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Tender

Major Refurbishment of Port Ellen Lighthouse

Northern Lighthouse Board

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

Notice identifier: 2025/S 000-070996

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

Published 4 November 2025, 4:26pm

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.

Please note that there will be a site visit to allow Tenderers to view the works required prior to the closing date. It is important that Tenderers or their representative(s) attend the site visit, any Tenderers submitting a tender that have not attended the site visit, will not be considered. Site visit will be conducted 25 November 2025. Please request a site visit via Delta eSourcing and provide names, mobile numbers of representatives attending site

To view this notice, please click here:

<https://nlb.delta-esourcing.com/delta/viewNotice.html?noticeId=991940463>

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

Enquiry deadline

24 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

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

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 you.

Quality Questions May Include:

- Contractor resource planning and availability
- Approach to managing risks and maintaining Aids to Navigation
- Past performance on similar projects
- Health and safety management

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Northern Lighthouse Board

- Public Procurement Organisation Number: PMGV-7529-QWXG

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Edinburgh

EH2 3DA

United Kingdom

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Region: UKM75 - Edinburgh, City of

Organisation type: Public authority - central government