



Comhairle Cathrach & Contae Phort Láirge Waterford City & County Council

Waterford City & County Council

WCCC 17/299/Housing

Request for Expressions of Interest for the provision of housing on lands at Gracedieu, Waterford.

Waterford City & County Council are seeking expressions of interest from private developers and building contractors for proposals for the provision of housing on a council-owned site of approximately 2.93 hectares at Gibbethill, Gracedieu, Waterford City.

Any preferred proposal is subject to approval by the Housing Agency and by the Department of Housing, Planning, Community and Local Government.

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 17/299/Housing** to: WCCC 17/299/Housing, Tender Box, Waterford City & County Council, Customer Services, Baileys New Street, Waterford by the closing date of 16:00 on Friday 16th June 2017.

WCCC 17/299/Housing

Request for Expressions of Interest for the provision of housing on lands at Gracedieu, Waterford.

Waterford City & County Council are seeking expressions of interest from private developers and building contractors for proposals for the provision of social housing on a council-owned site of approximately 2.93 hectares at Gibbethill, Gracedieu, Waterford City.

The site under consideration is currently in the Land Aggregation Scheme and is also an approved project as part of the Local Infrastructure Housing Activation Fund (LIHAF).

Applicants must provide proposals that can demonstrate effective delivery of housing on the site in addition to the infrastructure requirements of a proposed LIHAF access road proposal.

Furthermore, to satisfy the requirements for LIHAF, the ability to provide housing on adjacent or contiguous lands to those served by the LIHAF proposal will need to be demonstrated. Applicants must be prepared to enter into a development agreement to provide housing at a demonstrably reduced cost due to the provision of LIHAF infrastructure.

Note that LIHAF infrastructure will be procured directly by Waterford City & County Council.

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 property acquisitions for consideration under this expression of interest will be on a turnkey basis; potential payment is a fixed price lump sum, on completion of a development, within an agreed timeframe.

Any preferred proposal is subject to approval by the Housing Agency and by the Department of Housing, Planning, Community and Local Government.

All purchases of social housing have to be approved by the Department of Housing, Planning, Community and Local Government.

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.

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 or until an applicant withdraws their application.

Applicants must ensure there are no conflicts of interest in relation to 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 purchase lands/properties outside of this Expression of Interest process.

WCCC 17/299/Housing

Request for Expressions of Interest for the provision of housing on lands at Gracedieu, Waterford.

Application & Assessment Criteria

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

Local Infrastructure Housing Activation Fund (LIHAF) (DHPCLG), 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 Apartment Guidelines (DECLG), Part B of the Architectural Heritage Protection - Guidelines for Planning Authorities (2011), DEHLG, Waterford City Development Plan.

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 70 marks as outlined in the attached table.

Criteria 1-3 must be passed before criteria 4-7 are assessed.

Any box not completed (i.e. required information not provided) shall be assessed as 0 marks.

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

Following initial 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

**WCCC 17/299/Housing
Request for Expressions of Interest for the provision of housing on lands at Gracedieu, Waterford.**

Assessment Criteria

Criteria	1. Proposed Site Layout	2. Development Agreement	3. Control or interest in adjacent or contiguous lands	4. Proposals for Cost Reduction	5. Number of Dwellings - Sustainability & Suitability	6. Scheme Design - Sustainability	7. Delivery Methodology
Information Required	Indicative layout showing infrastructure and housing layout	Commitment to enter development agreement to deliver cost reduction subsequent to LIHAF funding	Land Registry title documents (or agreement/contract for sale)	Proposed methodology for cost reduction subsequent to LIHAF funding/infrastructure	Number of Units of each dwelling type ie 1*1-bed/2*2-bed, etc and breakdown of social/private, etc proposed	Scheme layout (as per criterion 1) showing dwelling locations and types, open space, infrastructure provision and design rationale	Delivery methodology and indicative timeframe for delivery (assumptions and processes must be identified)
Assessment	Pass/Fail	Pass/Fail	Pass/Fail	Qualitative	Qualitative	Qualitative	Qualitative
Marking Range and Potential Marks	0-10	0-10	0-10	0-10	0-10	0-10	0-10
Assessment Methodology	10 = Pass if site layout provided 0 = Fail if site layout not provided	10 = Pass if commitment given 0 = Fail if commitment not given	10 = Pass if proof of ownership provided 0 = Fail if proof of ownership not provided	0-10 marks for sustainability of proposed cost reduction delivery	0-10 marks for sustainability and suitability for potential diversification of tenure	0-10 marks for design principles outlined in section <i>Application & Assessment Criteria</i> above	0-10 marks for sustainability, suitability of delivery methodology proposed



Comhairle Cathrach & Contae Phort Láirge Waterford City & County Council

Waterford City & County Council

WCCC 17/299/Housing

Request for Expressions of Interest for the provision of housing on lands at Gracedieu, Waterford.

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 housing on lands at Gracedieu, Waterford.

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 17/299/Housing; Request for Expressions of Interest for the provision of housing on lands at Gracedieu, Waterford**, to be returned to:

WCCC 17/299/Housing; Request for Expressions of Interest for the provision of housing on lands at Gracedieu, Waterford.

Tender Box

Waterford City & County Council

Customer Service Centre

Baileys New Street

Waterford,

by the return date of 16:00 on Friday 16th June 2017.

WCCC 17/299/Housing

Request for Expressions of Interest for the provision of housing on lands at Gracedieu, Waterford

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

**WCCC 17/299/Housing
Request for Expressions of Interest for the provision of housing on lands at Gracedieu, Waterford.**

Application Form Section 2 Checklist

Criteria	1. Proposed Site Layout	2. Development Agreement	3. Control or interest in adjacent or contiguous lands	4. Proposals for Cost Reduction	5. Number of Dwellings - Sustainability & Suitability	6. Scheme Design - Sustainability	7. Delivery Methodology
Information Required	Indicative layout showing infrastructure and housing layout	Commitment to enter development agreement to deliver cost reduction subsequent to LIHAF funding	Land Registry title documents (or agreement/contract for sale)	Proposed methodology for cost reduction subsequent to LIHAF funding/infrastructure	Number of Units of each dwelling type ie 1*1-bed/2*2-bed, etc and breakdown of social/private, etc proposed	Scheme layout (as per criterion 1) showing dwelling locations and types, open space, infrastructure provision and design rationale	Delivery methodology and indicative timeframe for delivery (assumptions and processes must be identified)
Assessment	Pass/Fail	Pass/Fail	Pass/Fail	Qualitative	Qualitative	Qualitative	Qualitative
Marking Range and Potential Marks	0-10	0-10	0-10	0-10	0-10	0-10	0-10
Information Provided							