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Planning

Engineering Support Services 2025

Northern Lighthouse Board

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

Notice identifier: 2025/S 000-066267

Procurement identifier (OCID): ocds-h6vhtk-05ceb7

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Scope

Reference

ENAS/ENSS/2373

Description

NLB requires external engineering support to provide technical expertise not available in-house. This includes inspections, feasibility studies, design work, and specialist advice across a wide range of infrastructure projects and maintenance tasks.

Services will support the Asset Management and Project Delivery teams by supplementing internal resources in areas such as structural and civil engineering, inspections, load assessments, and technical documentation including specifications and bills of quantities.

It is anticipated that the single supplier framework will run for four years (+ 2 optional extension years) and offer flexible, call-off support to help NLB respond to emerging needs and maintain its infrastructure effectively.

Internal teams lack certain technical skills needed for complex assessments, inspections, and design. The supplier must provide access to qualified engineers with relevant experience.

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

<https://nlb.delta-esourcing.com/tenders/UK-UK-Edinburgh:-Architectural%2C-construction%2C-engineering-and-inspection-services./Q9PR6QW2PC>

To respond to this opportunity, please click here:

<https://nlb.delta-esourcing.com/respond/Q9PR6QW2PC>

Commercial tool

Establishes a framework

Total value (estimated)

- £1,800,000 excluding VAT
- £2,160,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 January 2026 to 1 January 2030
- Possible extension to 1 January 2032
- 6 years, 1 day

Main procurement category

Services

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services
- 71300000 - Engineering services
- 71310000 - Consultative engineering and construction services
- 71311000 - Civil engineering consultancy services
- 71312000 - Structural engineering consultancy services
- 71320000 - Engineering design services
- 71322000 - Engineering design services for the construction of civil engineering works
- 71332000 - Geotechnical engineering services
- 71334000 - Mechanical and electrical engineering services
- 71336000 - Engineering support services
- 71631400 - Technical inspection services of engineering structures

Contract locations

- UKM - Scotland

Engagement

Engagement deadline

31 October 2025

Engagement process description

MARKET ENGAGEMENT QUESTIONNAIRE

Engineering Support Services

Reference: ENAS/ENSS/2373

1. Introduction

The Northern Lighthouse Board (NLB) is conducting early market engagement ahead of a planned procurement for the provision of Engineering Support Services. This exercise is designed to identify supplier interest, inform the contracting approach, and shape the forthcoming Invitation to Tender (ITT), which is expected to be issued late 2025.

It is anticipated that the framework agreement will run for four years, with an option to extend by up to two additional years.

2. Project Summary

NLB is seeking access to professional engineering support services to supplement its in-house Asset Management and Project Delivery teams. This includes:

- Feasibility studies and structural design
- Engineering inspections and surveys
- Technical reporting and recommendations
- Specification writing and bill of quantities
- Ad hoc consultancy across engineering disciplines

Services may be required for both planned and reactive work and will support the ongoing maintenance and development of NLB's infrastructure estate.

3. Geographical Scope

Services may be required at sites across:

- Mainland Scotland
- The Northern and Western Isles, including Orkney and Shetland

- Isle of Man

Many sites are remote and exposed, requiring access by boat, helicopter, or 4x4 vehicles. Suppliers must be prepared to work in challenging environments with limited accessibility.

