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PROCUREMENT  
ALLIANCE

# Roofing Systems and Associated Works

14TH OCTOBER 2025 - 13TH OCTOBER 2029



RS5 Framework Guide

Improving lives and places  
through quality procurement solutions

[welshprocurement.cymru](https://welshprocurement.cymru)



WPA provides compliant frameworks and Dynamic Purchasing Systems (DPS) 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. Our vision is to be recognised throughout Wales as a centre of excellence for public sector procurement.

We operate in Wales connecting construction companies, manufacturers and service providers with the needs of our clients. We bring buyers and suppliers together, to build and maintain public property more efficiently and cost effectively, and to benefit local communities.

Our activity is guided by the WPA Committee which is made up of Local Authorities and Housing Associations from across Wales.

## 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.

WPA is backed by LHCPG, a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services in the UK, since 1966. All Contract Notices are issued on behalf of the WPA by LHCPG, who have an in-house team of technical procurement experts that produce and manage the frameworks.

WPA aims to deliver solutions for compliance, quality and best value and provides procurement and technical support and advice throughout the duration of our clients' projects. Any organisation that is publicly or partially publicly funded is eligible to utilise our frameworks.

If you would like any of the content of this brochure translated into Welsh please ask. Os hoffech i unrhyw ran o'r gynnwys y pamffld hwn gyfieithu i'r Gymraeg gofynnwch os gwelwch yn dda.

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.



### Welsh Procurement Alliance (WPA)

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🌐 WPA (Welsh Procurement Alliance)

## WHY HAS THIS FRAMEWORK BEEN DEVELOPED?

**RS5M:** CN 2024/S 000-028876, CAN 2025/S 000-000603

**RS5C:** CN 2025/S 000-006575, CAN 2025/S 000-073316

**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:



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 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.

#### 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.

#### Environmental Management\*

Compliance with BS EN ISO 14001

#### Health and Safety\*

Compliance with BS EN ISO 45001

#### 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, 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

WPA, as part of LHC Procurement Group, is a not-for-profit organisation, governed by public law, and a central purchasing body providing procurement services. Publicly funded organisations throughout the UK currently use LHCPG frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings. The specific classes of public sector organisation authorised to use the framework include:

- Housing Associations and other Registered Social Landlords (RSLs)
- Health Authorities, Councils, Boards and Trusts
- Publicly funded schools
- Universities, colleges and other further education establishments
- Police authorities
- Fire and Rescue services
- Registered charities
- Government departments

- Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities

**NB:** The framework can also be used by other organisations that are either publicly funded or have been given public funds and require a compliant procurement route.

