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Tender

## Supply of Building Materials

Nottingham City Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-003218

Procurement identifier (OCID): ocds-h6vhtk-0551b3 ([view related notices](#))

Published 14 January 2026, 4:11pm

## Scope

## Reference

CPU 7366

## Description

Supply and Delivery of Building Materials - Multi-Lot

Nottingham City Council is establishing a multi-lot Framework Agreement for the supply and delivery of building materials required to maintain its housing stock. The appointed suppliers must provide high-quality materials in accordance with the agreed pricing schedule and specifications.

Scope of Services:

Supply and delivery of building materials, including but not limited to: aggregates, cement, bricks, timber, insulation, plumbing, and electrical components.

Mandatory services include:

Timely delivery to main stores and sites

Merchant counter service

Quality assurance

Compliance with UK building regulations

Framework Details:

The Framework Agreement will cover supply and delivery across Nottingham City Council boundaries.

Up to three suppliers per Lot will be appointed, based on tender evaluation rankings.

Tenderers must offer full service coverage within each Lot, either directly or through a consortium. Partial offers will not be accepted.

Lots:

Lot 1: Timber

Lot 2: Heavy Building Materials

Lot 3: Electrical (including meter boxes)

Lot 4: Plumbing and Gas

Lot 5: Architectural Coatings

Lot 6: Flooring

Lot 7: Ironmongery and Fixings

Lot 8: UPVC Mouldings

Lot 9: Wall Tiles

## **Commercial tool**

Establishes a framework

### **Total value (estimated)**

- £31,400,000 excluding VAT
- £37,680,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 5 May 2026 to 4 May 2030
- 4 years

### **Options**

The right to additional purchases while the contract is valid.

Additional quantities: The option to purchase more goods, the quantity figures provided are indicative annual usage and have been used for evaluation purposes. Call offs will be made as require under the framework agreement.

### **Main procurement category**

Goods

### **Contract locations**

- UKF - East Midlands (England)

### **Not the same for all lots**

CPV classifications are shown in Lot sections, because they are not the same for all lots.

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## **Lot 1. Timber**

### **Description**

Fencing & Miscellaneous Timber

### **Lot value (estimated)**

- £3,110,000 excluding VAT
- £3,732,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 34928200 - Fences
- 34928220 - Fencing components
- 44231000 - Made-up fencing panels

### **Same for all lots**

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Lot 2. Heavy**

### **Description**

Blocks, Kerbs & Slabs Miscellaneous accessories and materials

### **Lot value (estimated)**

- £1,505,000 excluding VAT
- £1,806,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 44111000 - Building materials

### **Same for all lots**

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Lot 3. Electrical (incl meter boxes)**

### **Description**

Electrical accessories with inclusion of meter boxes

### **Lot value (estimated)**

- £6,690,000 excluding VAT
- £8,028,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 31000000 - Electrical machinery, apparatus, equipment and consumables; lighting

### **Same for all lots**

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Lot 4. Plumbing and Gas**

### **Description**

Heating mainstream products, Miscellaneous accessories and materials

### **Lot value (estimated)**

- £14,670,000 excluding VAT
- £17,604,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 42131000 - Taps, cocks and valves
- 44115200 - Plumbing and heating materials
- 44115210 - Plumbing materials

### **Same for all lots**

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Lot 5. Architectural coatings**

### **Description**

Paint, Painting tools - rollers, brushes, Anti-fungal washers, Miscellaneous accessories and materials

### **Lot value (estimated)**

- £695,000 excluding VAT
- £834,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 44111400 - Paints and wallcoverings
- 44113330 - Coating materials
- 44800000 - Paints, varnishes and mastics

## **Same for all lots**

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Lot 6. Flooring**

### **Description**

Vinyl flooring, Miscellaneous accessories and materials

### **Lot value (estimated)**

- £1,000,000 excluding VAT
- £1,200,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 44111700 - Tiles
- 44112210 - Solid flooring

## **Same for all lots**

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Lot 7. Ironmongery and fixings**



