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Planning

Feltham DGC Development Agreement

Defence Infrastructure Organisation

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-072141

Procurement identifier (OCID): ocds-h6vhtk-05dd0b

Published 7 November 2025, 3:39pm

Scope

Reference

715679454

Description

The Defence Infrastructure Organisation (DIO), in partnership with the London Borough of Hounslow (LBH) and the Greater London Authority (GLA), will be launching a competition to secure a development partner for the re-development of the Feltham Barracks site. The DIO, LBH and GLA have recently entered into a Collaboration Agreement that promotes joint working between the parties to enable the successful redevelopment of the Site.

Originally a War Office depot, it became known for its military intelligence facilities. The site is earmarked for closure and the DIO are working the LBH and the GLA to bring forward the site for a mixed-tenure residential development.

The site is key for two national government priorities:

1. The site is part of a programme to deliver capital receipts for the operational UK

Defence budget in line with government priorities for UK security.

2. The site is part of the DIO's 'Trailblazer' portfolio intended to accelerate and maximise housing delivery in line with government priorities for housebuilding.

The DIO proposes to enter into a Development Agreement with a developer and transfer the site on satisfaction of conditions. The developer will be responsible for securing detailed planning consent; funding and delivering the scheme in accordance with a number of landowner parameters. The DIO will be responsible for providing vacant possession in accordance with an agreed programme.

Total value (estimated)

- £475,000,000 excluding VAT
- £570,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 September 2026 to 30 December 2032
- 6 years, 3 months, 30 days

Main procurement category

Works

CPV classifications

- 70110000 - Development services of real estate
- 70123000 - Sale of real estate

- 70111000 - Development of residential real estate
- 70120000 - Buying and selling of real estate
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work

Contract locations

- UKI7 - Outer London - West and North West

Engagement

Engagement deadline

19 December 2025

Engagement process description

Prior to tender, the DIO wishes to engage with suitable suppliers to gain feedback on the following matters:

- 1) Commercial deal structure
- 2) Masterplan principles
- 3) Value drivers for the site
- 4) Housing mix
- 5) Housing delivery acceleration
- 6) Competition process

The market engagement process will involve:

- 1) Suppliers are asked to register their interest by email to diocomrcl-spaseta@mod.gov.uk by Friday 28th November 2025. Upon registration Suppliers will be sent the information pack via email.
- 2) One to One supplier events, facilitated by the DIO's commercial advisor Savills, will be held with all suitable suppliers that register an interest from w/c 1st December 2025 to w/c 15th December 2025. Exact dates will be confirmed following registration of interest.
- 3) Suppliers will be asked to respond to a number of questions on the topics noted above, in order to gain feedback on the deliverability of the current proposals. Suppliers may be asked to respond in writing following the one-to-one supplier events. Feedback may be used to shape the selection process and/or commercial proposals.

Please note - Suppliers will be only considered suitable for interview if they can demonstrate track record and current capability to design, fund and deliver large urban residential developments of 500+ mixed tenure homes.

Submission

Publication date of tender notice (estimated)

28 February 2026

Contracting authority

Defence Infrastructure Organisation

- Public Procurement Organisation Number: PPWG-8368-RJMG

St George's House, DMS Whittington

Lichfield

WS149PY

United Kingdom

Contact name: Jennifer Clarke

Email: diocomrcl-spaseta@mod.gov.uk

Region: UKG24 - Staffordshire CC

Organisation type: Public authority - central government