4. Key Challenges and Considerations

- Exposure to extreme coastal conditions (wind, sea spray, corrosion)
- Heritage assets over 100 years old with limited records
- Logistical issues (weather, transport, daylight, tides)
- Rapid mobilisation for urgent/emergency inspections
- Coordinating multiple small projects concurrently
- Strong collaboration with NLB's internal staff and contractors
- Work primarily coordinated from NLB's Edinburgh HQ

5. Procurement and Commercial Strategy

It is anticipated that the contract will be procured under a two-stage process, however this has not been confirmed:

1. Selection Questionnaire (SQ): compliance and capability checks

2. Invitation to Tender (ITT): technical and commercial evaluation-

- The contract will be let under the NEC Professional Services Contract (PSC)
- No incumbent handover is expected, so mobilisation will be key
- Commercial and performance oversight will be managed jointly by NLB Procurement and Assets Teams
- Key Performance Indicators (KPIs), regular reviews, and reports will ensure quality and value delivery

6. Previous Example Projects

- Ratray Head Lighthouse Davit Design

- Buildings Principal Inspections
- Chicken Rock and Bell Rock Crane WLL Assessments
- Habitats Regulations Appraisal Screening and Nations Designated Sites Screening Assessment
- Shore to Ship Power Feasibility Study
- Dubh Artach and Bell Rock Entrance Platform Designs
- Skerryvore Structural Modelling

7. Key Dates (Indicative Timeline)

Market Engagement- Oct 2025

Contract Notice & ITT Issued- Late 2025

ITT Return Date- Early 2026

Contract Start- Early 2026

8. Indicative Pipeline of Work

Oban Shore to Ship Design Work

Oban Electrical Upgrades Design Work

Pillar Rock Entrance Level Platform Design

Balcony Level Extension & Solar Arrays Design

Structural Assessment of Platforms

Ad Hoc Design Support (Elec/Civil/Mech)

Drawings from Marked-Up Drawings

Convert Hard Copy Drawings to CAD

Cliff Movement Monitoring

Pillar Rock Modal Analysis

Environmental Impact Assessments

Structural Assessment (Various)

Low Carbon Heating – Feasibility & Design

Detailed Design of Low Carbon System

Environmental Screening Report Follow-Up

Ground Investigations – New AtoN Sites

Note: This pipeline is indicative only and subject to change.

9. Market Engagement Questionnaire

Please respond to the questions below and submit your completed questionnaire by

Friday, 31 October 2025, 16:00 to: Graham.Allan@nlb.org.uk

A. Contracting and Commercial Model

1. Are you familiar with NEC contracts, and would you be comfortable operating under NEC PSC terms?

2. Would you propose call-offs via NEC Task Orders or another method?

3. What levels of Professional Indemnity and Public Liability insurance do you hold?

4. Would you accept a liability cap based on 10x commission value or a £10M fixed cap?

5. What indexation model would you propose (e.g. CPI, ONS AWE Index – K64–K66)?

B. Delivery and Subcontracting

6. Which of the following services can you deliver in-house?

– Civil Engineering

– Structural Engineering

– M&E Design

– CAD Drawing Production

- Environmental Studies
- Feasibility Reports
- Heritage Building Assessments

7. What services would be subcontracted? Please name likely subcontractors if known.

8. Are you able to deploy to remote locations quickly? What are typical lead times?

C. Scope and Capability

9. Please provide 2–3 relevant examples of similar work or frameworks.

10. Can you support delivery across all NLB locations (incl. remote islands)?

11. How would you contribute to low-carbon and resilient infrastructure design?

D. Classification and Framework Access

12. Do you classify these services as professional consultancy or technical engineering?

13. Are you listed on any frameworks or DPS (e.g. CCS RM6165)?

Note: Questionnaire responses will not be scored but will inform the structure and strategy of the forthcoming procurement process.

10. Next Steps

To register your interest and submit your completed questionnaire, please email:

Graham Allan

Procurement Specialist

Graham.Allan@nlb.org.uk

Deadline: Friday, 31 October 2025 at 16:00

Submission

Publication date of tender notice (estimated)

1 December 2025

Contracting authority

Northern Lighthouse Board

- Public Procurement Organisation Number: PMGV-7529-QWXG

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Edinburgh

EH2 3DA

United Kingdom

Contact name: Graham Allan

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Email: procurement@nlb.org.uk

Region: UKM75 - Edinburgh, City of

Organisation type: Public authority - central government