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Planning

Homes England - First Homes Pilot

Homes England (the name adopted by the Homes and Communities Agency)

F01: Prior information notice

Prior information only

Notice identifier: 2021/S 000-007018

Procurement identifier (OCID): ocids-h6vhtk-02a2db

Published 6 April 2021, 3:38pm

Section I: Contracting authority

I.1) Name and addresses

Homes England (the name adopted by the Homes and Communities Agency)

50 Victoria Street

London

SW1H 0TL

Contact

Andy Nelson

Email

first.homes@homesengland.gov.uk

Telephone

+44 3001234500

Country

United Kingdom

NUTS code

UKI - London

Internet address(es)

Main address

<https://www.gov.uk/government/organisations/homes-england>

Buyer's address

<https://www.gov.uk/government/organisations/homes-england>

I.3) Communication

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

National or federal Agency/Office

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Homes England - First Homes Pilot

Reference number

DN531227

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

The new First Homes Affordable Housing scheme will seek to support eligible first-time buyers to buy a home for a discount of at least 30% compared to the open market price. Full details of the scheme can found here.

<https://www.gov.uk/government/consultations/first-homes>

The First Homes discount will be registered on each home title in perpetuity.

This PIN relates to a First Homes Pilot scheme for 2021-23 that will deliver an estimated 1,500 First Homes for sale. The early pilot delivery will provide learning to Homes England to assist the national implementation of First Homes which will deliver at scale via the planning system.

Homes England intends to procure house builders to offer Pilot First Homes for sale from summer 2021 with the support of Homes England grant funding estimated to be up to £150m. These Pilot First Homes made available in this way will be from homes intended for market sale (not any Affordable Housing provision already agreed between builders and Local Authorities) discounted by 30%, marketed as First Homes and purchased by eligible buyers.

The Prior Information Notice ("PIN") is not a call to competition. The purpose of this PIN is to invite potential suppliers, house builders and relevant third-party stakeholders e.g. mortgage lenders and Local Authorities, to participate in a market testing exercise to assist Homes England in the design of the Pilot and our requirements. This market testing exercise consists of an Information Document and questionnaire to be made available shortly (see section II.2.4) and, at the discretion of Homes England, may also include one or more information days at which feedback may be provided on a face-to-face basis. The First Homes Pilot with grant funding will apply to England excluding London.

As a decision on whether the Pilot will be divided into lots has yet to be made, section II.1.6 indicates that the contract is not divided into lots. Information on possible lots will be provided following the closure of this PIN.

II.1.5) Estimated total value

Value excluding VAT: £150,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKJ - South East (England)
- UKK - South West (England)

II.2.4) Description of the procurement

In addition to the short description above at II.1.4.

Those wishing to request an Information Document and questionnaire must email their request to first.homes@homesengland.gov.uk

It is anticipated that the deadline for returned questionnaires will be early May 2021, a definitive date will be established when the questionnaire is published.

II.3) Estimated date of publication of contract notice

24 May 2021

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

Conditions regarding this PIN:

- 1) this PIN is not a call for competition and is not published to reduce time limits for the receipt of tenders interested parties should not respond to this notice;
- 2) Homes England reserves the right not to commence any procurement or award any contract in respect of this notice;
- 3) the information contained in this PIN may be subject to change due to the impact of governance, assurance and regulatory changes. Insofar as permitted by law, Homes England shall not be liable for any losses incurred by any party as a result of reliance on the information contained/linked herein;
- 4) Homes England reserve the right to include this requirement within alternative procurements.