

The background of the page is a close-up, high-angle shot of a pitched roof covered in dark grey or black interlocking tiles. The tiles are arranged in a repeating pattern of ridges and valleys, creating a strong sense of depth and texture. The lighting is soft, highlighting the curves of the tiles.

# **A framework guide for Pitched Roofing (PR3)**



## Introducing the SPA

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The Scottish Procurement Alliance (SPA) is a new approach for procurement in Scotland, created for organisations that buy products and services for the construction, refurbishment and maintenance of social housing and public buildings. It is backed by LHC, one of the leading and most respected procurement companies in the UK.

The SPA results from discussions with LHC members in Scotland who saw the huge potential of having a centre of excellence for procurement focusing on construction and refurbishment, while addressing Scottish needs, standards and aspirations.

Its formation is timely, coinciding as it does with the new procurement regulation in Scotland that became operational from March 2016 and places additional requirements on organisations involved in procurement using public funds. The significant new requirements are as follows:

- All spends of above £50,000 (for supply and services) and £2,000,000 (for works), must be compliant with the new regulation
- The specific social value and community benefit of each spend over this threshold must be stated
- Each organisation must publish a procurement strategy report showing how local needs have been met (a requirement from 31st December 2016)\*

The SPA is a hub of knowledge and insight for its partners. Working in partnership together to develop Scottish best practice, social value from procurement and positive outcomes for Scottish communities.

\*Correct at the time of print

## What makes the SPA different?

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SPA is set to change the landscape of procurement in Scotland, bringing significant benefits to partners and the communities they serve.

Our vision is to be the recognised centre of excellence for procurement in Scotland, successful at ensuring every pound spent on the construction and refurbishment of public buildings and social housing adds to the quality of life enjoyed by the Scottish communities we serve.

### Active partnerships

Every partner can contribute to the frameworks SPA creates. They can ensure the requirements and specifications meet the needs of local communities and Scottish quality, price and value standards.

### Better procurement

The sharing of knowledge will drive both the precision and usability of frameworks, while at the same time enabling each partner to grow their insights into better procurement for social housing and public buildings, and develop effective strategies that meet regulatory requirements.

### Generating a collective fund

By using SPA frameworks for purchasing, partners within the alliance who spend over a specified threshold will receive a rebate which they can choose to contribute to The SPA Collective Fund for investment in community projects for shared benefit. Alternatively, some or the entire rebate can be returned to the individual partner to support their own sustainable procurement strategy.

### Backed by LHC

With a history that extends back half a century, LHC is one of the most experienced and respected providers of procurement frameworks in the construction sector. As a not-for-profit organisation it shares an ethos with the clients it supports with procurements services.

LHC will produce, house and manage the frameworks initiated by SPA partners, giving direct access to a tried and tested system that ensures compliance, quality and best value for clients, at the same time as enabling frameworks entirely shaped for Scottish requirements.

### Free membership

Joining the SPA is free for any organisation that is fully or part publicly funded. The membership application form can be downloaded here:

[WWW.SCOTTISHPROCUREMENT.SCOT/SIGNMEUP](http://WWW.SCOTTISHPROCUREMENT.SCOT/SIGNMEUP)



# About this framework

The SPA framework for Pitched Roofing is available to all local authorities, housing associations and other public sector bodies in Scotland.

This framework provides the supply and installation of pitched roof coverings by specialist roofing contractors, including roof repairs, structural repairs and other pitched roofing works with a supported design service.

This OJEU compliant framework offers:

- The removal of existing roof covering including survey and design services
- Supply and installation of various pitched roof covering systems and associated components
- Roof covering systems including concrete, clay roof tiles, slates and underlay (including battens) and profiled sheet roof covering
- General scaffolding design and erection as per the building type
- Optional works include flat to pitch conversions and associated building works

This framework has been established in strict compliance with the Scottish public sector procurement rules for use by publicly funded organisations in Scotland as detailed in the SPA buyer profile ([www.scottishprocurement.scot/buyerprofile](http://www.scottishprocurement.scot/buyerprofile))

Contract notices were issued by LHC on behalf of the Scottish Procurement Alliance (SPA), and are specified below:

2016/S 028-044651 – Scotland

# The framework in action

As well as providing compliance, quality and best value to partners, the SPA framework for Pitched Roofing supports a streamlined process from the award of a contract (call-off) to completion of a project.

