

Roofing Systems and Associated Works

14TH OCTOBER 2025 – 13TH OCTOBER 2029

RS5 Framework Guide



SPA provides compliant procurement solutions and DPS', which can be used by any organisation that is fully publicly, or partially, publicly funded to procure any works, products or services for consultancy, compliance, refurbishment and modernisation, energy efficiency and development projects.

SPA have over 130 partners in Scotland comprising of Local Authorities, social landlords and other public sector bodies including NHS and education sector.

All SPA frameworks have been established in strict compliance with The Public Contracts (Scotland) Regulations 2015.

Gold Standard Excellence

LHCPG is proud to create frameworks that meet – and exceed – the Constructing Excellence Gold Standard verification. We are one of only six UK framework providers to have our frameworks verified, and the only one to implement the standard nationwide across five regions.

We prioritise early engagement and collaboration, bringing specialist suppliers and public sector bodies together to design frameworks that deliver the best outcomes for clients, communities, and housing associations.



Scottish Procurement Alliance (SPA)

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

WHY HAS THIS FRAMEWORK BEEN DEVELOPED?

The Roofing Systems and Associated Works (RS5) Framework allows public sector clients to source pre-approved contractors and manufacturers for the design, installation, and associated works of traditional and modern roofing systems, including flat, pitched, profiled, and biodiverse roofs.

Developed following extensive pre-tender engagement, RS5 delivers:

- Complete roofing solutions that meet client needs
- High standards for health, safety, and environmental responsibility
- Products and systems that reduce carbon emissions and improve energy efficiency

Scope and Workstreams

RS5 covers five key workstreams:

1

Traditional
Flat Roofing

2

Liquid
Flat Roofing

3

Profiled
Metal Roofing

4

Pitched
Roofing

5

Mixed
Roofing

Applicable to all public sector refurbishment, retrofit, and new build projects - including **residential, schools, colleges, universities, NHS, and other public buildings**.

Key benefits at a glance:

- ✓ Access to **high-quality contractors** with flexible delivery options
- ✓ Variety of roofing manufacturers to **meet project-specific** needs
- ✓ Complete solutions for **waterproofing and durability**
- ✓ Support for **grant-funded projects** with direct award options
- ✓ Drive towards **industry quality standards**, supplier development, and training
- ✓ Environmentally responsible products with lower carbon impact and **biodiverse roofing options**

Contractor Credentials

All RS5 contractors are pre-approved and hold:

- ISO 14001 – Environmental Management
- ISO 9001 – Quality Management
- ISO 45001 – Health and Safety

Framework Duration

- Term: 14th October 2025 – 13th October 2029
- Projects can continue beyond framework expiry if awarded prior to 12th October 2029, maximising partnership potential through the framework.

ABOUT THIS FRAMEWORK

SOCIAL VALUE COMMITMENTS



“What sets RS5 apart is its built-in flexibility. Whether clients are delivering complex roofing projects, responding to urgent needs, or incorporating energy efficiency upgrades alongside asset work, the framework supports direct award options - particularly valuable for grant-funded initiatives where time is critical.”

Graham Collie, Director of Innovation
at LHC Procurement Group

The RS5 framework and social value commitments

RS5 is designed to create measurable social value through all projects delivered under the framework. We work with contractors and clients to identify, deliver, and measure positive impacts across communities and the environment.

We leverage our not-for-profit status to deliver measurable benefits to local communities.

Our frameworks stand out by embedding social value at every stage, in line with our vision of “Improving Lives and Places.”

Monitoring and Reporting

All appointed contractors are expected to collaborate with us to monitor and report social value outcomes, ensuring projects deliver:

- Positive impacts on individual wellbeing and social mobility
- Environmentally responsible solutions
- Opportunities for training, apprenticeships, and community engagement



The highlighted segments show the key social value impact areas that RS5 aims to deliver.

Individual wellbeing ►

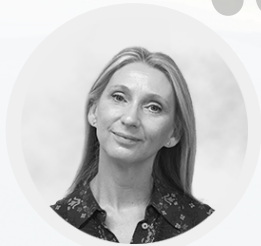
- Health
- Feeling safe & secure

Planet and environment ►

- Carbon neutral business activities
- Improving local environment

Social mobility ►

- Affordability
- Training
- Apprenticeships



“Our frameworks are designed to deliver more than operational solutions. By working closely with clients and suppliers, we have generated significant social value while creating measurable, positive impacts for local communities and the environment.”

George Stevens, Director of Communities
at LHC Procurement Group

ABOUT THIS FRAMEWORK

WORKSTREAMS

Workstream 1
Traditional Flat Roofing

Scope: Refurbishment, replacement, and new build of built-up, torch-on, cold-applied felt, single-ply bitumen membrane, and hot-melt roofing systems.

Why it matters: Provides durable, cost-effective solutions for flat roofs across public sector buildings. Ensures waterproofing, longevity, and compliance with modern safety and environmental standards. Supports energy efficiency upgrades where applicable.

Workstream 2
Liquid Flat Roofing

Scope: Refurbishment, replacement, and new build of cold-applied, hot-applied, polyurethane-based, polymeric, and reinforced liquid membrane roofing systems.

