



LONDON AND  
SOUTH EAST  
PROCUREMENT

# ROOFING SYSTEMS AND ASSOCIATED WORKS

1ST JUNE 2021 - 31ST MAY 2025



RS4 FRAMEWORK GUIDE

Trusted procurement for  
better buildings and homes

[LSE.LHCPROCURE.ORG.UK](https://lse.lhcprocure.org.uk)



# ABOUT THIS FRAMEWORK

This LHC 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



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

### TRADITIONAL PITCHED ROOFING SYSTEMS



### MIXED ROOFING PROJECTS COMPRISING A COMBINATION OF THE ABOVE



LHC procures frameworks, in accordance with The Public Contracts Regulations 2015, which can be used by local authorities, social landlords and other public sector bodies to procure works, products and services for the construction, refurbishment and maintenance of social housing, schools and public buildings.

Established in 1966, LHC are acknowledged as one of the most experienced and respected providers of procurement frameworks in the construction sector.

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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 three regional lots for flat roofing and nine different suppliers in one workstream and across three 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.

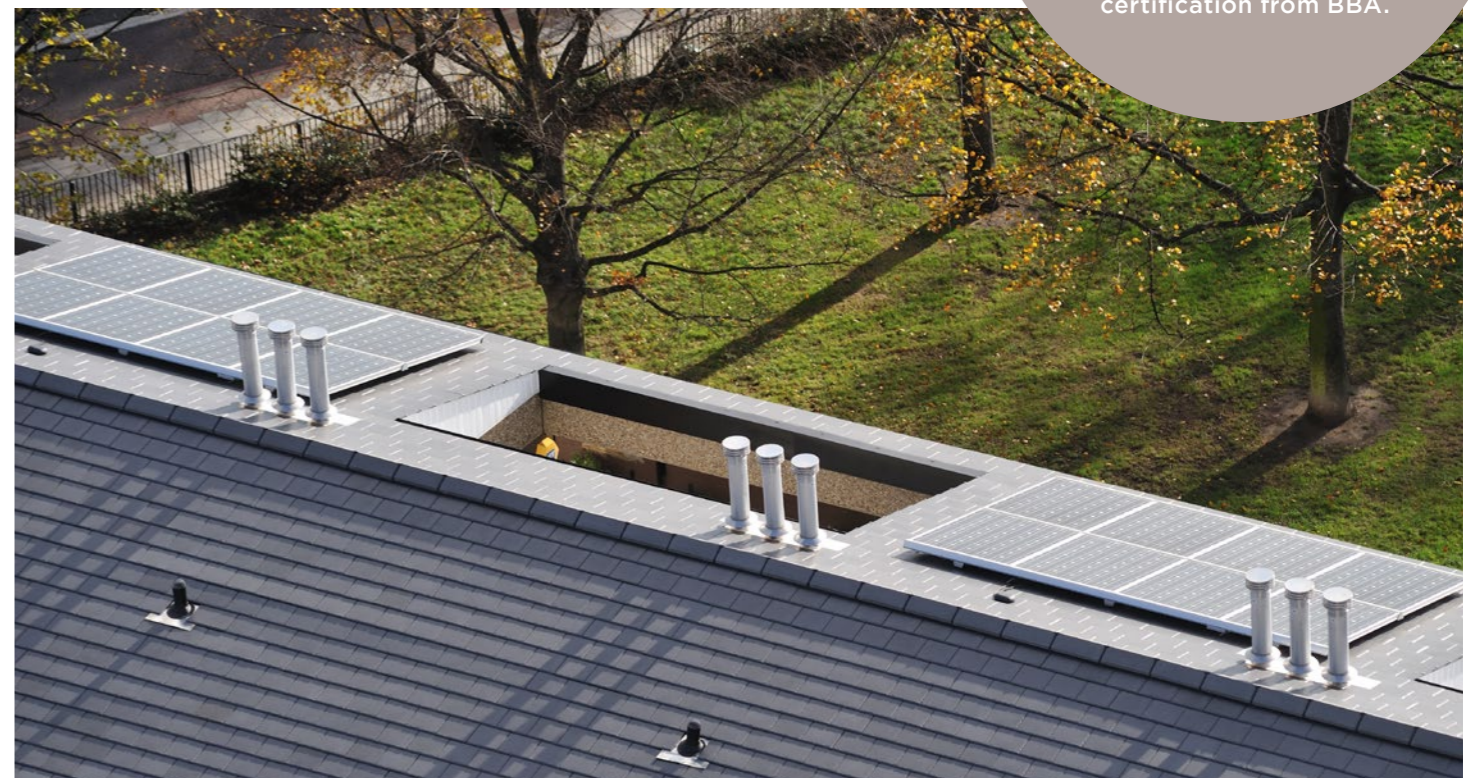


### Guarantees

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	London - I	South East England - J	East of England - H
	Cambridge Flat Roofing	Cambridge Flat Roofing	Cambridge Flat Roofing
	Central Roofing	Central Roofing	Central Roofing
	Heartfelt Roofing	Heartfelt Roofing	Heartfelt Roofing
	Higham Flat Roofing	Higham Flat Roofing	Higham Flat Roofing
	M&J Group	M&J Group	M & J Group
	MAC Roofing	MAC Roofing	MAC Roofing
	Acclaim Contracts	Acclaim Contracts	Acclaim Contracts
	Breyer Group	Accurate Roofing	Accurate Roofing
	CWG Group	Breyer Group	Breyer Group
	Highview Roofing	Highview Roofing	Cambridge Flat Roofing
	Inspire Contract Services	Inspire Contract Services	CWG Group
	Russell Trew	Opus Waterproofing Solutions	Thameside Roofing
	Acclaim Contracts	Acclaim Contracts	Acclaim Contracts
	Amber Construction Services	Amber Construction Services	Amber Construction Services
	Kingsley Roofing (London)	Kingsley Roofing (London)	M&J Group
	M&J Group	M&J Group	NRA Roofing
	Russell Trew	Russell Trew	Russell Trew
	Stoic Roofing	Stoic Roofing	Stoic Roofing
	Acclaim Contracts	Breyer Group	Acclaim Contracts
