

Smart Housing Proof of Concept – Frequently Asked Questions

These FAQs were prepared following two industry information sessions held on 14 February 2025. Since then, there has been further consultation and discussion between DHI and our partners. We have decided to proceed with an initial phase of work over the next 12 months, which will develop a Blueprint for a Smart Home of the future. Decisions about adoption of that blueprint at Dallas Dhu referred to in the FAQs are not being taken at this stage.

It is worth noting the following clarifications in particular:

- The project to build an exemplar will have an initial phase where a blueprint for a smart home of the future is developed. This initial phase is expected to be for a 12-month period. This blueprint will be widely promoted nationally and internationally.
- Broadly, we are expecting that the blueprint will set out guidance, key considerations, types of technologies, integration into design and construction, and associated costs to purchase and install identified technology. This will then form part of a tender pack when the Innovation Plots move into their design and construction phase.
- The event on 4 April will take the form of a sandpit, where ideas are exchanged about the smart home. There will also be an opportunity for those attending in person to network and develop collaborations with those bringing complementary skills and capabilities. No visit to Dallas Dhu is planned.

Innovation Notice Details

- **What is the deadline for Expressions of Interest (EOI)?**
Thursday 27 February 2025 at 12:00 PM
- **Where do I record my interest?**
https://www.publiccontractsscotland.gov.uk/search/show/search_view.aspx?ID=JAN522875
- **Are you looking for partners specifically based in Moray, or is it open to organisations outside or Moray also?**
We are looking for partners across the UK that have got innovative ideas and can bring that innovation to bear in the north of Scotland. However, we are also keen to support the local supply chain and use local materials in this project.
- **How many plots are there?**
There are three plots in the Dallas Dhu development. However, only one of these plots is available for this notice.
- **What are the next steps for this process?**
 - **Thursday 27 February** – Innovation Notice Expressions of Interest (EOI) close
 - **Friday 14 March** – DHI to send proforma requesting more information to EOI registrants
 - **Friday 28 March** – Deadline for profomas to be returned
 - **Friday 4 April 09:00-14:30** – Sandpit at UHI Moray

- **Early May** – Competition call issued
- **Are we looking for individual organisation partners, or are you open to consortia?**
We are open to consortia being built with organisations bringing together innovations. For DHI, the focus is very much on research, development, and innovation, so we are keen to see the development of an exemplar which can be transferred to other regions, both rural and urban. If you feel a consortium would better allow you to do this in your proposal, we are equally supportive as individual partners
- **How important is scalability in these proposals?**
As this proof of concept is for an exemplar, it is essential that the proposed solutions can be scaled to be applied in a broader context across the UK, and perhaps globally with the project already gaining international interest
- **What is the plan for scalability?**
We are hoping to replicate and roll these models out further, but this will depend on the success of the exemplar home. The current plan is to use the exemplar as a showcase which will invite members of the public to view for a period of time allowing for questions. If successful, this may then influence the implementation of housing on yet-to-be-determined sites in Phase Two of the project
- **Will any organisations be given priority over others?**
No, all organisations will be evaluated on an equal basis. The proforma allows organisations to outline the suitability for the project, and evaluations will be conducted in accordance with predefined scoring criteria.

Digital-Themed Questions

- **What is the aim of this project from a digital perspective?**
We are looking at how we can embed digital solutions at the point of build, which collects data that will allow us to feed wider health and care or personal systems, so people can live a healthier life within their home, but also within their community.
- **What is the budget for the digital aspect of this project?**
The budget for the digital aspect is approximately £150,000.00 GBP
- **Is the focus solely on digital innovations, or are you looking for passive elements to be included also?**
The focus for DHI on this project is more for the digital side of things with embedding technology and ensuring the data can be shared with the necessary support systems. However, we are partnered with the Built Environment Smarter Transformation (BE-ST) and the Moray Housing Mix, who have more of an interest in the holistic side of passive elements such as natural lighting, ventilation etc.
- **Who is the target market for these digital innovations?**

One of the biggest challenges facing Moray is the ageing population. So we are primarily looking for digital solutions which can play a preventative role to improve the lives of these ageing individuals.

- **How is consent factored into the development of these digital solutions to ensure the individual has control over the use and influence of their data?**

There is work going on within the Scottish Government around Digital Access and Digital Front Door, so we are tied in very closely with that, in addition to wider work from DHI very much centred around the concept of a Personal Data Store giving the individual full control over how their data is collected and utilised.

- **Can I submit products which are already on the market?**

As the focus of this call is innovation, it is important that all submissions are products which have been involved in R&D phases and can be implemented to this call, rather than an existing product

Construction-Themed Questions

- **What stage has phase one of the project reached with regards to planning?**

Phase one is going through planning applications just now with the aim of taking it to the planning committee for determination in March. The housing innovation area within it will have consent for service plots.

- **Is this call open to proposals for options other than a 2-bed home?**

No, this proof-of-concept call is exclusively looking for an exemplar 2-bed home to be developed. There may be opportunities for further involvement with different homes, but this call is only looking for a single 2-bed home to act as an exemplar.

- **Is there a plan to implement lessons learned in how the other homes are designed and delivered?**

We are currently in Phase One of this project. Phase Two is expected to start in 2027/28 and lessons learned from the Dallas Dhu site will likely be applied to Phase Two sites, in addition to the already existing projects being worked on

- **Should the proposals include designs?**

At this proposal stage, you have limited information so we don't expect to have detailed designs yet. Following the EOIs, BE-ST and the Moray Housing Mix will prepare a brief outlining what they are looking for from a construction perspective which will be shared accordingly.

Additional Questions

If you have any further questions, please contact the relevant party below:

Digital-Themed Questions

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Construction-Themed Questions

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