Why it matters: Ideal for complex or irregular roof structures, providing seamless waterproofing and extended roof lifespan. Supports energy efficiency upgrades where applicable.

Workstream 3
Profiled Metal Roofing

Scope: Refurbishment, replacement, and new build of standing seam, composite panel, built-up, corrugated, and secret-fix metal roofing systems.

Why it matters: Offers lightweight, durable, and environmentally responsible solutions suitable for both new builds and retrofit projects. Supports energy efficiency upgrades where applicable.

Workstream 4
Pitched Roofing

Scope: Design, supply, and installation of traditional pitched roof coverings including plain tile, interlocking tile, slate, concrete tile, and profiled metal sheet systems.

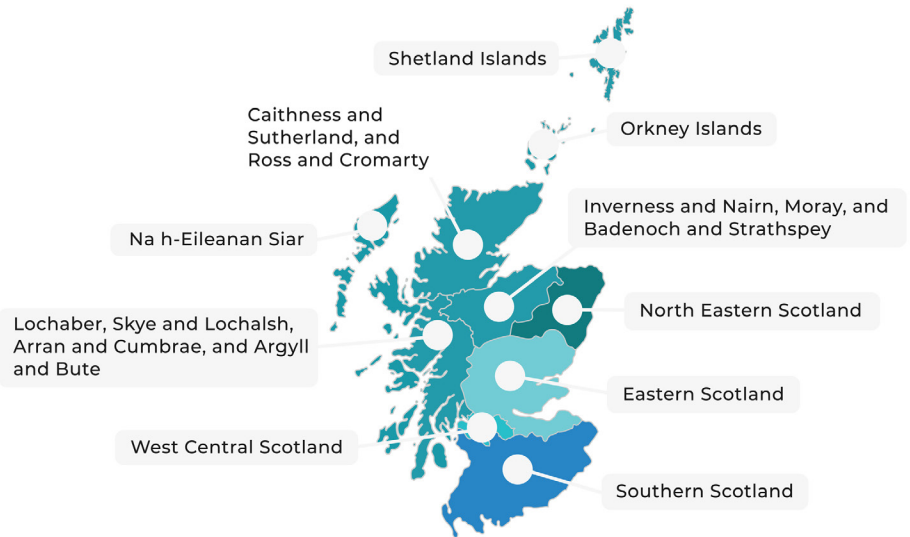
Why it matters: Ensures aesthetic, durable, and energy-efficient solutions for pitched roofs across public sector assets.

Workstream 5
Mixed Roofing

Scope: Integrated solutions combining flat and pitched roofing systems. Ensures seamless execution, quality assurance, and compliance across multiple roofing types.

Why it matters: Provides a one-stop solution for projects requiring multiple roofing types, improving efficiency, quality, and cost-effectiveness.

Appointed Companies
Full list of appointed companies can be viewed on our website, or scan the QR Code below:



EVALUATION

WEIGHTING, ACCREDITATION AND CERTIFICATIONS

A single stage open tender process was used as set out within the Public Contract (Scotland) Regulations 2015.

Quality Weighting 70%

General Technical Capability Questions 50%

Emphasis on factors such as previous experience, case studies, and scenarios

Regional Capability Questions 20%

Focus on regional capability, including the social value and community benefits a bidder can offer.

Evaluations were carried out by regional teams.

Price Weighting 30%

A full breakdown of the price weighting is lot dependent, but is typically split between

Schedule of Rate (installation) 20%

Day Rates and Overheads & Profits and prelims 10%

Contact your regional team for full breakdown of price weighting

70%
Quality

30%
Price

Accreditations and Certifications

In order to be considered eligible for this Framework, Appointed Companies were required to evidence that they had the relevant health and safety, environmental, equality and quality systems as listed below:

Compliance with Equality Act 2010

Confirmatory statements demonstrating compliance with the Equality Act 2010 and adherence to promoting equality and diversity within their company.

Environmental Management*

Compliance with BS EN ISO 14001

Health and Safety*

Compliance with BS EN ISO 45001

Lot Specific Accreditations / Certification

Where applicable evidence of the relevant accreditations, certifications, and membership of trade bodies applicable to the lot they are awarded to was required.

Quality Management*

Compliance with BS EN ISO 9001

*Where certification was not held, Appointed Companies were required to complete the appropriate CAS 91 questions to evidence compliance.

All contractors appointed to the framework are required to hold the following certifications:

ISO 14001

Environmental management

ISO 9001

Quality Management system

ISO 45001

Health and Safety

Insurance Requirements

Throughout the duration of the framework Appointed Companies are required to have the minimum levels of insurance as set out in the table:

The proposed insurance and minimum turnover requirements are set out on the right.

RS5(C) Contractors

Minimum Turnover Requirement £500k

Employers (Compulsory) Liability Insurance £5m

Public Liability Insurance £2m

Professional Indemnity Insurance £1m

Product Liability Insurance N/A



Financial Stability Assessment

Appointed Companies were assessed on their financial stability based on a range of financial information including post-tax profit, current liabilities and verified credit scoring via Creditsafe. The results of these checks were assessed on a pass/fail.