	Amber Construction Services	CWG Group	Ashe Roofing
	Ashe Roofing	Ice Roofing & Cladding	Breyer Group
	Breyer Group	Opus Waterproofing Solutions	CWG Group
	CWG Group	Premier Roofing And Construction	Thameside Roofing
	Opus Waterproofing Solutions	R. Benson Property Maintenance	Tower Asphalt
	Acclaim Contracts	Acclaim Contracts	Acclaim Contracts
	Ashe Roofing	Ashe Roofing	Ashe Roofing
	G. Baker Roofing	G. Baker Roofing	G. Baker Roofing
	NRA Roofing	NRA Roofing	NRA Roofing
	Russell Trew	Russell Trew	Russell Trew
	Stoic Roofing	Stoic Roofing	Stoic Roofing

# WS2 APPOINTED COMPANIES LIQUID FLAT ROOFING

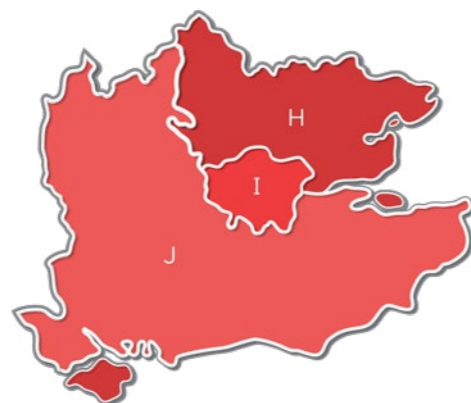
System Supplier	London - I	South East England - J	East of England - H
	Cambridge Flat Roofing	Cambridge Flat Roofing	Cambridge Flat Roofing
	Central Roofing	Central Roofing	Central Roofing
	Heartfelt Roofing	Heartfelt Roofing	Heartfelt Roofing
	Higham Flat Roofing	Higham Flat Roofing	Higham Flat Roofing
	M&J Group	M&J Group	M&J Group
	MAC Roofing	MAC Roofing	MAC Roofing
	Acclaim Contracts	Acclaim Contracts	Acclaim Contracts
	Breyer Group	Accurate Roofing	Accurate Roofing
	CWG Group	Breyer Group	Breyer Group
	Highview Roofing	Inspire Contract Services	Cambridge Flat Roofing
	Inspire Contract Services	Opus Waterproofing Solutions	CWG Group
	Russell Trew	U.K. Gunite	Thameside Roofing
	Acclaim Contracts	Acclaim Contracts	Acclaim Contracts
	Amber Construction Services	Amber Construction Services	Amber Construction Services
	Kingsley Roofing (London)	Kingsley Roofing (London)	M&J Group
	M&J Group	M&J Group	NRA Roofing
	Russell Trew	Russell Trew	Russell Trew
	Stoic Roofing	Stoic Roofing	Stoic Roofing
	Amber Construction Services	Breyer Group	Acclaim Contracts
	Breyer Group	CWG Group	Breyer Group
	CWG Group	Heartfelt Roofing	Cambridge Flat Roofing
	Heartfelt Roofing	Ice Roofing & Cladding	CWG Group
	Opus Waterproofing Solutions	Opus Waterproofing Solutions	Premier Roofing And Construction
	Thameside Roofing	Topek Southern	Tower Asphalt
	Aj Lucas Roofing Contractors	Aj Lucas Roofing Contractors	Aj Lucas Roofing Contractors
	Breyer Group	Breyer Group	Breyer Group
	Durable Contracts Roofing	Durable Contracts Roofing	Durable Contracts Roofing
	E. J. Roberts Roofing	E. J. Roberts Roofing	E. J. Roberts Roofing
	Kingsley Roofing (London)	Kingsley Roofing (London)	Kingsley Roofing (London)
	Opus Waterproofing Solutions	Opus Waterproofing Solutions	Opus Waterproofing Solutions

