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Planning

Major Refurbishment of Port Ellen Lighthouse

Northern Lighthouse Board

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-070565

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

Published 3 November 2025, 4:05pm

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.

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

<https://nlb.delta-esourcing.com/tenders/UK-UK-Edinburgh:-Fabrication-work./58582B427Z>

To respond to this opportunity, please click here:

<https://nlb.delta-esourcing.com/respond/58582B427Z>

Total value (estimated)

- £150,000 excluding VAT
- £180,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 25 January 2026 to 27 April 2026
- 3 months, 3 days

Main procurement category

Works

CPV classifications

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

Contract locations

- UKM - Scotland

Participation

Particular suitability

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

Submission

Publication date of tender notice (estimated)

5 November 2025

Enquiry deadline

11 November 2025, 4:00pm

Tender submission deadline

10 December 2025, 2:00pm

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

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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Email: procurement@nlb.org.uk

Region: UKM75 - Edinburgh, City of

Organisation type: Public authority - central government