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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

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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 required 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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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

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)

Submission

Enquiry deadline

12 February 2026, 12:00pm

Tender submission deadline

19 February 2026, 12:00pm

Submission address and any special instructions

<http://www.eastmidstender.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

Award criteria

Name	Description	Type	Weighting
Price		Price	70%
Quality	Quality 25% Social value 5%	Quality	30%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

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

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

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

Region: UKF14 - Nottingham

Organisation type: Public authority - sub-central government