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Tender

Invitation to Tender for Cantick Head Road Access Improvements

Northern Lighthouse Board

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

Notice identifier: 2025/S 000-064694

Procurement identifier (OCID): ocids-h6vhtk-05ae21

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Scope

Reference

ENAS/LCHD/2580

Description

Description of Works

Cantick Head Lighthouse is accessed via a privately owned, single-track, unsurfaced road located beyond the end of the B9047 public road on South Walls, Orkney. The road provides the only vehicular route to the lighthouse and adjacent residential properties. The site is operational, with mains power and road access.

The road has deteriorated significantly over time due to weathering and lack of maintenance. It has now reached a condition that has been deemed unsuitable for safe vehicle passage. Notably, the Scottish Ambulance Service has recently advised that the road is currently impassable for their vehicles, posing a significant risk to nearby residents.

This project represents a targeted civil works intervention to regulate and resurface the road from the lighthouse to the mound, including the lighthouse dwelling driveway. These works are intended to ensure long-term vehicular access and address a pressing health and safety concern.

The works include surface regulation, overlay with a new asphalt layer, and necessary site mobilisation and clearance. It is a one-off project intended to improve safety, meet legal maintenance obligations, and reduce the risk of emergency vehicle inaccessibility.

The contract will include:

- Mobilisation and establishment of any temporary site facilities required
- Regulation of the existing road surface using imported material where necessary
- Laying of a new 50mm AC14 bituminous surface layer across the access road (width not exceeding 3m)
- Resurfacing of the lighthouse dwelling driveway area
- Final site clearance and reinstatement

Programme

The contractor must submit a works programme, at tender stage with proposed start dates for the sequence of works within this project. It is anticipated that the programme of scheduled works for this project will start on 1 December 2025, with an expected duration of 3 weeks, completing by 19 December 2025. A more detailed programme of work will be agreed between the NLB and the successful contractor.

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

<https://nlb.delta-esourcing.com/tenders/UK-UK-Edinburgh:-Road-maintenance-works./9F65YC5M38>

To respond to this opportunity, please click here:

<https://nlb.delta-esourcing.com/respond/9F65YC5M38>

Total value (estimated)

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

Below the relevant threshold

Contract dates (estimated)

- 1 December 2025 to 22 December 2025
- 22 days

Main procurement category

Works

CPV classifications

- 45233141 - Road-maintenance works
- 45233142 - Road-repair works
- 45233220 - Surface work for roads

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

20 October 2025, 4:00pm

Tender submission deadline

27 October 2025, 2:00pm

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

Award criteria

Name	Type
Provide a detailed statement on how your company intends to approach proposed works	Quality
Risk Assessments & Method Statements	Quality
Provide a detailed Programme of Works	Quality
Social Value	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.

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

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Northern Lighthouse Board

- Public Procurement Organisation Number: PMGV-7529-QWXG

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Organisation type: Public authority - central government