



## **Request for Expressions of Interest for the provision of Turnkey Social Housing Developments and/or Land for Social/Affordable Housing in County Roscommon.**

### **PART 1 – Submission Instructions**

Roscommon County Council is seeking to increase the number of social houses being brought into use, through various delivery mechanisms, including the acquisition of turnkey units, unfinished developments, and direct construction projects by the Council on lands to be acquired.

It is an objective of the Council to create sustainable communities by encouraging a greater mix of social and private housing. Proposals for housings schemes, unfinished developments or for the sale of land within areas of the large urban centres which do not currently have a concentration of social housing will be particularly welcome.

Roscommon County Council is responsible for the delivery of Social Housing in accordance with the National Policy and in response to Housing need in the County. As part of a range of housing solutions, Roscommon County Council is seeking proposals from Developers/ Contractors to provide new, turnkey social housing in the County with preference for the following areas based on areas of greatest need.

Monksland
Roscommon
Boyle
Castlerea
Cortober

Proposals will only be considered for multiple units of preferably 2 or more in a single development, proposals submitted offering single units will not be considered and will be returned.

Proposals should be well located within or very close to town/village boundaries and be within <sup>1</sup> walking distance of primary services such as schools, shops, community facilities etc.

Where a zoning map for the town/village has been adopted by the Council the lands should be zoned residential in the relevant Local Area/Town Plan.

Roscommon County Council is therefore seeking expressions of interest from private developers and building contractors for housing proposals with planning permission for housing units in these areas. Developments which are about to commence, have commenced or that are partially complete will be considered.

All purchases of social housing have to be approved by the Department of Housing, Local Government, and Heritage, the purchase of any units is therefore subject to approval being obtained.

Please note that Roscommon County Council County Council is subject to the Freedom of Information Act 2014.

**Submissions in respect of Lands being offered for sale - The following information must be submitted:**

- Completed application form (Part 2)
- Details of individual or company submitting the proposal including the contact name, address, phone number and email
- Site location map including site area
- Details of planning permission or zoning on the lands, if applicable
- Location of all local amenity services and public utilities and details of the proposed servicing of the site
- The indicative asking price

**Selection Criteria for Lands Being offered for Sale**

The following criteria will be used to evaluate proposals for the sale of land. Criteria are weighted and some are Pass/Fail. The criteria will only be used to rank submissions where the number of submissions received exceeds the Councils requirements in that particular area:

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|--|------------------|
| 1. Social Housing need in the town/village   | <b>Pass/Fail</b> |
| 2. Land Zoning (if applicable)   | <b>Pass/Fail</b> |
| 3. Utility Services Available or available at reasonable cost  | <b>Pass/Fail</b> |
| 4. Location Within Town/Village – Proximity to schools, shops, services etc and tenure diversity within the area | <b>50Marks</b>   |

- |   |                 |
|---|-----------------|
| 5. Profile of Land i.e. topography, green/brown field, derelict   | <b>20 Marks</b> |
| 6. Timescale for Delivery:  | <b>20 Marks</b> |
| 7. Planning Permission: Does the site have permission for development of the type that the Local Authority is seeking | <b>10 Marks</b> |

Following evaluation, proposals which are deemed acceptable will become the subject of negotiation between the proposer and the Council and subject to agreement move to contract stage – without prejudice

**Submissions in respect of Housing Schemes/Turnkeys and or Unfinished Developments being proposed - The following information must be submitted:**

The criteria that will be used in evaluating submissions are:

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.

