



Comhairle Contae Thiobraid Árann
Tipperary County Council

EXPRESSIONS OF INTEREST TURNKEY HOUSING DEVELOPMENTS

BRIEFING DOCUMENT





Comhairle Contae Thiobraid Árann
Tipperary County Council

EXPRESSIONS OF INTEREST TURNKEY HOUSING DEVELOPMENTS

Tipperary County Council seeks expressions of interest for turnkey residential developments for the provision of social housing

Turnkey Developments, to be of interest to the Council, must be close to services within an urban settlement/ town/ village and within walking distances of shops, schools and local amenities. Housing Design and Construction Standards must at a minimum meet the requirements of all relevant statutory planning and building control requirements.

An 'Expressions of Interest' hardcopy briefing document is available from Housing Capital Section, Tipperary County Council, Civic offices, Clonmel and Nenagh or online at www.tipperarycoco.ie.

Expressions of interest must be submitted in a sealed envelope and marked "**TCC001782Q Expressions of Interest for the provision of social housing through turnkey acquisition**" and submitted to CSD Desk, Civic Offices Tipperary County Council, Clonmel no later than 16:00hrs on Wednesday 25th October 2023

Tipperary County Council is not obliged to purchase any turnkey housing development submitted as part of this process.

Sinead Carr,

Director of Services, Housing.

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1. Introduction

Tipperary Council currently has approximately 3,353 nr. applicants on its social housing waiting list seeking appropriate accommodation.

The Council is seeking to increase the number of social housing units being brought into use, through various delivery mechanisms, including the acquisition of turnkey units on greenfield/brownfield and/or unfinished housing development sites.

It is an objective of the Council to create sustainable communities by encouraging a greater mix of social, and private housing. Proposals for turnkey housing developments within areas of demand which do not currently have a concentration of social housing, will be particularly welcome.

2. Submissions

2.1 Background Information

Proposals are invited for the supply of turnkey housing developments for social housing in all towns and villages within the functional area of Tipperary County Council where a housing need exists.

Proposals should be well located within or very close to town/village boundaries and be within walking distance of primary services such as school, shop, community facility etc. Where a zoning map for the town/village has been adopted by the Council, the zoning of the site in the relevant Local Area/County Plan must be compatible with residential development and should not, by virtue of its development for social housing, lead to an overconcentration of social housing in that area.

3. Contractual Arrangements

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.

Where agreement is reached between the proposer and the Local Authority on a scheme of development, the manner of conveyance will be by way of the standard 'Contract for Sale', with a deposit payment of 10% being paid (in escrow) on execution of the contract.

The turnkey contract agreement is not and should not be construed as a building agreement or public works contract. So as to avoid any confusion over the detail of what has been agreed for purchase between the developer and the local authority, a special condition will be inserted in the contract for purchase which will describe the units being purchased, phasing schedule/handover dates, specifications, defects period, etc.

No stage payments will be made by the local authority but in the case of a phased delivery/handover, payments will be made in respect of units handed over. Subject to contract / contract denied the acceptance of any proposal(s) by Tipperary County Council shall be subject to the final agreement of satisfactory terms of contract with the Applicant(s) and will also be subject to the availability of funding and the approval of the Department of Housing, Local Government and Heritage, without prejudice.

All costs and expenses incurred by Applicants relating to and including the engagement of design consultants, securing planning permission, etc. is to be considered as 'work at risk' and no recovery of any costs from Tipperary County Council will be entertained. Tipperary County Council will have no financial liability prior to the signing of a contract. Proposers are advised not to make a submission if this condition is considered unacceptable.

4. 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 Tipperary County Council on the basis of the assessment criteria in appendix 1.

In the case of development with planning permission, completed development, dwelling units and all associated works must be fully compliant with the Department of Housing, Local Government and Heritage guidelines and standards. The costs provided are to include for the delivery of the units including all costs associated with access roads, Uisce Éireann and ESB connections/diversions to allow for the delivery of the units.

There will be no obligation on Tipperary 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.

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 Tipperary 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 any omission Tipperary 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 Tipperary County Council. Please note that Tipperary 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.

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.

