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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): ocids-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

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## **Participation**

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **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

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## Award criteria

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

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## Procedure

### Procedure type

Below threshold - open competition

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## Contracting authority

## **Northern Lighthouse Board**

- Public Procurement Organisation Number: PMGV-7529-QWXG

84 George Street

Edinburgh

EH2 3DA

United Kingdom

Contact name: Angela Cahill

Telephone: +441314733131

Email: [procurement@nlb.org.uk](mailto:procurement@nlb.org.uk)

Region: UKM75 - Edinburgh, City of

Organisation type: Public authority - central government