- Completed application form (Part 2)
- Details of individual or company submitting the proposal including the contact name, address, phone number and email
- Completed units must have a minimum B2 BER or greater
- Details of the Design Team/Technical expertise involved with the project
- Site location map including site area
- Layout and House Drawings showing the proposal (if available – not essential)
- Number and mix of units proposed
- Details of planning permission or zoning on the lands, if applicable
- Location of all local amenity services and public utilities and details of the proposed servicing of the site
- The indicative asking price broken down between land costs, construction costs and other costs such as design fees and development contributions
- A timeframe/programme for the completion of the proposed development
- Examples of previous developments carried out

## **Selection Criteria for Housing Schemes/Turnkeys and or Unfinished Developments**

The following criteria will be used to evaluate proposals. Criteria are weighted, and some are Pass/Fail. The criteria will only be used to rank submissions where the number of submissions receives exceeds the Councils requirements in that particular area:

- |  |                  |
|--|------------------|
| 1. Social Housing need in the town/village   | <b>Pass/Fail</b> |
| 2. Land Zoning (if applicable)   | <b>Pass/Fail</b> |
| 3. Utility Services Available or available at reasonable cost  | <b>Pass/Fail</b> |
| 4. Location Within Town/Village – Proximity to schools, shops, services etc and tenure diversity within the area                                     | <b>25 Marks</b>  |
| 5. House Types and Mix - Compliance with design guidance in the Publication ‘Quality Housing for Sustainable Communities’                            | <b>20 Marks</b>  |
| 6. Value for money of the proposed scheme  | <b>15 Marks</b>  |
| 7. Planning Permission: Does the site have permission for development  | <b>10 Marks</b>  |
| 8. Profile of Land i.e. topography, green/brown field, derelict, unfinished development etc. higher scores will be given to unfinished developments) | <b>10 Marks</b>  |
| 9. Timescale for delivery:   | <b>10 Marks</b>  |
| 10. Technical team involved  | <b>10 Marks</b>  |

Following evaluation, proposals which are deemed acceptable will move to stage 2 in the process. Stage 2 will require detailed plans and costings to be submitted for further consideration and may be the subject of negotiation with the Council

***All Housing Developments are subject to the approval of the Department of Housing, Planning and Local Government.***

***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 Roscommon County Council will be entertained. Roscommon 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.***

## **CONFIDENTIALLY**

Roscommon County Council will use its best efforts to hold confidential any information provided by proposers' subject to its obligations under law, including the Freedom of Information Act 1997 and 2003. Roscommon County Council will consult with proposers about sensitive information before deciding on any FOI request received. Similarly, Roscommon County Council requires that all information provided pursuant to this invitation will be treated in strict confidence by tenderers.

Canvassing is not permitted.

## **IRISH LEGISLATION**

Applicants should be aware that national legislation applies in other matters such as Official Secrets, Data Protection and Health and Safety.

Applicants must have regard to statutory terms relating to minimum pay and to legally binding industrial or sectorial agreements in formulating proposals.

## **MEETINGS**

Roscommon County Council reserve the right to meet with Proposers if considered necessary for the purposes of clarification of information received as part of the submission.

## **CONFLICT OF INTEREST**

Any conflict of interest or potential conflict of interest on the part of an Applicant, individual employees, agents, or subcontractors of an Applicant must be fully disclosed to Roscommon County Council as soon as the conflict or potential conflict is or becomes apparent. In the event of any conflict or potential conflict of interest, the Council may invite Applicants to propose means by which the conflict might be removed. The Council will, at its absolute discretion, decide on the appropriate course of action, which may in appropriate circumstances include eliminating an Applicant from the process or terminating any contract entered into by an Applicant.

## **APPLICANT EXCLUSION**

An applicant shall be excluded if, to Roscommon County Councils knowledge at the time of the award decision, it has been convicted of an offence involving participation in a proscribed criminal organisation or corruption, fraud or money laundering.

