



Comhairle Cathrach & Contae Phort Láirge Waterford City & County Council

WCCC 23/223 Housing

Request for Expressions of Interest for the provision of social housing through turnkey acquisition

Waterford City & County Council are seeking to purchase 1-, 2-, 3- and 4-bedroom apartments and houses for social housing through turnkey developments in Waterford City & County.

Waterford City & County Council are therefore seeking expressions of interest from private developers and building contractors for housing proposals with permissions for 1-, 2-, 3- and 4-bedroom apartments and houses in Waterford City and towns and villages within County Waterford. The properties can be new developments or properties with potential for renewal.

All purchases of social housing must be approved by 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 23/223 Housing to:

WCCC 23/223 Housing, Tender Box, Waterford City & County Council, Customer Services, Baileys New Street, Waterford.

The closing date for this Expression of Interest is as per the etenders notification (21/04/2023).

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.

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.

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.

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.

All purchases of social housing must be approved by the Department of Housing, Local Government and Heritage.

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

- Applications must have the applicable **permissions** at the return date for applications
- The **sustainability and suitability** of applications will be considered in relation to the following publications:
 - Action Plan for Housing and Homelessness (DHPCLG),
 - Delivering Homes, Sustaining Communities (DEHLG),
 - Quality Housing for Sustainable Communities (DEHLG),
 - People, Productivity and Purpose, (NESC)
 - Urban Design Compendium (HCA),
 - Design Manual For Urban Roads and Streets, (DTTS & DECLG),
 - 2015/2017 Apartment Guidelines (DECLG),
 - Part B of the Architectural Heritage Protection - Guidelines for Planning Authorities (2011), DEHLG.
- Completed units must:
 - have minimum A3 BER or A2 BER (NZEB) if applicable (if new build)
 - comply with current planning building regulations
 - be provided with new home structural guarantee i.e. Homebond/Premier (if new build)
- For completed units, applicants must be in a position to provide the following:
 - Design Certifier Requirements
 - Assigned Certifier Requirements
 - Design Team Collateral Warranties

The criteria that will be used in evaluating submissions are as per the **Assessment Criteria Table** below.

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 **Assessment Criteria Table**

Criteria 1-3 must be passed before criteria 4-9 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

Waterford City & County Council

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Assessment Criteria Table

Criteria	1. Site Location	2. Permissions <u>Either 2A or 2B will be relevant for evaluation</u>		3. Proof of Ownership	4. Property Location	5. Dwelling Type	6. Number of Dwellings	7. Scheme Design	8. Delivery Timeframe	9. Acquisition Price
		2 A Planning Permission for new units	2 B Proof of existing state and renewal works details							
Information Required	Site Address	Planning Reference	Photos pre-renewal and either photos post renewal or planned renewal documents	Land Registry title documents (or agreement/contract for sale)	Property Address. For multi-unit developments include each dwelling	Unit type i.e., house/apartment; 1-bed/2-bed/3-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	Delivery Timeframe for completed development in months (excluding this EOI process)	*Price per individual dwelling type
Assessment	Pass/Fail	Pass/Fail	Pass/Fail	Pass/Fail	Qualitative	Qualitative	Qualitative	Qualitative	Qualitative	Qualitative
Marking Range and Potential Marks (100 marks available)	0-10	0-10	0-10	0-10	0-20	0-10	0-10	0-10	0-10	0-10
Assessment Methodology	10 = Pass if site location provided 0 = Fail if site location not provided	10 = Pass if valid planning permission and details provided 0 = Fail if valid planning permission and details not provided	10 = Pass if proof of existing state and renewal work details provided 0 = Fail if information not provided	10 = Pass if proof of ownership provided 0 = Fail if proof of ownership not provided	0-10 marks for Social Housing Demand in that location 0-10 marks for Property Location in relation to services schools, shops, amenities, etc.	0-10 Social Housing Demand in that location for that dwelling type	0-10 Sustainability and suitability for potential diversification of tenancy/tenure	0-10 Based on design principles outlined in section <i>Application & Assessment Criteria</i> above	0-10 Based on timeframe for completed development	0-10 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 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.



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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 23/223 Housing Request for Expressions of Interest for the provision of social housing through turnkey acquisition**, to be returned to:

WCCC 23/223 Housing Request for Expressions of Interest for the provision of social housing through turnkey acquisition
Tender Box
Waterford City & County Council
Customer Service Centre
Baileys New Street
Waterford,

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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:

Waterford City & County Council

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Application Form Section 2

Criteria	1. Site Location	2. Permissions <u>Complete either 2A or 2B</u>		3. Proof of Ownership	4. Property Location	5. Dwelling Type	6. Number of Dwellings	7. Scheme Design	8. Delivery Timeframe	9. Acquisition Price
		2 A Planning Permission for new units	2 B Proof of existing state and renewal works details							
Information Required	Insert Site Address for each site	Insert Planning Reference	Include (separately) proof of existing state and renewal works details	Include (separately) land registry title documents	Insert Property Address. For multi-unit developments include each dwelling	Insert Unit type. i.e. House/apartment; 1-bed/2-bed/3-bed; detached/semi-detached/terrace, etc.	Insert Number of Units of each dwelling type i.e., 1*1-bed/2*2-bed, etc.	Include (separately) scheme layout showing dwelling locations and types, open space provision and design rationale	Insert Delivery Timeframe for completed development in months (excluding this EOI process)	Insert Price per individual dwelling type