# WS3 APPOINTED COMPANIES PROFILED METAL ROOFING

System Supplier	London - I	South East England - J	East of England - H
	Cambridge Flat Roofing	Cambridge Flat Roofing	Cambridge Flat Roofing
	Central Roofing	Central Roofing	Central Roofing
	Heartfelt Roofing	Heartfelt Roofing	Heartfelt Roofing
	Higham Flat Roofing	Higham Flat Roofing	Higham Flat Roofing
	M&J Group	M&J Group	M&J Group
	MAC Roofing	MAC Roofing	MAC Roofing
	Art Contracts	Art Contracts	Art Contracts
	Attleys Roofing	Attleys Roofing	Attleys Roofing
	Breyer Group	Breyer Group	Breyer Group
	Highview Roofing	Highview Roofing	Highview Roofing
	Maguire Bros	Maguire Bros	Maguire Bros
	Regent Maintenance	Regent Maintenance	Regent Maintenance
	Amber Construction Services	Amber Construction Services	Amber Construction Services
	Kingsley Roofing (London)	Kingsley Roofing (London)	M&J Group
	M&J Group	M&J Group	NRA Roofing
	NRA Roofing	NRA Roofing	Russell Trew
	Russell Trew	Russell Trew	Stoic Roofing
	Stoic Roofing	Stoic Roofing	
	Amber Construction Services	Amber Construction Services	Amber Construction Services
	Breyer Group	Breyer Group	Breyer Group
	Cambridge Flat Roofing	Cambridge Flat Roofing	Cambridge Flat Roofing
	Central Roofing	Central Roofing	Central Roofing
	Everlast Waterproofing	Everlast Waterproofing	Everlast Waterproofing
	Milestone Contracting	Milestone Contracting	Milestone Contracting

Regional Areas:

- I - London
- J - South East England
- H - East of England



# WS4 APPOINTED COMPANIES PITCHED ROOFING

Inner London West - I3		Inner London East - I4	
Abbeymill Homes		Abbeymill Homes	
Amber Construction Services		Amber Construction Services	
Axis Europe Plc		Axis Europe Plc	
Breyer Group		Breyer Group	
Hugh L S McConnell		Hugh L S McConnell	
R Benson Property Maintenance		R Benson Property Maintenance	
Outer London - East and North East - I5	Outer London - South - I6	Outer London - West and North West - I7	
Abbeymill Homes	Abbeymill Homes	Abbeymill Homes	
Amber Construction Services	Amber Construction Services	Amber Construction Services	
Axis Europe Plc	Axis Europe Plc	Axis Europe Plc	
Breyer Group	Breyer Group	Breyer Group	
Hugh L S McConnell	Hugh L S McConnell	Hugh L S McConnell	
R Benson Property Maintenance	R Benson Property Maintenance	R Benson Property Maintenance	
Berkshire, Buckinghamshire and Oxfordshire - J1	Surrey East & West Sussex - J2	Hampshire & Isle of Wight - J3	
Abbeymill Homes	Abbeymill Homes	Abbeymill Homes	
Amber Construction Services	Axis Europe Plc	Axis Europe Plc	
Axis Europe Plc	Breyer Group	Breyer Group	
Breyer Group	Hugh L S McConnell	Hugh L S McConnell	
Hugh L S McConnell	M & J Group	M & J Group	
R Benson Property Maintenance	R Benson Property Maintenance	Maguire Bros	
Kent - J4	Bedfordshire & Hertfordshire - H2	Essex - H3	
Abbeymill Homes	Abbeymill Homes	Abbeymill Homes	
Amber Construction Services	Amber Construction Services	Amber Construction Services	
Axis Europe Plc	Axis Europe Plc	Axis Europe Plc	
Breyer Group	Breyer Group	Breyer Group	
CWG Group	Hugh L S McConnell	Hugh L S McConnell	
Hugh L S McConnell	R Benson Property Maintenance	R Benson Property Maintenance	

