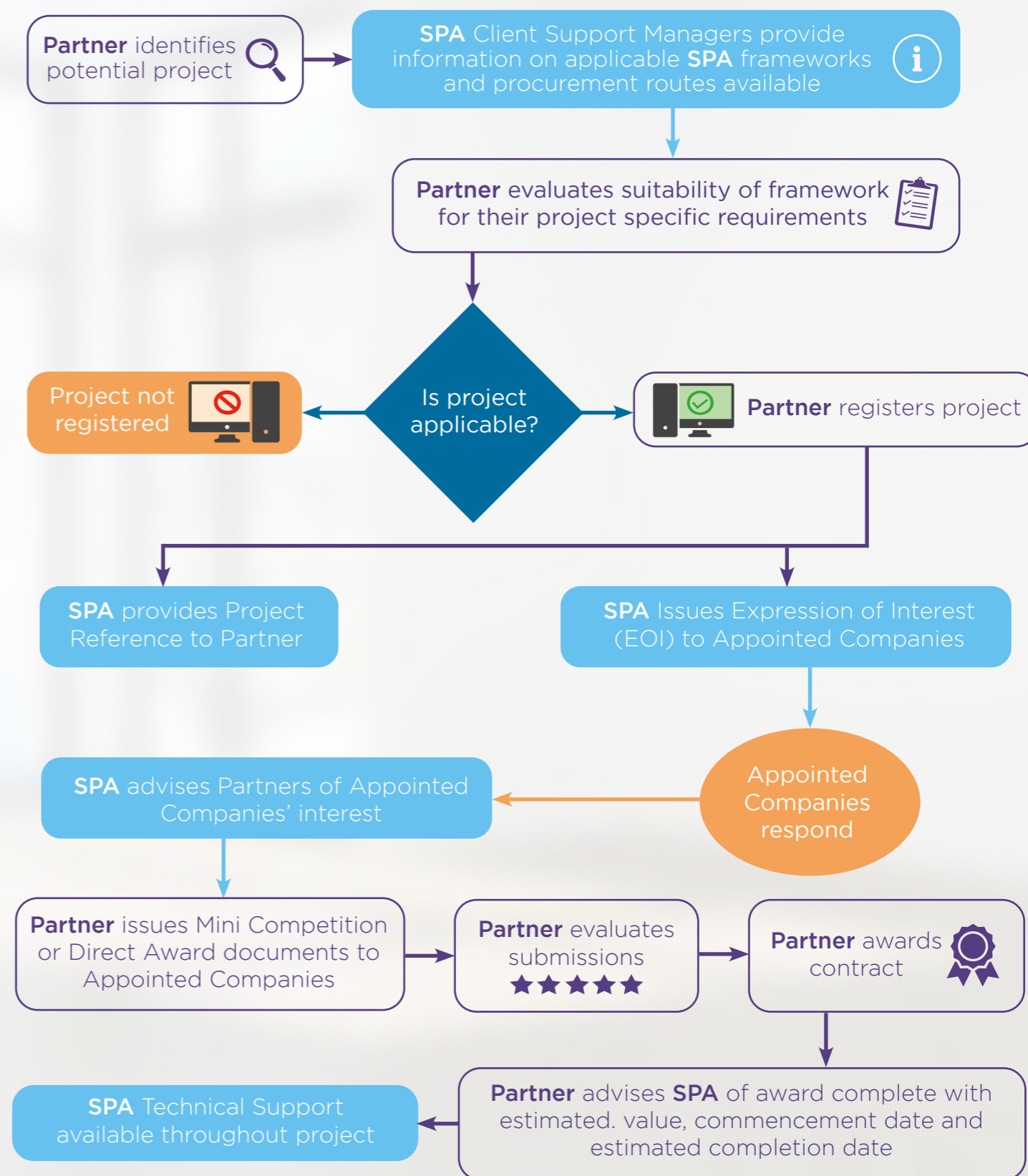
Accessing the Framework

Companies appointed to SPA frameworks are required to pay a small percentage ('the levy' of the total value of every invoice submitted to partners and to submit quotations to partners that are inclusive of the levy. As a not-for-profit organisation, SPA returns surplus levy income to our partners 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 and quoting discount code reference: LHCFAC2516102017.

THE PROCESS OF USING OUR FRAMEWORK





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In association with:

LHC

PROCUREMENT GROUP