## Description

Fasteners, nails, screws, bolts

Locks, latches, Sealants and adhesives, Miscellaneous accessories and materials

## Lot value (estimated)

- £2,500,000 excluding VAT
- £3,000,000 including VAT

Framework lot values may be shared with other lots

## CPV classifications

- 44316000 - Ironmongery
- 44500000 - Tools, locks, keys, hinges, fasteners, chain and springs

## Same for all lots

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## Lot 8. UPVC Mouldings

### Description

Architrave, Capping board, Miscellaneous accessories and materials

### Lot value (estimated)

- £800,000 excluding VAT
- £960,000 including VAT

Framework lot values may be shared with other lots

## **CPV classifications**

- 44220000 - Builders' joinery

## **Same for all lots**

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Lot 9. Wall tiles**

### **Description**

Wall tiles, Adhesive

Spacers and trims

Miscellaneous materials

### **Lot value (estimated)**

- £430,000 excluding VAT
- £516,000 including VAT

Framework lot values may be shared with other lots

## **CPV classifications**

- 24911200 - Adhesives
- 44111700 - Tiles

## **Same for all lots**

Contract locations, contract dates and options are shown in the Scope section, because they are the same for all lots.

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## **Framework**

### **Maximum number of suppliers**

Unlimited

### **Maximum percentage fee charged to suppliers**

0%

### **Framework operation description**

All submitted Framework prices shall remain fixed and firm for the first twelve (12) months from the Framework Commencement Date in respects of all nine ( 9) Lots.

After this period, price adjustments may be considered on an annual basis. Any proposed uplift:

Must be no greater than the percentage change relevant in the BCIS General Building Cost Index (RICS) for the preceding 12-month period, Shall be capped at 2.5% per annum.

The award criteria for this procurement are:

Price 70%

Quality 25%

Social value 5%

Direct Award Procedure

Where the requirement can be fulfilled solely using the rates shown in the Supplier's submitted Pricing Schedule.

Further Competition for Non-Scheduled Items

This processes will be applied post-award on a case-by-case basis, following the agreed Framework procedures.

Mark-Up Procedure (Open-Book Pricing)

This procedure applies only to urgent or low-value non-scheduled items as defined in Part 4: Pricing Schedule in Part 4, Sections 6, 7 and 8.

The declared fixed Percentage Mark-up (OH&P ) will be captured and will be applied.

## **Award method when using the framework**

Either with or without competition

## **Contracting authorities that may use the framework**

Establishing party only

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## **Participation**

## **Particular suitability**

**Lot 1. Timber**

**Lot 2. Heavy**

**Lot 3. Electrical (incl meter boxes)**

**Lot 4. Plumbing and Gas**

**Lot 5. Architectural coatings**

**Lot 6. Flooring**

**Lot 7. Ironmongery and fixings**

**Lot 8. UPVC Mouldings**

**Lot 9. Wall tiles**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Enquiry deadline**

12 February 2026, 12:00pm

### **Tender submission deadline**

19 February 2026, 12:00pm

### **Submission address and any special instructions**

<http://www.eastmidtender.org/>

**Tenders may be submitted electronically**

Yes

**Languages that may be used for submission**

English

**Award decision date (estimated)**

27 April 2026

**Recurring procurement**

Publication date of next tender notice (estimated): 3 December 2029

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**Award criteria**

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Price		Price	70%
Quality	Quality 25% Social value 5%	Quality	30%

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**Other information****Conflicts assessment prepared/revised**

Yes

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## Procedure

### Procedure type

Open procedure

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## Documents

### Associated tender documents

<http://www.eastmidtender.org/>

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## Contracting authority

### Nottingham City Council

- Public Procurement Organisation Number: PZGG-1891-TDCX

Loxley House, Station Street

Nottingham

NG2 3NG

United Kingdom

Email: [procurement@nottinghamcity.gov.uk](mailto:procurement@nottinghamcity.gov.uk)

Website: <http://www.nottinghamcity.gov.uk/>

Region: UKF14 - Nottingham

Organisation type: Public authority - sub-central government