## Competitive market prices

Prices in place at call-off stage maintain best value as established in the evaluation stage

## Quick and efficient procurement

Speedy access to SPA framework suppliers and the options of a mini-competition or direct award to enable the final selection of a supplier(s) for a project

## Instant access to project data

Continuous access to information throughout the procurement process through the suppliers' on-line portal

## Delivery periods guarantee

Guaranteed delivery periods that ensure services and works are delivered to meet work schedules

## Advice on design and regulatory compliance

Guidance on interpretation and conformity to all statutory regulations and planning requirements

## Service levels guarantee

Guaranteed service levels from inquiry to supply, providing peace of mind that services and works will be conducted effectively

## High quality standards

Standards of quality maintained throughout projects through monitoring in accordance with the ISO 9001 Quality Management System

## Quick project starts

Enabled by pre-tendered procurement that reduces the cost and time input by publicly funded organisations



# About this tender

Interested suppliers were invited to complete a pre-qualification questionnaire, prepared and formatted in accordance with PAS 91:2013 ‘Construction pre-qualification questionnaires’, before inviting selected companies to complete an ITT and Offer Document.

## Stage 1: Selection criteria

- Financial standing
- Compliance with EU/UK legislation
- Applicant’s organisation
- Quality management
- Sustainability and social inclusion
- Equal opportunities and diversity
- Health and safety
- Financial status and insurances
- Responses to questions using case studies to demonstrate capability, skills, experience and resources to deliver and maintain the high level of quality required by SPA for the delivery of works and installations

## Stage 2: Invitation to tender

The companies that scored sufficient marks in the PQQ were invited to complete an offer document (invitation to tender).

The offer document provided detailed service and product specifications and sought a response from companies on their conformity to these requirements.



# From suitability to call-off contract

The diagram below shows the process a framework supplier completes in order to service the needs of SPA partners. It also highlights the support our partners receive.





SPA framework  
suppliers have  
passed a rigorous  
evaluation process  
in order to serve  
the needs of our  
partners

## Award weighting criteria

The evaluation process comprised of four elements: pricing, service quality, service capability and quality of submission. Award weighting criteria are established on each individual framework and can be flexed to a partner's individual needs. Full evaluation report is available upon request.



### The service capability and service quality element consisted of:

- Survey, assessments, design and proposals (all call-off contracts)
- Project inception, survey, design, administration, removal, installation and completion services (procedures and processes that companies intend to employ)
- Pitched roof installation (full scope)
- Flat to pitch design, supply and installation included list of approved system manufacturers (including AMPs)
- Photovoltaics including integrated and bolt on system design and installation (including AMPs)
- Full scaffold breakdown schedules including towers, putlogs, hoists and climbers (including AMPs)



Framework details

Our Pitched Roofing framework is designed to allow local and nationwide servicing specialist roofing contractors to install a high level specification roofing system, while offering our partners competitive prices. The scope and structure of the framework includes:

Essential Works:

- **Service** - the removal of existing roof coverings, survey and design. Chosen manufacturer system products and design supported guarantees.
- **Supply and installation** - pitched roof covering systems and associated components, supplied and supported by the chosen manufacturer and installation works by the chosen installer.
- **Roof covering systems** – concrete, clay roof tiles, slates and underlay, (including battens), fall within the scope of BS requirements. Profiled sheet roof covering falls under BBA.
- **Scaffolding** – general scaffolding design and erection as per the building type.

