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Construction dynamic purchasing system (DPS)

Thank you for expressing interest in working with East Midlands Housing Group (EMH). You can apply to join our **construction dynamic purchasing system (DPS)** for construction contracts that are over the public procurement value threshold. The public procurement threshold for works from 1 January 2026 is £5193,00. This figure will be periodically updated by public procurement legislation.

Types of project

This DPS is used for the construction of affordable housing for rental or shared ownership by EMH (as a registered provider of social housing). Schemes may include properties for outright market sale. Projects may range in size from 2 to 150+ dwellings (with no maximum size of projects) and will cover residential dwellings, supported housing and fully extra care schemes.

The published value of this DPS is £45,000,000 per annum, based on the maximum potential use.

This DPS will support the land-led element of EMH's development programme which currently delivers 150-200 dwellings per annum of our overall Development pipeline of around 500 new homes each year.

Customers

This DPS may be used by companies within EMH, including:

- EMH Housing and Regeneration
- EMH Care and Support
- EMH Development Company

It may also be used by:

- Leicestershire Rural Housing Association
- Northamptonshire Rural Housing Association
- Peak District Rural Housing Association
- Warwickshire Rural Housing Association

Emh is the trading name of East Midlands Housing Group Limited.
Registered office: Memorial House, Whitwick Business Park, Stenson Road, Coalville, Leicestershire LE67 4JP.
East Midlands Housing Group Limited is a registered society under the Co-operative and Community Benefit Societies Act 2014 (30476R) and with the Regulator of Social Housing (L4530). We are members of the National Housing Federation.

NATIONAL HOUSING FEDERATION

INTERNAL INFORMATION

Standards required

To apply to join the DPS you must be accredited to the Common Assessment Standard (CAS - the standard for public works contracts as per PPN 03/24). This standard is only available via recognised assessment bodies.

You can obtain this accreditation via CHAS (level Elite). If you already have a CAS accreditation via another recognised assessment body, you can ask for the data to be shared with CHAS.

You will need to maintain your accreditation to CHAS level Elite throughout your membership of the DPS. Alternatively, if you have an CAS accreditation though another recognised assessment body you will need to evidence this upon joining, and throughout your membership of this DPS.

You will also need to be able to show that you have a positive cash position (not in overdraft, a positive net asset position (current assets less current liabilities) and that you undertake financial checks with your subcontractors where appropriate.

Applying to join the purchasing system

You can apply to join the purchasing systems by completing the form found at this link:

Construction purchasing systems: application – Fill in form

If your application cannot be accepted as information is missing, you will be advised and may resubmit immediately. If your application cannot be accepted as you cannot meet specified standards, then you may only resubmit when you can meet those standards.

If your application is accepted, you will receive a DPS agreement to sign electronically. You will then be invited to compete for contracts.

Competing for contracts via the purchasing system

From time to time you will receive an e-mail invitation to tender for specific contracts. This e-mail will be to the address you've specified as part of your application, so if this changes, then you'll need to tell us straight away. We may also decide to use tender portals; if so, access will provided at no cost, as well as guidance.

Competition may be by a single stage process (where you are invited to tender for the specific contract) or a two-stage process (where you are invited to apply to be shortlisted to tender for the specific contract). The latter is used where we need to avoid large numbers of suppliers incurring expense in tendering for a contract with only limited chance of success.

Invitations to tender will specify the requirements of the specific contract, and any award criteria to be used in addition to price (i.e. social value commitments, any additional financial viability requirements).

Terms and conditions

When awarded a specific contract from the purchasing system the supplier will usually be required to enter into a specific form of contract, such as a JCT Design and Build contract.

EMH will also provide a purchase order for the specific works contract. No work must be undertaken until a purchase order has been received.

Questions and contact

If you have any questions on this purchasing system, please contact the Procurement Team, at procurement@emh.co.uk.

This DPS is for main contractors, not for suppliers who may form part of main contractor's supply chains.

Michael Simpson MCIPS | Head of Procurement | EMH