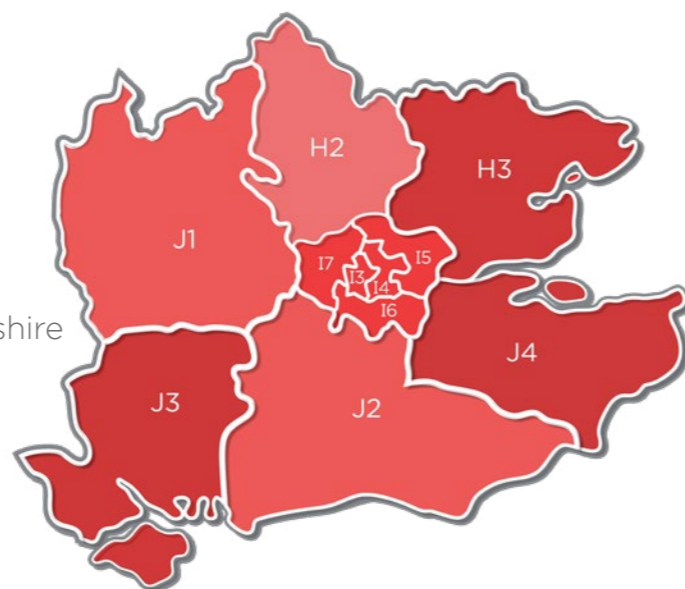
# APPOINTED COMPANIES

## MIXED ROOFING SUPER LOT

Inner London West - I3		Inner London East - I4	
Amber Construction Services		Amber Construction Services	
Breyer Group		Breyer Group	
Outer London - East and North East - I5	Outer London - South - I6	Outer London - West and North West - I7	
Amber Construction Services	Amber Construction Services	Amber Construction Services	
Breyer Group	Breyer Group	Breyer Group	
Berkshire, Buckinghamshire and Oxfordshire - J1	Surrey East & West Sussex - J2	Hampshire & Isle of Wight - J3	
Amber Construction Services	Breyer Group	Breyer Group	
Breyer Group	R Benson Property Maintenance	M&J Group	
R Benson Property Maintenance	M&J Group	Maguire Bros	
Kent - J4	Bedfordshire & Hertfordshire - H2	Essex - H3	
Amber Construction Services	Amber Construction Services	Amber Construction Services	
Breyer Group	Breyer Group	Breyer Group	
CWG Group	R Benson Property Maintenance		

Regional Areas:

- I3 - Inner London West
- I4 - Inner London East
- I5 - Outer London - East and North East
- I6 - Outer London - South
- I7 - West and North West
- J1 - Berkshire, Buckinghamshire and Oxfordshire
- J2 - Surrey East and West Sussex
- J3 - Hampshire and Isle of Wight
- J4 - Kent
- H2 - Bedfordshire & Hertfordshire
- H3 - Essex



# 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.



# EVALUATION CRITERIA

## 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



## LHC Lifetime Values

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

LHC 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 LHC 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%**

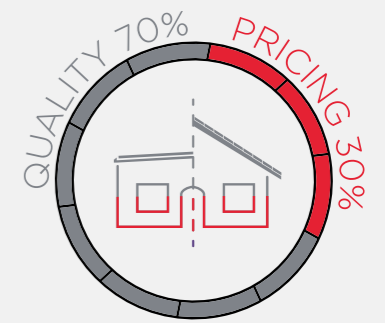
Regional Capability

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  
Scenario Pricing and Regional uplift

**10%**  
**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 a System Supplier 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

LHC is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Over 200 publicly funded organisations throughout England use LHC frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings:

