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Tender

Refurbishment and Upgrade of Dunnet head Lighthouse

Northern Lighthouse Board

UK4: Tender notice - Procurement Act 2023 - view information about notice types

Notice identifier: 2025/S 000-072585

Procurement identifier (OCID): ocds-h6vhtk-05de26

Published 10 November 2025, 7:05pm

Scope

Reference

ENPR/LDTH/2530

Description

Refurbishment and Upgrade of Dunnet Head Lighthouse

The main items of project work are as listed below:-

- -Carry out a full Asbestos Refurbishment / Demolition Survey on all NLB operational buildings prior to the commencement of any work. The survey, sample collection and sample analysis must be carried by a UKAS accredited contractor in accordance with ISO 17020, ISO 17025 and Health and Safety Executive Guidance Notes; HSG 248, Asbestos: The analysts' guide for sampling, analysis and clearance procedures" and HSG264, Asbestos: The survey guide.
- -Full Electrical strip out and rewire of entire station with new equipment.
- -Full Civil renovation to Lighthouse, Lighthouse Bothy, and Foghorn tower.

- -De-mobilise site and clear all surplus project materials and plant, with the disposal of excess project materials to appropriate licensed and registered dumps.
- -The Principal Contractor is to supply the NLB Project Engineer with 'as-built' information for incorporation within NLB Operational and Maintenance documentation, which includes the Health and Safety file in line with current CDM Regulations.
- -During the proposed works, it is essential that the Aids to Navigation are not prevented from operating at any stage that they are required. Details will be provided on the basic operation of these items to allow the Contractor to prevent his operatives from affecting the Aids to Navigation.

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./NUU46793BV

To respond to this opportunity, please click here:

https://nlb.delta-esourcing.com/respond/NUU46793BV

Total value (estimated)

- £435,000 excluding VAT
- £522,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 15 February 2026 to 18 December 2026
- 10 months, 4 days

Main procurement category

Works

CPV classifications

- 45440000 Painting and glazing work
- 45453100 Refurbishment work
- 71334000 Mechanical and electrical engineering services

Contract locations

• UKM - Scotland

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Tender submission deadline

18 December 2025, 2:00pm

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

Award criteria

Name	Туре	Weighting
Complete BoQ	Price	45%
Provide Details on your approach to the Works	Quality	25%
Risk assessments and Metho Statements	d Quality	20%
Environmental Aspects including details of site clearance	Quality	5%
Programme of Works	Quality	5%

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: Angela Cahill

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Region: UKM75 - Edinburgh, City of

Organisation type: Public authority - central government