

Collect once. Reuse for life. One Digital ID for every site.

Site information is re-surveyed, re-requested and lost at handover. Land Passport gives each site one persistent Digital ID, connected to a digital twin, that keeps its land, planning, construction and building record for life.

Why now: the UK government’s [reform roadmap \(June 2026\)](#) backs digital property logbooks — 82% of consultation responses supported wider use; from 2027 government will consider requiring them for homeownership schemes. Land Passport extends the record back to land and planning.

Derby has the city twin. Now give every site a memory — the city twin shows it; the Land Passport remembers it.

WHY DERBY

- **Council 3D Digital Twin** (with Digital Urban, live since Jan 2026): developers of relevant city-centre schemes supply a 3D model.
- **Council AI programme** with ICS.AI: £12m savings identified; Gold for AI in Public Services, 2026.
- **University of Derby:** DUST (GIS, computational modelling, XR) and the Built Environment Research Cluster (BIM, AI, net zero).

THE PILOT · DERBY LIVING LAB

Option A: a city-centre site in the council's Digital Twin area. Option B: 5–20 homes in the city boundary from raw land. Build its passport from raw land through three workstreams — **Land** (discover & compare), **Build** (design & verify), **Life** (handover & learn) — and measure time saved finding information, data completeness and traceability, decision quality and handover usefulness.

WHAT DERBY GETS

Council

A reusable record for each consented site; evidence for digital planning and housing delivery; clean, sourced data AI can use safely.

University

A live city testbed for KTP, PhD and student work; research impact and knowledge exchange; independent evaluation.

Developers & landowners

One record from planning to handover; a traceable record for safety, warranties and future works; confidence at sale.

HOW A PILOT COULD BE FUNDED

ROUTE	LEAD	FIT AND TIMING
Knowledge Transfer Partnership	University	Graduate associate for up to 24 months; illustrative project cost ~£204k, company co-funds ~⅓. Round 4: 19 Oct 2026 – 20 Jan 2027.
PropTech Innovation Fund	Council	Tech firm + two planning authorities. Round 6 shared £2.4m; no new round confirmed.
EMCCA Local Growth Fund	Regional	£107m regional plan; a route for strategic alignment, not an open grant.
Geovation Accelerator	Land Passport	OS & HM Land Registry programme; next dates not yet confirmed.

No application made yet; eligibility, match funding and dates to be confirmed with each funder. Full register: landpassport.foxintelligence.co.uk/funding

Independent concept-stage proposal. No organisation is shown as an agreed participant; scope, timescales and funding are subject to joint scoping.

Request a 30-minute pilot scoping call

Full proposal: derbypilot.foxintelligence.co.uk/pilot-proposal

Tomas Gurcinas BA (Hons) Architecture, MCIQB · Founder & CEO

t.gurcinas@gmail.com · +44 (0)7738 968951