



# Comhairle Cathrach & Contae Phort Láirge Waterford City & County Council

## **Waterford City & County Council**

### **WCCC 17/229/Housing**

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

Waterford City & County Council are seeking to purchase new 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 planning permission for new 1, 2, 3 and 4 bedroom apartments and houses in Waterford City and towns and villages within County Waterford.

All purchases of social housing have to be approved 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.

## **WCCC 17/229/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.

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.

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

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 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 purchase lands/houses outside of this Expression of Interest process.

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#### **Application & Assessment Criteria**

Applications must have planning permission at the return date for applications.

Completed units must:

- have minimum A3 BER
- comply with current planning building regulations
- be provided with new home structural guarantee ie Homebond/Premier

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

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

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 Apartment Guidelines (DECLG), Part B of the Architectural Heritage Protection - Guidelines for Planning Authorities (2011), DEHLG.

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 100 marks as outlined in the attached 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

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**Assessment Criteria**

Criteria	1. Site Location	2. Planning Permission	3. Proof of Ownership	4. Property Location - Sustainability	5. Dwelling Type - Suitability	6. Number of Dwellings - Sustainability & Suitability	7. Scheme Design - Sustainability	8. Delivery Timeframe	9. Acquisition Price
<b>Information Required</b>	Site Address	Planning Reference	Land Registry title documents (or agreement/contract for sale)	Property Address. For multi-unit developments include each dwelling	Unit type. ie House/apartment; 1-bed/2-bed/3-bed; detached/semi-detached/terrace, etc	Number of Units of each dwelling type ie 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
<b>Assessment</b>	Pass/Fail	Pass/Fail	Pass/Fail	Qualitative	Qualitative	Qualitative	Qualitative	Quantitative	Quantitative
<b>Marking Range and Potential Marks</b>	0-10	0-10	0-10	0-20	0-10	0-10	0-10	0-10	0-10
<b>Assessment Methodology</b>	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 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 &amp; 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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through turnkey acquisition.**

**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 17/229/Housing Request for Expressions of Interest for the provision of social housing through turnkey acquisition**, to be returned to:

WCCC 17/229/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,

by the return date 16:00 hrs on Friday 19<sup>th</sup> May 2017.



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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:

