



Comhairle Cathrach & Contae Phort Láirge Waterford City & County Council

Waterford City & County Council

WCCC 21/603/Housing

Request for Expressions of Interest for the provision of affordable housing through advance purchase turnkey acquisition.

Waterford City & County Council are seeking expressions of interest for the delivery of new dwellings for affordable housing in Waterford City accordance with the provisions of The Affordable Housing Act 2021.

Affordable housing units proposed must have planning permission and must not have commenced.

The Affordable Housing Act 2021 provides for Local Authorities to acquire, build or cause to be built, affordable dwellings that can be subsequently sold to eligible applicants (assessed by Waterford City & County Council) through direct sales agreements between purchasers and developers.

The Affordable Housing Fund funded by the Department of Housing, Local Government and Heritage will provide a subsidy (based on set criteria as outlined below) that will reduce the cost of a home for first time buyers or those seeking a fresh start. Waterford City & County Council will retain an equity stake of up to 30% of the dwelling.

All submissions made under this Expression of Interest will be assessed and approved by the Housing Agency and the Department of Housing, Local Government and Heritage.

Please note that Waterford City & County Council are subject to the Freedom of Information Act 2014.

Expressions of Interest Forms are available from the Housing Section, Waterford City & County Council, City Hall, The Mall, Waterford and on www.waterfordcouncil.ie.

Expressions of Interest must be returned clearly marked WCCC 21/603/Housing to:
WCCC 21/603/Housing, Tender Box, Waterford City & County Council, Customer Services, Baileys New Street, Waterford.

The closing date for this Expression of Interest is 15:00 hrs on Tuesday 30th November 2021.

WCCC 21/603/Housing

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Notes for Applicants & Application Criteria

This call for Expressions Of Interest is made on the basis of applicants submitting an application that will be assessed by Waterford City & County Council on the basis of the attached assessment criteria, and subsequent assessment by the Housing Agency and subject to approval of the Department of Housing, Local Government and Heritage.

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

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

Potential acquisitions are on a turnkey basis; potential payment is a fixed price lump sum, on completion of a development, within an agreed timeframe, subject to the provisions of the Affordable Housing Act 2021.

Any potential agreement with an applicant and Waterford City & 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.

Affordable housing units proposed must have planning permission and must not have commenced.

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 Waterford City & 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 Waterford City & County Council will not be held liable for.

Applicants must have valid tax clearance.

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 proscribed 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 Waterford City & County Council. Please note that Waterford City & County Council are subject to the Freedom of Information Act 2014.

If an application 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 12 months from the date of submission and until the indicated completion date including 12 months or until an applicant withdraws their application.

Applicants must ensure 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.

Waterford City & County Council reserves the right to acquire and or purchase lands, houses, apartments, dwellings outside of this Expression of Interest process.

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Application & Assessment Criteria

Affordable housing units proposed must have planning permission at the return date for applications and must not have commenced.

Completed units must:

- comply with current planning building regulations
- be provided with new home structural guarantee i.e. Homebond/Premier
- be new, provided to turnkey standard with minimum specification finish as appended

For completed units, applicants must be in a position to provide the following:

- Design Certifier Requirements
- Assigned Certifier Requirements
- Design Team Collateral Warranties

For applications to qualify for the Affordable Housing Fund subsidy, the following criteria apply:

- Applications must be for locations within Waterford City
- Applications must contain a minimum of 10 dwellings
- Maximum unit cost ceilings apply, however assessment is based on affordable dwellings being brought to the market at a minimum of 15% discount from open market values of comparably valued new build properties within the location with the benefit of the Affordable Housing subsidy included.
- Proposals containing 100 dwellings or more must comply with inclusion requirements
- Applications must reach a minimum of 55 marks in accordance with the award criteria to be considered
- Funding limit categorisation is as below:

Scheme density	Funding limit
Dwellings in schemes with a net density of over 50 dwellings per hectare in cities designated under the National Planning Framework	€100,000
Dwellings in schemes with a net density of over 35 dwellings and under 50 dwellings per hectare in all urban areas	€75,000
Dwellings in schemes with a net density of less than 35 dwellings per hectare	€50,000

The criteria that will be used in evaluating submissions are:

All information is required. Applicants may chose 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 185 marks as outlined in the attached table.

Criteria 1-4 must be passed before criteria 5-10 are assessed.

Any box not completed shall be assessed as 0 marks.

