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Tender

REFURBISHMENT OF LOCH INDAAL LIGHTHOUSE

Northern Lighthouse Board

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

Notice identifier: 2025/S 000-058289

Procurement identifier (OCID): ocds-h6vhtk-059e85

Published 19 September 2025, 7:05pm

Scope

Reference

ENPR/LLHI/2560

Description

Key Details:

- Tender Reference: ENPR/LLHI/2560
- Tender Return Deadline: 23 October 2025
- Site Visit (Mandatory): 14 October 2025
- Expected Start Date: Early December 2025
- Platform: Full details and tender documents will be available via Delta eSourcing.

Project Overview:

The works will involve minor civil maintenance and the application of protective and decorative coatings to the lighthouse tower and surrounding walls.

The lighthouse, located near Port Charlotte, is a 13m-high brick tower with a copper dome and sandstone features. Access is limited to a single-track road and footpath, and the site requires careful planning due to restricted vehicle access.

Scope of Work Includes:

- Site mobilisation and welfare setup
- Internal and external surface preparation and redecoration of the tower
- General site clearance and reinstatement

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://nlb.delta-esourcing.com/tenders/UK-UK-Edinburgh:-Painting-and-glazing-work./6MQ46328U5>

To respond to this opportunity, please click here:

<https://nlb.delta-esourcing.com/respond/6MQ46328U5>

Total value (estimated)

- £100,000 excluding VAT
- £120,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 December 2025 to 31 March 2026
- 4 months

Main procurement category

Works

CPV classifications

- 45440000 - Painting and glazing work

Contract locations

- UKM - Scotland

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

13 October 2025, 12:00pm

Tender submission deadline

23 October 2025, 2:00pm

Submission address and any special instructions

<https://nlb.delta-esourcing.com/>

Tenders may be submitted electronically

Yes

Award criteria

Name	Description	Type
Technical Capability	Price per Quality Pt	Quality

Weighting description

The contract will be awarded based on the Most Advantageous Tender (MAT) using the Price per Quality Point (PQP) methodology.

PQP Methodology:

This approach balances cost and quality by assessing both elements proportionally. It ensures value for money by not focusing solely on lowest price but also considering critical quality factors, which is essential for this specialist refurbishment project. When calculating the quality-price ratio you simply divide the quality score by the price tendered. This gives you a figure that represents how many quality points the tenderer scored for each pound sterling that it intends to charge.

Important: Submissions will only be considered if they achieve at least 60% quality score.

Tie Breaker: In the event of multiple tenderers achieving the same PQP score, the submission with the higher quality score will be successful.

Capability & Project Information (100%)

- For 50%, Provide a detailed statement on how your company intends to approach proposed works, detailed on page 7 of this ITT and within main tender document and

supporting information, include details of any sub-contracted elements of the work including sufficient evidence that resources are available to commence work on the advertised date

- For 35%, Risk Assessments & Method Statements - Relating to all aspects of works contained in the Pre-Construction Information and Tender documents

- For 15%, Provide a detailed Programme of Works this should include sufficient evidence that resources are available to complete all works within the allotted period, in conjunction with all other work commitments, including works currently at tender stage. This should be in the form of a resource planner.

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Northern Lighthouse Board

- Public Procurement Organisation Number: PMGV-7529-QWXG

84 George Street

Edinburgh

EH2 3DA

United Kingdom

Contact name: Graham Allan

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Region: UKM75 - Edinburgh, City of

Organisation type: Public authority - central government