CALL-OFF AWARD OPTIONS

THE FRAMEWORK ALLOWS PARTNERS 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 partner.

When calling off projects, partners 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.

THIS FRAMEWORK IS INCLUDED WITHIN OUR CALL-OFF SERVICE.

The SPA Call-off Service is available free of charge to partners. Our team conduct the call-off mini competition while delivering best practice guidance and continuous support throughout the process.

ELIGIBILITY

SPA is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Over 130 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:

- Scottish Registered Social Landlords (RSL's)
 - Registered Tenants Organisations (RTOs)
 - Local Authorities
 - Subsidiaries, Joint-Venture Companies and Arm's Length Management Organisations (ALMOs)
 - NHS Scotland Boards
- Universities and Further Education Establishments
 - Police Scotland
 - Scottish Fire and Rescue Service
 - Registered Charities
 - Other Public Bodies

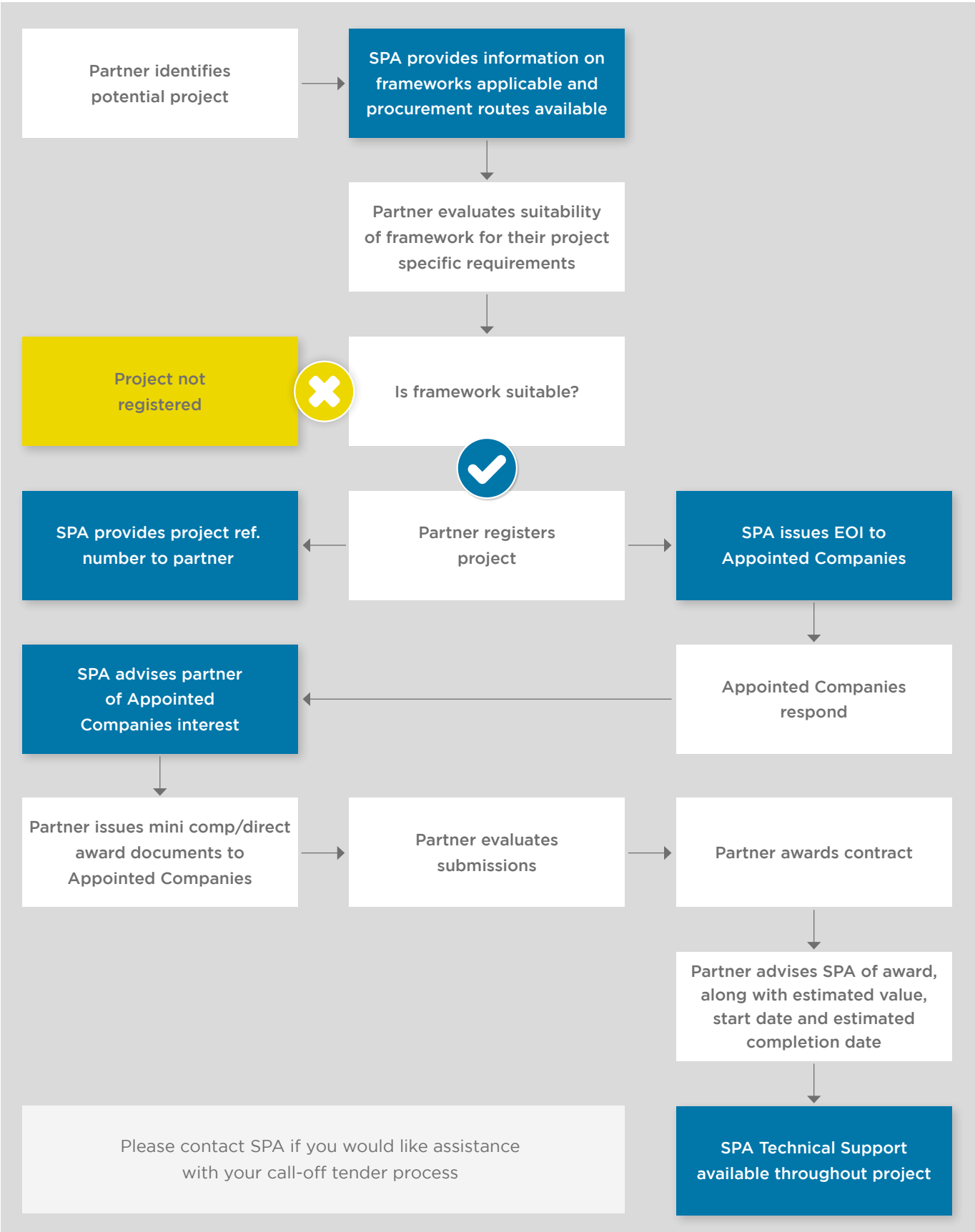
Details of those contracting authorities identified are listed at:
www.scottishprocurement.scot/who-we-work-with/

GENERAL TERMS AND CONDITIONS

LHCPG uses the FAC-1 standard form of contract to manage our frameworks. The LHCPG 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 LHCPG 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: LHCFA2516102017.

THE PROCESS OF USING OUR FRAMEWORK





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