

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/068854-2025>

Contract

Prior Information Notice - Property Management Services Function

Highlands and Islands Airports Limited

F06: Contract award notice – utilities

Notice identifier: 2025/S 000-068854

Procurement identifier (OCID): ocds-h6vhtk-04eacc

Published 28 October 2025, 10:58am

Section I: Contracting entity

I.1) Name and addresses

Highlands and Islands Airports Limited

Head Office, Inverness Airport

Inverness

IV2 7JB

Email

procurement@hial.co.uk

Telephone

+44 1667462445

Fax

+44 1667464300

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

<http://www.hial.co.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA13542

I.6) Main activity

Airport-related activities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Prior Information Notice - Property Management Services Function

Reference number

HIA-1814

II.1.2) Main CPV code

- 70332200 - Commercial property management services

II.1.3) Type of contract

Services

II.1.4) Short description

This is a Prior Information Notice (PIN) to inform the supply market of one of 31

forthcoming Infrastructure Maintenance Service Tenders across HIAL Airports/

Provision of a Property Management Function and CAFM system to ensure ongoing infrastructure compliance and term contract management, including provision and management of a CAFM System for HIAL staff and Contractors to utilise.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £1,796,378.63

II.2) Description

II.2.2) Additional CPV code(s)

- 79994000 - Contract administration services
- 70332200 - Commercial property management services
- 72514000 - Computer facilities management services

II.2.3) Place of performance

NUTS codes

- UKM6 - Highlands and Islands
- UKM61 - Caithness & Sutherland and Ross & Cromarty
- UKM62 - Inverness & Nairn and Moray, Badenoch & Strathspey
- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute
- UKM64 - Na h-Eileanan Siar (Western Isles)
- UKM65 - Orkney Islands
- UKM66 - Shetland Islands
- UKM71 - Angus and Dundee City

Main site or place of performance

HIAL's airports at Barra, Benbecula, Campbeltown, Dundee, Inverness, Islay, Kirkwall, Stornoway, Sumburgh, Tiree and Wick John O'Groats.

II.2.4) Description of the procurement

HIAL requires the provision of a Property Management Function and Computer Aided Facilities Management (CAFM) system to support the management of the Maintenance Contractors and Facilities Management supply chain to all 11 HIAL airports, largely consisting of a multitude of SME contractors with contracts of a varied size and nature.

The overall purpose of the contract is to achieve high levels of performance and customer satisfaction, whilst ensuring compliance with relevant statutory and mandatory legislation.

The service provider shall manage and coordinate HIAL's maintenance requirements and third party contractors, and engagement with internal stakeholders through the provision of the following services:

- Programming and managing routine planned, remedial and reactive works provided by HIAL third party contractors;
- Review direct instructions from the airport manager for reactive maintenance and issue instruction to third party contractors;
- Provision of helpdesk function and CAFM system;
- Transfer of HIAL asset data (in xls format) into the CAFM system;
- Managing asset data input from contractors to populate the CAFM system;
- Manage contractors work and report to HIAL (through CAFM);
- Prepare scope for minor project tasks, get quotations from HIAL contractors, issue task order and manage contractor;
- Data information management including reporting, auditing, trend analysis on supply chain performance;
- Contract management support including production of performance reports and supporting supply chain review meetings where requested;
- Provide asset inspection and reporting services to support HIAL in managing the maintenance and renewal regime of its buildings;
- Reporting on supply chain performance to help ensure that all planned maintenance is done correctly and on time, reactive works are prioritised accordingly and completed timeously;

- Reporting on asset performance to ensure compliance with all statutory and legal obligations (including Health & Safety);
- Coordination of all maintenance activities.

See attached PIN Document for more information on the background to requirement, scope, programme and next steps.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-008451](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

24 October 2025

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 2

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Graham + Sibbald

233 St Vincent Street

Glasgow

G2 5QY

Telephone

+44 1413321194

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £1,796,378.63

Section VI. Complementary information

VI.3) Additional information

(SC Ref:814094)

VI.4) Procedures for review

VI.4.1) Review body

Sheriff Court

Sheriff Court House, Inverness Justice Centre, Longman Road

Inverness

IV1 1AH

Country

United Kingdom