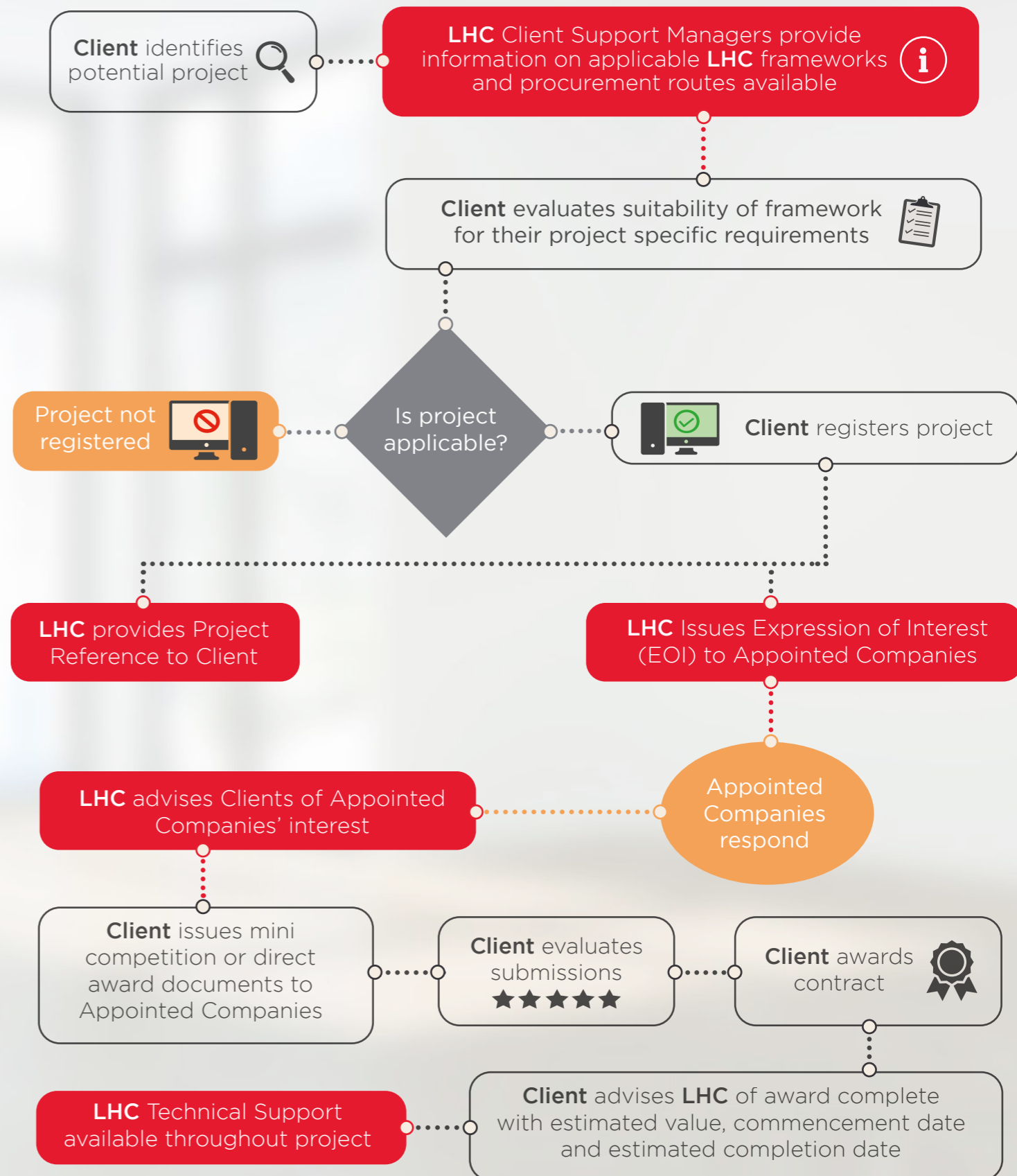
- > Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities.
- > Registered Social Landlords (RSL), Tenant Management Organisations (TMOs) & Arm's Length Management Organisations (ALMOs)
- > Health Authorities, Councils, Boards and Trusts
- > Publicly Funded Schools
- > Universities and Further Education Establishments
- > Colleges
- > Police Forces
- > Fire and Rescue services
- > Registered Charities

Details of those contracting authorities identified are listed at: [lse.lhcprocure.org.uk/who-we-work-with/](http://lse.lhcprocure.org.uk/who-we-work-with/)

## 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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 @lhccprocurement

 [linkedin.com/company/lhc](https://www.linkedin.com/company/lhc)