Waterford City & County Council may request clarifications from applicants at any stage

Following assessment, Waterford City & 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 WCCC appointed QS to determine feasibility
- Proposals for Part V compliance

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Assessment Criteria

Criterion	1. Site Location	2. Planning Permission	3. Proof of Ownership	4. Commencement	5. Affordability Challenge	6. Residential Density	7. Affordability Gain	8. Deliverability	9. Inclusion Renewal Innovation	10. Proposed Affordable Housing Price
Information Required	Minimum 10 units within Waterford City	Planning Reference and copy of Planning Permission	Land Registry title documents (or agreement/contract for sale)	Confirmation that development must not have commenced on-site	HNDA assessed affordability constraint. Assessed at <5%	Number of Units per hectare in accordance with granted planning permission	Proposed discount from open market values of comparably valued new build properties within the location	Delivery Timeframe for completed development	Provision of dwellings for elderly, disability, universal design, etc	*Price per individual dwelling type net of AHF subsidy
Assessment	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Quantitative	Quantitative	Quantitative	Quantitative	Quantitative	Quantitative
Marking Range and Potential Marks	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	5	5-20	10-30	0-20	5-10	0-100
Assessment Methodology	Minimum 10 units within Waterford City	Planning Reference and copy of Planning Permission	Proof of ownership	Units that have commenced on-site will not be considered	Marks are pre-set. The Affordability Constraint can be assumed at <5%.	Marks will be awarded as follows: Eligible for €75,000 in AHF funding: 45 - 50/ha = 20 marks 40 – 44.99/ha = 15 marks 35 – 39.99/ha = 10 marks Eligible for €50,000 in AHF funding: 30 - 35/ha = 20 marks 25 – 29.99/ha = 15 marks 20 – 24.99/ha = 10 marks < 20/ha = 5 marks	Marks will be awarded as follows for proposed discounts from open market values: > 22.5% = 30 marks 20 – 22.49% = 25 marks 17.5 – 19.99% = 15 marks 15 – 17.49% = 10 marks	Marks will be awarded as follows for proposals based on direct sales agreements with private developers: Delivery by 2022 = 20 marks Delivery in 2023 = 15 marks Delivery in 2024 = 5 marks Delivery after 2024 = 0 marks	0-10 marks for meeting Inclusion or Renewal requirement 5 marks for meeting Innovation requirement Maximum 10 marks available	0-100 marks for value for money; comparatively and in relation to market value

*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 Waterford City & County Council of that unit in a completed development. It shall be the amount including all taxes and charges, finance costs, professional fees and development costs, for each dwelling type, subject to provisions of The Affordable Housing Act 2021 and through direct sales agreements between purchasers and developers.



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Expression of Interest Application Form

This is the Expression of Interest form to be completed and returned to Waterford City & County Council for the provision of social housing through turnkey acquisition.

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

One hard copy is required to be returned.

Waterford City & County Council Contact (including for queries):

Paul Johnston
Senior Resident Engineer
Waterford City & County Council
City Hall
The Mall
Waterford

pjohnston@waterfordcouncil.ie
0761 10 2916
087 6599632

Return of completed Expressions of Interest:

Completed Expressions of Interest clearly marked **WCCC 21/603/Housing Request for Expressions of Interest for the provision of affordable housing through advance purchase turnkey acquisition**, to be returned to:

WCCC 21/603/Housing Request for Expressions of Interest for the provision of affordable housing through advance purchase turnkey acquisition

Tender Box
Waterford City & County Council
Customer Service Centre
Baileys New Street
Waterford,

The closing date for this Expression of Interest is 15:00 hrs on Tuesday 30th November 2021.

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Application Form Section 1 Applicant Contact Information

2.1 Applicant

2.2 Contact Name

2.3 Job Title:

2.4 Email Address:

2.5 Phone:

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Application Form Section 2

Criterion	1. Site Location	2. Planning Permission	3. Proof of Ownership	4. Commencement	5. Affordability Challenge	6. Residential Density	7. Affordability Gain	8. Deliverability	9. Inclusion Renewal Innovation	10. Proposed Affordable Housing Price
Information Required	Minimum 10 units within Waterford City	Planning Reference and copy of Planning Permission	Land Registry title documents (or agreement/contract for sale)	Confirmation that development must not have commenced on-site	HNDA assessed affordability constraint. Assessed at <5%	Number of Units per hectare in accordance with granted planning permission	Proposed discount from open market values of comparably valued new build properties within the location	Delivery Timeframe for completed development	Provision of dwellings for elderly, disability, universal design, etc	*Price per individual dwelling type net of AHF subsidy