5

An applicant may be excluded if:

- subject to a bankruptcy or insolvency procedure or process of a kind specified in Regulation 53, paragraph (5) of the European Communities (Award of Public Authorities' Contracts) Regulations 2006 or
- has been found guilty of professional misconduct by a competent authority that is authorised by law to hear and determine allegations of professional misconduct against persons that include the Applicant or
- has committed grave professional misconduct provable by means that Roscommon County Council can demonstrate or
- has not fulfilled an obligation to pay a social security contribution as required by a law of Ireland or the country or territory where the Applicant ordinarily resides or carries on business or
- has not fulfilled an obligation to pay a tax or levy imposed by or under a law of Ireland or the country or territory where the Applicant ordinarily resides or carries on business or
- has provided a statement or information to Roscommon County Council or another contracting authority knowing it to be false or misleading, or has failed to provide to Roscommon County Council or another such authority a statement or information that is reasonably required by Roscommon County Council or other authority for the purpose of awarding the public contract concerned.

## QUERIES

Queries can be made by using the etenders on line questions and answers facility or by email at [cfallon@roscommoncoco.ie](mailto:cfallon@roscommoncoco.ie). Any queries made that give rise to any new information or clarification may be issued to all applicants depending on relevance. The identity of the applicant who raised the initial query shall not be disclosed to other interested parties.

## CONTRACT

**Subject to contract / contract denied** the acceptance of any proposal(s) by Roscommon County Council shall be subject to the final negotiation and agreement of satisfactory terms of contract with the Applicant(s) and subject to availability of funding and the approval of the Department of Housing, Planning and Local Government, without prejudice.

**RETURN DATE AND ADDRESS**

Return of completed Expressions of Interest:

Completed Expressions of Interest clearly marked

**“REQUEST FOR EXPRESSIONS OF INTEREST FOR THE PROVISION OF SOCIAL HOUSING THROUGH THE ACQUISITION OF MULTIPLE UNITS in County Roscommon”**, to be returned to:

Senior Executive Officer  
Housing Department  
Roscommon County Council  
Aras an Chontae  
Roscommon  
Co Roscommon.

by the return date of Friday 22<sup>nd</sup> of October 2021 at 4:00pm .

## Expression of Interest Application Form

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.

Applicant should complete a separate Questionnaire for each site/development it wishes to nominate/propose for consideration. Completed applications should be returned to Roscommon County Council in accordance with Part 1 - Submission Instructions. **Please note that proof of ownership is essential.**

**Table A – Contact Details:**

1	Contact Name:	
2	Company Name:	
3	Address:	
4	Telephone:	
5	Email:	

**Table B – Site/Development Details:**

6	Site/Development Name:	
7	Location/Address:	
8	Do you possess legal proof of ownership?	Yes <input type="checkbox"/> No <input type="checkbox"/>
9	Is land zoned for Residential use?	Yes <input type="checkbox"/> No <input type="checkbox"/>
10	Site Size in Hectares	Ha
11	Has planning permission been granted?	Yes <input type="checkbox"/> No <input type="checkbox"/>

12	If Yes to 11, please provide Planning Ref. No.											
13	If Yes to 12, has construction commenced?	Yes <input type="checkbox"/> No <input type="checkbox"/>										
14	If Yes to 13, is construction completed?	Yes <input type="checkbox"/> No <input type="checkbox"/>										
15	If No to 14, please provide details of project status											
16	Outline your submission proposal or range of proposals (tick one or more options):	<input type="checkbox"/> Sale of Land to Roscommon County Council (RCC) <input type="checkbox"/> Sale of Un-serviced Sites to RCC <input type="checkbox"/> Sale of Serviced Sites to RCC <input type="checkbox"/> Sale Partially Completed Development to RCC <input type="checkbox"/> Sale of Completed Units to RCC (Turnkey) <input type="checkbox"/> Lease of Managed Units to RCC <input type="checkbox"/> Lease of Un-managed Units to RCC <input type="checkbox"/> Other (please specify):										
17	Optional - this entry may be used to provide any additional information you believe to be relevant to your proposal and to cover all area specified in Part 1.	<table border="1" style="width: 100%; height: 100%;"> <tr><td> </td></tr> </table>										

