



Rialtas Áitiúil Éireann
Local Government Ireland

Call for Expression of Interest for the provision of Residentially Zoned (Phase 1 and 2)

A brief guide residential landowner's

Closing Date: Thursday the 20th of June 2024.



Comhairle Chontae na Gaillimhe
Galway County Council



Rialtas na hÉireann
Government of Ireland



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1.0 Introduction

‘Housing for All - a New Housing Plan for Ireland’ is the government’s housing plan to 2030.

It is a multi-annual, multi-billion-euro plan which will improve Ireland’s housing system and deliver more homes for people with different housing needs.

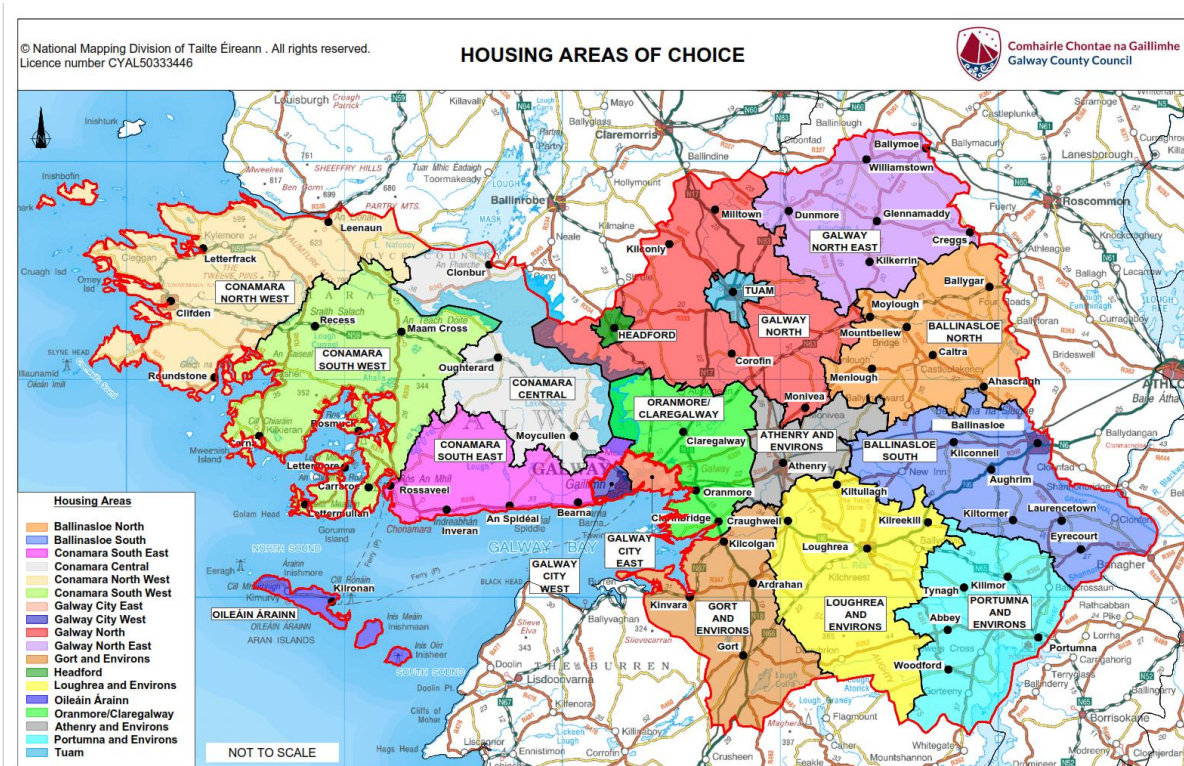
In this call, landowners are being asked to consider offering residentially zoned lands, to Galway County Council for future housing delivery.

Funding is available to Galway County Council via the Department of Housing, Local Government and Heritage for both Social and Affordable housing delivery subject to select criterion.

2.0 Submissions

2.1 Area of Choice

Galway County is divided up into 10 “Areas of Choice” for social housing applicants as per the below map:





2.2 Social and Affordable Housing Demand.

Where appropriate proposals for social housing are received and considered acceptable, Galway County Council will seek funding from the Department of Housing, Local Government and Heritage for this acquisition. Applicants are advised to review Galway County Councils Housing Delivery Action Plan 2022 to 2026 and Galway County Councils website which identifies the social housing demand/need for Galway County <https://www.galway.ie/en/services/housing/supplydemand/>

AREA OF CHOICE	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
	5	0	1	0	0	0	6
Athenry and Environs	195	53	150	27	4	1	430
Ballinasloe North	72	18	67	13	0	0	170
Ballinasloe South	96	45	86	15	2	1	245
Connemara	1	0	2	0	0	0	3
Connemara Central	92	36	78	10	0	0	216
Connemara Islands	6	3	8	0	0	0	17
Connemara North-West	55	7	50	4	0	0	116
Connemara South-East	61	14	30	8	0	0	113
Connemara South-West	31	11	31	0	2	0	75
Galway City East	1	0	0	0	0	0	1
Galway City West	0	0	1	1	0	0	2
Galway North	38	7	33	4	1	0	83
Galway North-East	34	10	30	6	1	0	81
Gort and Environs	87	16	84	10	2	0	199
Headford	56	17	41	7	0	0	121
Loughrea and Environs	124	29	98	7	6	0	264
Oranmore/Claregalway	156	37	134	21	0	0	348
Portumna and Environs	56	10	40	9	1	0	116
Tuam	150	24	170	25	7	2	378

In terms of Affordable Housing delivery and land acquisitions, Galway County Council will be guided by the criteria as set out under the Affordable Housing Fund Scheme when choosing lands for Affordable Housing Delivery. The funding available to Galway Council is determined by the proposed scheme densities as listed the in the following table:

Scheme density	Funding limit
Dwellings in schemes with a net density of over 50 dwellings per hectare in cities designated under the National Planning Framework	€100,000
Dwellings in schemes with a net density of over 35 dwellings and under 50 dwellings per hectare in all urban areas	€75,000
Dwellings in schemes with a net density of less than 35 dwellings per hectare	€50,000



The main criterion for the shared equity scheme is to deliver housing to nominated persons at 15% under the open market value of similar properties in that area by Galway County Council taking an equity stake in that property.

A typical examine of how this is calculated is as follows:

Local Authority Affordable Housing	
Cost of Provision (Contracted cost of delivery of housing)	€400,000
Affordable Housing Funding (Subsidy provided by GCC dependent on scheme densities)	€75,000
Cost to nominated person	€325,000
Open market values of comparable new build	€410,000
Discount: 20.73%	€85,000

2.3 Information to be submitted.

Proposals should be well located and be within walking distance of primary services such as school, shop, community facility etc. Where a zoning map has been adopted by the Council, the zoning of the site in the relevant Area 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.

2.3.1. Applicant Details:

- Details of individual or company submitting the proposal including a contact name, address, phone number and email.
- Interest of individual or company submitting the proposal in the subject lands e.g owner/option to purchase.

2.3.2. Planning Status of the Lands:

Details of planning permission status on the lands

- If a live planning permission exists, please confirm planning reference number and relevant time extension if any.
- If planning permission has expired, please confirm planning reference number.

2.3.3. Project Information:

- Site location map of the subject land with the total site area noted.
- Site topography and ecological reports (if available).
- Site Layout Drawings clearly showing the location of all local amenity services and public utilities and details of the proposed servicing of the site:

2.3.4. Project Costings:

- Full and final price being sought for the land under offer should be set out clearly and the period within which the units remain under offer at that price should also be made clear.

NOTE: Individuals/Companies making a proposal should submit their most competitive asking price for the land being offered for sale as negotiations on price will be limited.



2.4 Submission Process

Applications who do not complete the listed items as per section 2.3 of this briefing document will not be considered.

Galway County Council reserves the right to seek clarification on any submissions for the purposes of evaluation.

Only those submissions which are deemed acceptable to the Local Authority following evaluation of submissions will be considered.

2.4.1 Submissions:

Applicants are advised to review the criteria against which their submission will be assessed against prior to making their submission.

2.4.2 Evaluation of Submissions

Evaluation will be a 2-stage process with all submissions initially evaluated against three Pass/Fail criteria. Only those submissions which achieve a Pass mark against all three criteria, will be considered further.

No.	Requirements	Criterion
1	Location and suitability of the site for social and affordable housing	Pass / Fail
2	Land zoning status – zoning must be compatible with residential development	Pass / Fail
3	Proximity of site to utilities – water, wastewater, electricity, and telecoms.	Pass / Fail

Submissions will be shortlisted against the below Pass/Fail criteria. Only those submissions which achieve a Pass mark against all criteria, will move to the second stage of the process.

The Pass/Fail criteria are as follows:

No	Requirements	Marks
1.	Response document – compatibility with this briefing document and compliance with statutory development plan. (Minimum of 35 marks requirement)	50
2.	Value for money of the proposed lands (Minimum of 35 marks requirement)	50



In terms of value for money, GCC will assess submitted costs against recent land acquisitions in the area and may also include a macro-cost assessment for delivery of housing on the subject lands.

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 Galway County Council will be entertained. Galway County Council will have no financial liability prior to the signing of a contract.

3.0 Contractual arrangements

Where agreement is reached between the proposer and Galway County Council on the lands, the manner of conveyancing will be by way of the standard “Contract for Sale”.

Subject to contract / contract denied the acceptance of any proposal(s) by Galway 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.

4.0 Confidentiality

Galway 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. [LA] will consult with proposers about sensitive information before deciding on any FOI request received. Similarly, Galway County Council requires that all information provided pursuant to this invitation will be treated in strict confidence by tenderers.

5.0 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.

6.0 Meetings

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

7.0 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 Galway 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 Local Authority may invite Applicants to propose means by which the conflict might be removed. The Local Authority 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.

8.0 Applicant exclusion

An Applicant shall be excluded if, to Galway County Council 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.

An Applicant may be excluded if s/he:

- is 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 the Local Authority 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 the Local Authority or another contracting authority knowing it to be false or misleading or has failed to provide to the Local Authority or another such authority, a statement or information that is reasonably required by the Local Authority or other authority for the purpose of awarding the public contract concerned.

9.0 Queries

Queries can be made by submitting questions by email at dflood@galwaycoco.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.

10.0 Reference documents

The following documents may be of assistance to parties interested in making a submission under this call for proposals:

- Galway County Development Plan 2023 – 2028
- Galway County Council Housing Need and Demand Assessment 2023 – 2028
- Galway County Council Housing Delivery Action Plan 2022 - 2026



11.0 Return of submissions

Submissions can be made in writing or by email and should include all information requested. Written submissions should be enclosed in a sealed envelope marked and addressed as follows:

“Expressions of Interest for the Provision of Residentially Zoned lands to Galway County Council - F.A.O. Daithi Flood”

Emails submission should be issued to dflood@galwaycoco.ie

Galway County Council would encourage interested parties that believe they fit within the above criteria and that are interested in exploring an acquisition with Galway County Council to submit an application as soon as possible.

The closing date for receipt of submissions is **Thursday the 20th of June 2024.**

13.0 Disclaimer

Galway County Council has prepared and issued this document for the sole purpose of inviting expressions of interest from potential vendors. This document does not purport to be, in any way, comprehensive in respect of all matters relevant to the Local Authority requirements.

Nothing in this document constitutes an offer to enter into a contract, or a commitment or representation to enter into a contractual arrangement. No legal relationship or other obligation shall arise between the [LA] and any interested party until formal legal agreements have been put in place and any deposit paid.

Galway County Council reserves the right to withdraw its request for Expressions of Interest and to alter any aspect of it at its sole discretion.

Each completed Expression of Interest which is returned to Galway County Council constitutes agreement to, and acceptance of, this disclaimer.