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Planning

Bass Rock Refurbishment 2025 - 2027

Northern Lighthouse Board

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-021297

Procurement identifier (OCID): ocds-h6vhtk-051331 ([view related notices](#))

Published 14 May 2025, 2:05pm

Scope

Description

We have a provision of refurbishment of Bass rock lighthouse. This lighthouse is situated on a steep crag on the southern entrance to the Firth of Forth off the east coast of Scotland. The island rises out of the sea to a height of 107 metres and it is about a mile in circumference. It is an important nesting ground for seabirds, including 40,000 gannets. The island is accessed from North Berwick by boat with a concrete path leading from the steps at the boat landings up to the lighthouse through the ruins of the Castle walls.

We require a competent contractor to carry out the scope of works as below, these are initial requirements and they may be added to in the tender documents.

Lighthouse Tower refurbishment -

Painting, internal and external - full building externally, decoration internally

Glazing repairs - replacing window panes in light room

Electrical upgrades - installation of new light, batteries and solar array

Installation of HCL on roof dome

Safety gates installed

Asbestos testing

Free issue equipment and detailed scope will be confirmed in the tender documents.

External refurbishment

Winch house at side of lighthouse tower to be removed, asbestos present in the roof

Drainage - courtyard drainage repairs

Wall removal

Minor repairs to access landing and steps

Bird guano removal

Full details of the works will be given in the Tender documents. Contractors will need to confirm their competence in working at height, electrical works, and health and safety and environmental management.

Due to nature Scotland restrictions in relation to bird nesting, access to Bass Rock for the works can only be between October and January every year. We expect these works to be carried out between these months in both 2025/26 and 2026/27. Access day to day will be by boat from the mainland, to be arranged by the awarded contractor. There are no toilets, overnight or fresh running water facilities on this site. Due to these limited welfare facilities and the PPE required to work on site, the works need to be carried out on site to a maximum of 4 hours per day.

We will require all interested contractors to attend a mandatory site visit end June/start of July 2025. We expect the following PPE to be supplied by NLB for this site visit - boat suits, breathing apparatus, lifejackets, personal locator beacons (PLB), Manta helmets. Interested suppliers are to wear waterproof footwear and clothing.

Timeline

Set out below is the proposed procurement timetable. This is intended as a guide and, whilst the NLB does not intend to depart from the timetable, it reserves the right to do so at any time.

Issue of Invitation to Tender - Mid - June 2025

Site Visit - Beginning of July 2025 - tbc

Clarification deadline - Mid July 2025

Tender return deadline - End July 2025

Tender Award - Estimated by mid- August 2025

Tools and materials to Oban - End September/start October 2025

Contract start - October 2025

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=949001427>

Total value (estimated)

- £550,000 excluding VAT
- £660,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 September 2025 to 1 February 2027
- Possible extension to 31 January 2028
- 2 years, 5 months

Main procurement category

Works

CPV classifications

- 45111240 - Ground-drainage work
- 45111300 - Dismantling works
- 45200000 - Works for complete or part construction and civil engineering work
- 45262660 - Asbestos-removal work
- 45315100 - Electrical engineering installation works
- 45440000 - Painting and glazing work
- 45442110 - Painting work of buildings

Contract locations

- UKM7 - Eastern Scotland

Engagement

Engagement deadline

14 June 2025

Engagement process description

We would be keen to have notes of interest for these works, and for those interested to receive access to the tender documents in June once completed. We would also require a note of interest for the mandatory site visit to Bass Rock, estimated to be at the beginning of July 2025.

Submission

Publication date of tender notice (estimated)

17 June 2025

Contracting authority

Northern Lighthouse Board

- Public Procurement Organisation Number: PMGV-7529-QWXG

84 George Street

Edinburgh

EH2 3DA

United Kingdom

Contact name: Lindsey Wilkinson

Telephone: 0131 473 3131

Email: procurement@nlb.org.uk

Region: UKM75 - Edinburgh, City of

Organisation type: Public authority - sub-central government