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Award

Major Refurbishment of Port Ellen Lighthouse

Northern Lighthouse Board

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-000254

Procurement identifier (OCID): ocds-h6vhtk-05d93a ([view related notices](#))

Published 5 January 2026, 12:05pm

Scope

Reference

ENPR/LPEL/2563

Description

The primary objective of this project is to complete a full refurbishment of Port Ellen Lighthouse to preserve its structural condition, meet current safety standards, and maintain the reliable operation of the Aids to Navigation.

The works will deliver a full internal and external repaint in line with the 10-year maintenance cycle, carry out essential repairs to metalwork, masonry, doors, windows and safety systems, and address any emerging defects. The outcome will extend the service life of the asset, reduce reactive maintenance requirements, and support a safe and functional environment for inspections and planned interventions.

The works will be delivered with minimal disruption to operational services and in accordance with Northern Lighthouse Board procurement procedures and project governance requirements.

Scope of contract

This contract covers the full refurbishment of Port Ellen Lighthouse. The works include internal and external painting, repairs to masonry, metalwork, windows, doors, and other fabric elements, as well as servicing or replacement of access and safety fittings. This is a one-off project aimed at extending the operational life of the lighthouse and reducing future maintenance requirements.

Details of What Is Being Procured

The contract will include:

- Fabrication of replacement footbridge.
- Mobilise to site and establish welfare facilities.
- Set up the site.
- Dismantle/ remove the existing footbridge.
- Install replacement footbridge.
- Remove redundant solar array support beams.
- Carryout ventilation improvements.
- Fabricate and install storm windows.
- Remove external cable tray.
- Prepare and redecorate the tower internally.
- Prepare and redecorate the tower externally.
- Replace existing rainwater goods.
- Clear the site.

Please note that there will be a site visit to allow Tenderers to view the works required prior to the closing date. It is important that Tenderers or their representative(s) attend the site visit, any Tenderers submitting a tender that have not attended the site visit, will not be considered. Site visit will be conducted 25 November 2025. Please request a site visit via Delta eSourcing and provide names, mobile numbers of representatives attending site

To view this notice, please click here:

<https://nlb.delta-esourcing.com/delta/viewNotice.html?noticeId=1003974798>

Contract 1

Supplier

- TRAC HLM Ltd

Contract value

- £100,970.09 excluding VAT
- £121,164.01 including VAT

Below the relevant threshold

Award decision date

18 December 2025

Earliest date the contract will be signed

5 January 2026

Contract dates (estimated)

- 6 January 2026 to 31 March 2026
- 2 months, 26 days

Main procurement category

Works

CPV classifications

- 45255400 - Fabrication work
- 45440000 - Painting and glazing work
- 45454100 - Restoration work

Contract locations

- UKM - Scotland

Information about tenders

- 3 tenders received
- 3 tenders assessed in the final stage:
 - 3 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 2 suppliers unsuccessful (details included for contracts over £5 million)

Procedure

Procedure type

Below threshold - open competition

Supplier

TRAC HLM Ltd

Clydeside Farm, Lamington

Biggar

ML12 6HS

United Kingdom

Contact name: David McNish

Telephone: 44(0)1698 748700

Email: david.mcnish@trac.com

Region: UKM95 - South Lanarkshire

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1

Contracting authority

Northern Lighthouse Board

- Public Procurement Organisation Number: PMGV-7529-QWXG

84 George Street

Edinburgh

EH2 3DA

United Kingdom

Contact name: Graham Allan

Telephone: 0131 473 3130

Email: procurement@nlb.org.uk

Region: UKM75 - Edinburgh, City of

Organisation type: Public authority - central government