

Homes England revolutionises procurement process with launch of new land disposal approach



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From today, housebuilders of all sizes will find it easier than ever to access Homes England land, with the launch of the new Delivery Partner Dynamic Purchasing System (DPS).

This new system replaces the Delivery Partner Panel 3 (DPP3), transforming the way Homes England procures housebuilders and disposes of land. Switching to a dynamic purchasing system means that housebuilders can now apply to join the agency's list of preferred developers at any time, rather than having to wait until the list is renewed once every four years. This is the biggest DPS of its kind, and, valued at £20bn, is Homes England's largest procurement exercise to date.

Stephen Kinsella, Chief Land and Development Officer at Homes England, said: "This marks a significant step forward in the way we work with developers to build homes. The flexibility of the DPS means that housebuilders can apply to join when it suits them, or when they see a relevant site on our Land Hub.

"We've also simplified the application process, so whether you're a large, nationwide housebuilder, or a small local developer, it will be easier for you to access land you want to build on. We encourage all housebuilders interested in working with us to monitor our recently updated Land Hub, and apply to join the DPS when they see a site of interest."

Local authorities and housing associations can also rely on the DPS as a procurement-compliant solution for finding housebuilders, making it easier for them to build homes on the land they own.

Initial applications opened earlier this year, and 66 housebuilders have now been appointed to the DPS, of which 24 are SMEs.

Housing Minister RT Hon Christopher Pincher MP notes the beneficial impact the flexibility of the DPS will offer SMEs and new entrants, commenting: “This Government is making great progress in building new homes and we are keen to continue delivering the homes this country needs. We welcome this change which will support SMEs while providing more opportunities for home ownership to hard-working people across the country.”

Applications to join are now open on an ongoing basis, and housebuilders are encouraged to apply as and when they see sites of interest on Homes England’s Land Hub, the agency’s interactive tool used to advertise sites it is bringing to market.

The application process is proportionate, and depends on the size of the sites that a developer wishes to bid for, making it more accessible for smaller developers. In addition, during the application process housebuilders can express interest in the locations and types of sites they want to develop.

Homes England has a number of sites that it is planning to issue expressions of interest for via the DPS in the coming months. This includes a 14-acre site on Homes England’s Northern Arc scheme in Burgess Hill, which will support around 350 homes, 30% of which will be affordable homes. The site will be divided into two or three sub plots, making it particularly suited to SME developers.

Another site soon to be marketed via the DPS is in Cradley Heath, Dudley. Over the last couple of years Homes England has cleared disused industrial buildings from the site, and it now has outline planning permission for 89 homes.

Information on how to apply to join the DPS can be found on our guidance page.

ENDS

Notes to editors

Developers are encouraged to monitor Homes England's Land Hub, its interactive tool to advertise sites that are coming to market, and apply to join the Delivery Partner DPS as and when they see sites that are of interest.

The Delivery Partner DPS introduces different categories of membership to meet different partner needs with simpler criteria for SME developers.

Housebuilders will be able to tailor their membership to express interest in specific locations or types of development to give the agency the ability to more effectively market opportunities to partners.

The Delivery Partner DPS will also be available to other public sector land owners, including local authorities and Registered Providers, to procure a housebuilder or contractor to build homes on their land.

Other public sector bodies made very significant use of the Delivery Partner Panel and we will continue to encourage and support their use of the Delivery Partner DPS.

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