Tipperary County Council reserves the right to acquire and or purchase lands/houses/apartments/dwellings outside of this Expression of Interest process.

Notice of Change to Payment Procedure on Properties acquired 'Off Plan' or Properties acquired when Partially Constructed.

All payments by Tipperary County Council for **Properties acquired 'Off Plan' or Properties acquired when Partially Constructed, will be subject to Relevant Contracts Tax (RCT).**

The Local Authority will be deemed the principal contractor for the construction of these units (from a revenue perspective only) and under its RCT obligations will account for VAT on all subcontractor invoices under the reverse charge mechanism.

Invoices including deposits must be submitted going forward excluding VAT and must have **'VAT on this supply to be accounted for by the principal contractor'** stated on the invoice.

5. Application & Assessment Criteria

Request for Expressions of Interest for the provision of social housing through turnkey acquisition 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 which overarching guidelines to Tipperary County Council specifications:
 - 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 A2 BER (NZEB) (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** in **Appendix**

- 1.
- 3.

Applicants to use templates to fill in required information for submission in **Appendix 2** of this document. If they require further space please use another copy of same sheet and submit as per part of submission.

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 is a potential maximum of 100 marks as outlined in the attached **Assessment Criteria Table** in **Appendix 1**.

Criteria 1-2 must be passed before criteria 3-7 are assessed.

Any box not completed shall be assessed as 0 marks.

Tipperary County Council may request clarifications from applicants at any stage.

Following assessment, Tipperary 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 Tipperary County Council appointed QS to determine feasibility

6. Submission Returns

Tipperary County Council
TCC001782Q Housing
Request for Expressions of Interest for the provision of social housing
through turnkey acquisition.
Expression of Interest Application Form

The Expression of Interest form to be completed as per Appendix 2 and returned to Tipperary 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.

Tipperary County Council Contact (including for queries):

Mr. Jonathon Cooney

Senior Engineer

Return of completed Expressions of Interest:

Completed Expressions of Interest clearly marked TCC001782Q Housing Request for Expressions of Interest for the provision of social housing through turnkey acquisition, to be returned to:

TCC001782Q Housing Request for Expressions of Interest for the provision of social housing through turnkey acquisition

Tender Box

CSD Desk,

Tipperary County Council,

Civic Offices,

Emmett Street,

Clonmel,

Co. Tipperary

E91N512

The closing date for this Expression of Interest is @ 4pm (25/10/2023).

Appendix 1

Tipperary County Council

**TCC001782Q Housing
Request for Expressions of Interest for the provision of social housing through turnkey acquisition.**

Assessment Criteria Table

Criteria	1. Permissions Either 1A or 1B will be relevant for evaluation		2. Proof of Ownership	3. Property Location	4. Dwelling Type	5. Number of Dwellings	6. Scheme Design	7. Acquisition Price
	1 A Planning Permission for new units	1 B Proof of existing state and renewal works details						
Information Required	Planning Reference	Photos pre-renewal and either photos post renewal or planned renewal documents	Land Registry title documents (or agreement/contract for sale with letter from vendors solicitor)	Property Address. For multi-unit developments include each dwelling	Unit type i.e., house/; 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	*Price per individual dwelling type
Assessment	Pass/Fail	Pass/Fail	Pass/Fail	Qualitative	Qualitative	Qualitative	Qualitative	Qualitative
Marking Range and Potential Marks (100 marks available)				0-30	0-15	0-10	0-15	0-30
Assessment Methodology	Pass if valid planning permission and details provided Fail if valid planning permission and details not provided	Pass if proof of existing state and renewal work details provided Fail if information not provided	Pass if proof of ownership provided Fail if proof of ownership not provided	0-15 marks for Social Housing Demand in that location 0-15 marks for Property Location in relation to services schools, shops, amenities, etc.	0-15 Social Housing Demand in that location for that dwelling type	0-10 Sustainability and suitability for potential diversification of tenancy/tenure	0-15 Based on design principles outlined in section <i>Application & Assessment Criteria</i> above	0-30 Value for money; comparatively and in relation to market value

Appendix 2

TCC001782Q Housing

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

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:

