



## **Comhairle Chontae Liatroma Leitrim County Council**

### **Social Housing Provision**

#### **Request for Expressions of Interest for the provision of social housing through the acquisition of multiple units in County Leitrim.**

Leitrim County Council is seeking to procure housing units for social housing through the acquisition of multiple units in County Leitrim.

Leitrim County Council is seeking expressions of interest from private developers and building contractors for housing proposals with planning permission or currently the subject of a valid planning application for housing units in County Leitrim for the provision of social housing. Developments which are about to commence, have commenced or that are partially complete will be considered.

## **Introduction**

This call for Expressions of Interest is made on the basis of applicants submitting a proposal that will be assessed by Leitrim County Council on the basis of the attached assessment criteria.

Submission of a proposal is on the basis of an expression of interest and will not imply agreement and is further subject to contract/contract denied.

There will be no obligation on Leitrim County Council to enter into an agreement with any applicant.

Acquisitions are on the basis of a payment of a fixed price lump sum, on completion of a development, within an agreed timeframe.

Any potential agreement with an applicant and Leitrim County Council will be for a property acquisition and no works contract will be entered into.

Applicants must be capable of delivering completed developments on land which they own or have a controlling interest, by the end of 2019.

The price of a completed unit shall be the only payment for that unit and shall be deemed to include all costs in relation to the completion and delivery to Leitrim County Council of that unit in a completed development.

Any agreement is subject to Law and Regulations applying at the time; conditions and standards that are not documented here in this explanatory note may apply, to which omission Leitrim County Council will not be held liable for.

Applicants must have valid tax clearance.

All purchases of social housing have to be approved by the Department of Housing, Planning and Local Government, and the purchase of any units is therefore subject to approval being obtained.

An applicant shall be excluded if it (or a member of a group or consortium) has been convicted of an offence involving participation in a prescribed criminal organisation or corruption or fraud or money laundering.

Applications are made at the applicant's own cost.

Confidential or commercially sensitive applications must be clearly marked as such. The final decision on confidentiality shall be that of Leitrim County Council. Please note that Leitrim County Council is subject to the Freedom of Information Act 2014.

If a proposal is made by a group/consortium, then it shall be treated as one application. The lead and all members of a group/consortium shall be clearly identified.

Applications shall be valid for a period of 9 months from the date of submission or until an applicant withdraws their application.

Applicants must ensure that there are no conflicts of interest within their applications and be prepared to sign a conflict of interest declaration.

Canvassing is not permitted.

This Expression of Interest shall be treated by applicants as confidential.

Leitrim County Council reserves the right to purchase lands/houses outside of this Expression of Interest process.

**Proposals will only be considered for multiple units of preferably more than 3 in a single development, proposals submitted offering single units will not be considered and will be returned.**

## **Application & Assessment Criteria**

Applications must have planning permission or currently be the subject of a valid planning application at the return date for applications and be in a position to deliver the units before the end of 2019.

### **Completed units must:**

- have minimum C1 BER or greater

The sustainability and suitability of applications will be considered in relation to the following publications:

Action Plan for Housing and Homelessness (DHPLG), Delivering Homes, Sustaining Communities (DEHLG), Quality Housing for Sustainable Communities (DEHLG).

The criteria that will be used in evaluating submissions are:

All information is required. Applicants may choose to provide supplementary information, however the provision of the information requested below is mandatory for assessment.

Applications shall be assessed in accordance with the applicant's submission and response to the criteria.

There are a potential maximum of 100 marks as outlined in the attached table.

Criteria 1-4 must be passed before criteria 5-9 are assessed.

Any box not completed shall be assessed as 0 marks.

Leitrim County Council may request clarifications from applicants at any stage

Following assessment, Leitrim County Council may request details of the following from applicants and applicants must supply, if requested:

- Financial Capability
- Technical Capability
- Development Capability
- Detailed programme and delivery timeframe
- Price breakdown sufficient to allow LCC staff or an appointed QS to determine feasibility

**Leitrim County Council**  
**Request for Expressions of Interest for the provision of social housing through the acquisition of multiple units in County Leitrim.**

**Assessment Criteria**

Criteria	1. Site Location	2. Planning Permission	3. Proof of Ownership	4. Proof of Delivery of completed units by the end of 2019	5. Property Location - Sustainability	6. Dwelling Type - suitability	7. Number of Dwellings - Sustainability & Suitability	8. Scheme Design - Sustainability	9. Acquisition Price
<b>Information Required</b>	Site Address	Planning Reference	Land Registry title documents (or agreement/contract for sale)	Confirmation that development will be complete by the end of 2019.	Property Address. For multi-unit developments include each dwelling	Unit type i.e. House/apartment; 1-bed/2-bed/3-bed/4 bed; detached/semi-detached/terrace, etc	Number of Units of each dwelling type i.e. 1*1-bed/2*2-bed, etc	Scheme Layout showing dwelling locations and types, open space provision and design rationale	Price per individual dwelling type
<b>Assessment</b>	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Qualitative	Qualitative	Qualitative	Qualitative	Quantitative
<b>Marking Range and Potential Marks</b>	0-10	0-10	0-10	0-10	0-10	0-10	0-10	0-10	0-20
<b>Assessment Methodology</b>	10 = Pass if site location provided  0 = Fail if site location not provided	10 = Pass if valid planning permission and planning ref. provided  5 = Pass if development is currently the subject of a valid planning application and planning ref. Provided  0 = Fail if details not provided	10 = Pass if proof of ownership provided  0 = Fail if proof of ownership not provided	10 = Pass if confirmation that units will be complete by end 2019  0 = Fail if confirmation not provided that units will be complete by end 2019	0-5 marks for Social Housing Demand in that location  0-5 marks for property's proximity to services schools, shops, amenities, etc	0-10 Social Housing Demand in that location for that dwelling type – this will be scored based on the need in the area	0-10 Sustainability and suitability for potential diversification of tenancy/tenure	0-10 Based on design principles outlined in section <i>Application &amp; Assessment Criteria</i> above	0-20 Value for money; comparatively and in relation to market value

\*The Acquisition Price of a completed unit shall be the only payment for that unit and shall be deemed to include all costs in relation to the completion and delivery to Leitrim County Council of that unit in a completed development. It shall be the amount including all taxes and charges, finance costs, professional fees; legal fees associated with the acquisition and development costs, for each dwelling type.

**Request for Expressions of Interest for the provision of social housing through the acquisition of multiple units in County Leitrim.**



**Comhairle Chontae Liatroma  
Leitrim County Council**

**Expression of Interest Application Form**

This is the Expression of Interest form to be completed and returned to Leitrim County Council for the provision of social housing through the acquisition of multiple units.

If the applicant wishes the information can be provided on additional pages, but within the same format.

Submission of completed Expression of Interest form by hardcopy only in a sealed envelope marked "Expression of Interests – Housing Provision" to Senior Executive Officer, Corporate Services, Leitrim County Council, Aras an Chontae, Carrick on Shannon, Co. Leitrim by 4.00pm 24th August 2018

One hard copy is required to be returned.

Further details and Expression of Interest forms are available from

Marie Mulligan  
Senior Executive Engineer  
Leitrim County Council  
Aras an Chontae  
Carrick on Shannon  
Co. Leitrim

[mmulligan@leitrimcoco.ie](mailto:mmulligan@leitrimcoco.ie)

071 9620005

# Request for Expressions of Interest for the provision of social housing through the acquisition of multiple units in County Leitrim

## Application Form Section 1 Applicant Contact Information

1.1 Applicant

1.2 Contact Name

1.3 Email Address

1.4 Phone