Optional Works:

- **Flat to pitch** - conversions and associated specialised building works (including calculations, design and guarantees). Although this was an optional choice for companies to include within the tender returns, a full list of prices (Approved Maximum Prices – AMPs) are available with a list of specialist flat to pitch companies.
- **Associated roofing works** - general building items include:
  - Rainwater goods
  - Soffits and fascia boards
  - Timber repairs
  - PVC-U cover trims and boarding
  - Loft insulation
  - Renewable Energy Technologies (i.e.solar photovoltaic panels)
  - Liquid parapet guttering systems

The following suite range is included with product manufacture guarantees:

**Concrete tiles - interlocking or double lapped**  
A minimum of 30 years durability in accordance with BS EN 490.

**Clay tiles - interlocking or double-lapped**  
A minimum of 30 years durability in accordance with BS EN 1304.

**Resin slates - interlocking**  
A minimum of 30 years durability in accordance with third party certification from BBA or equivalent UKAS / EA - accredited certification body.

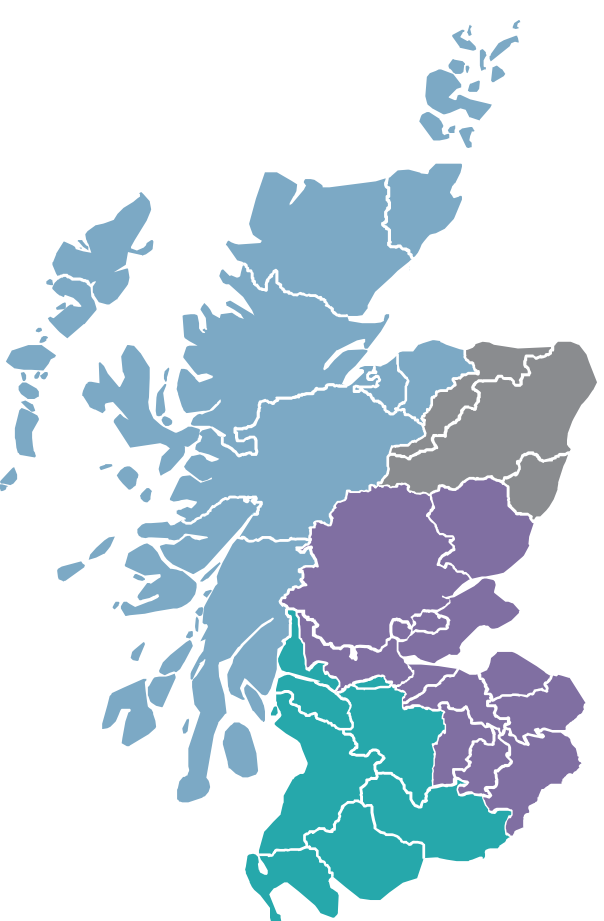
**Natural Slates**  
A minimum of 30 years durability in accordance with BS EN 12326-1. Associated roof components include dry fix systems including product manufacturer design guarantees in line with BS 5534.

SPA approved framework suppliers

	South West Scotland		East Scotland		North East Scotland		Highlands	
	Value 1	Value 2	Value 1	Value 2	Value 1	Value 2	Value 1	Value 2
A.C. Whyte & Co Ltd		✓		✓		✓		✓
Avonside Roofing Ltd		✓		✓		✓		
Contract Building Services Ltd	✓							
Graham Roofing (Scotland) Ltd		✓		✓		✓		✓
JR Scaffold Services Ltd	✓		✓		✓			
Keepmoat Regeneration Ltd		✓		✓				
M & J Group Ltd		✓		✓		✓		✓
Robertson Construction Group Ltd			✓		✓			
Skyform (Scotland) Ltd	✓		✓		✓			

Value Band 1  
£3,000 - £250,000

Value Band 2  
Above £250,000



- South West Scotland
- East Scotland
- North East Scotland
- Highlands



### **Framework for Pitched Roofing:**

Works separated into:  
Value 1: £3,000 - £250,000  
Value 2: Above £250,000

This framework is valid until 30th June 2021

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**[WWW.SCOTTISHPROCUREMENT.SCOT](http://WWW.SCOTTISHPROCUREMENT.SCOT)**