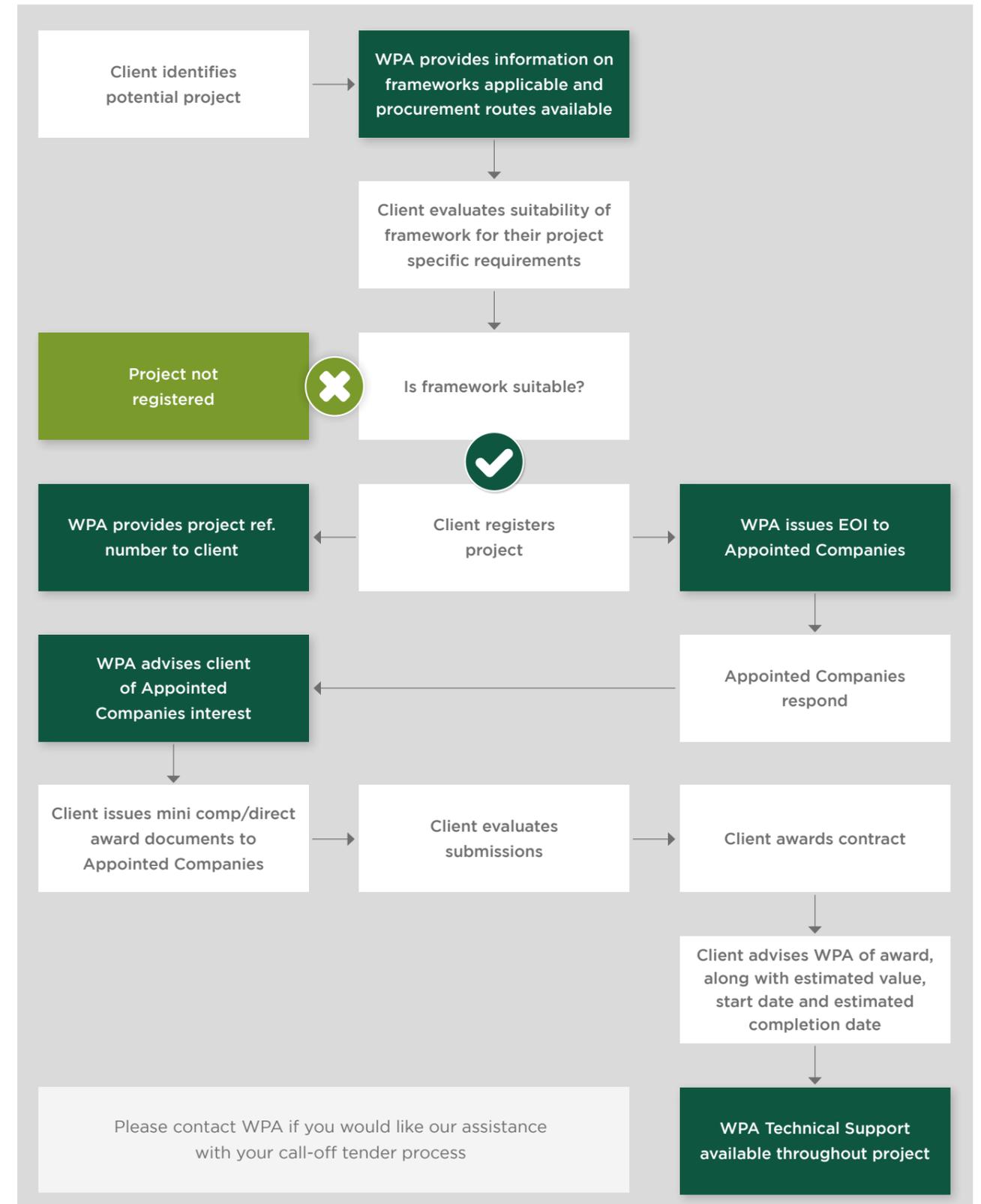
Details of those contracting authorities identified are listed at:  
[www.welshprocurement.cymru/who-we-work-with/](http://www.welshprocurement.cymru/who-we-work-with/)

### 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

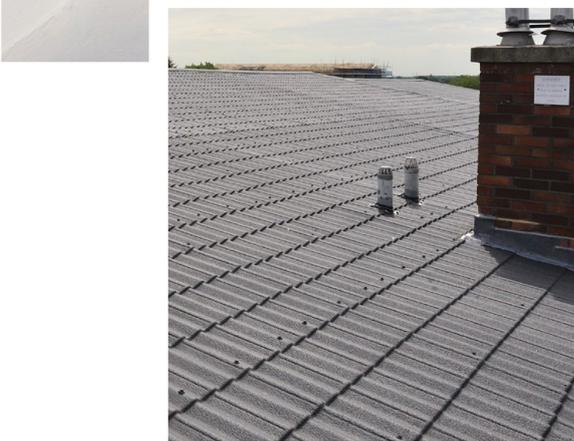
the framework. A free copy of the LHCPG proforma is available upon request. The FAC-1 in standard published form can be purchased at a negotiated rate from ACA, by emailing [office@acarchitects.co.uk](mailto:office@acarchitects.co.uk) and quoting discount code reference: LHCFCAC2516102017.

## THE PROCESS OF USING OUR FRAMEWORK





CYNGHRAIR | WELSH  
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