



COMHAIRLE CONTAE
CHEATHARLACH

CARLOW COUNTY COUNCIL

**Carlow County Council – Expressions of Interest – Purchase of
Land/Turnkey Development/Renewal of Vacant/Derelict properties
for Social Housing 2025-2026**

**Expressions of Interest forms will be accepted
on an ongoing basis until 31st December 2026**

Housing Department,
Tullow Civic Offices
Relief Road,
Tullow,
Co. Carlow.
Telephone: 059 9136296
Enquires: - capitalhousing@carlowcoco.ie
Expression of Interest
Submissions: - capitalhousing@carlowcoco.ie

INTRODUCTION

Carlow County Council as the Housing Authority for Carlow currently has a requirement to provide additional housing units for households that are on the social housing list. The household requirements vary in size and need, with units required for persons with disabilities and age friendly. To address the need Carlow County Council is seeking expressions of interest for the purchase of lands (Greenfield or Brownfield) in Carlow Town or the purchase of turnkey developments in Carlow Town, Ballon, Fenagh, Kildavin, Borris, Tinnahinch, Hacketstown or Bagenalstown. Proposals for developments on greenfield, brownfield or any unfinished development will be acceptable. The regeneration of vacant or derelict units in Town Centres is encouraged. These will be considered as Turnkey proposals where the Developer renovates the property to a like-new condition and sells to Carlow County Council. Proposals that support sustainable Town Centre living with links to Active Travel routes are encouraged and welcomed. The provision of sustainable communities is a key objective and a strong mix of tenure is required in locations proposed and should be demonstrated as part of the submission.

Housing Need

The requirement for turnkey development type is based on an analysis of the housing list. The breakdown of bedroom type in each area are: -

	<i>Carlow Town</i>	<i>Ballon</i>	<i>Fenagh</i>	<i>Kildavin</i>	<i>Borris</i>	<i>Tinnahinch</i>	<i>Hacketstown</i>	<i>Bagenalstown</i>
<i>1 bedroom</i>	47%	37%	60%	31%	45%	43%	52%	52%
<i>2 bedroom</i>	31%	43%	33%	31%	35%	57%	22%	32%
<i>3 bedroom +</i>	22%	20%	7%	38%	20%	0%	26%	16%

(A) Land for Development of Social Housing

Selection Criterion (Land)

Expressions of Interest received for the sale of land must include: -

- Sale price of land supported by a valuation report. Carlow County Council may if considered necessary also obtain a valuation report on the lands in question.
- Map of land bank which shall include the total area of land available.
- Details of land ownership including folio numbers.
- Any burdens etc on the title including rights of way etc.
- Confirmation that lands have appropriate zoning for residential development.
- Details in relation to site servicing where available or on-site services.
- Any other relevant information e.g. previous planning, environmental reports, archaeological reports, previous use etc.

Where there is more than one Expression of Interest received, the following criterion will be used to evaluate proposals: -

- Acquisition cost (40%) – The highest score will be awarded to the site with the lowest total acquisition cost.
- Location (40%) – Locations proximate to utilities and appropriately zoned will be considered in the first instance. Sites that are adjacent to shops, services, active travel links, education facilities, medical facilities will receive the highest marks.
- Housing Need (20%) - Proposals will be evaluated against the specific housing demand in each area, based on the Council's housing waiting list. Sites that offer a mix of unit types aligned with the local demand profile will receive higher scores. For example, areas with a higher demand for 1-bedroom units (e.g., Fenagh, Hacketstown, Bagenalstown) will score more favourably if the proposal includes a majority of 1-bedroom homes. Similarly, locations such as Kildavin, which show a stronger need for 3-bedroom+ units, will be assessed based on their ability to meet that particular demand.

Land to be considered must be zoned for uses where residential development is permitted and may comprise lands zoned as ***'Town Centre', Village Core', 'Existing/Infill Residential', and 'New Residential', and/or form part of an Unfinished Housing Development.***

Acquisition costs will need to be approved by the Department of Housing, Local Government and Heritage. Only sites offered that represent a blend of the above criterion will be considered.

Carlow County Council has no obligation to proceed with any offer.

Please complete Expression of Interest form attached at Appendix A and submit with relevant documentation to capitalhousing@carlowcoco.ie with the following clearly marked in the Subject Bar: Expression of Interest for the provision of land.

(B) Turnkey Development for Social Housing

Expressions of interest should be returned in advance of the closing date and must include the following: -

- Site Location – A map should be provided
- Planning Status – The applicant must demonstrate that the site is appropriately zoned with planning consent in place.
- Proof of Ownership
- Number of Dwellings
- Dwelling Type – breakdown of proposed dwelling types, including details of units that will be age/disability friendly
- Scheme Design
- Delivery Timeframe
- Acquisition Price (stage 2)

Acquisition costs will need to be approved by the Department of Housing, Local Government and Heritage. Only sites offered that represent overall value for money in terms of the unit cost of housing units will be considered. Carlow County Council has no obligation to proceed with any offer.

Selection Criterion (Turnkey)

Selection of schemes will be based on a number of criteria including: -

- Acquisition price
- Delivery availability
- Demonstration of mixed tenure at the location
- House/Unit type requirement outlined
- Timeline for delivery
- Sustainability of the scheme
- Proximity to amenities/services
- Projects that remove vacancy/dereliction

Carlow County will select an appropriate number of units to meet the requirements under the Governments housing delivery plan – Housing for All. For the purposes of evaluating proposal and selecting scheme there will be a 2-stage process.

Stage 1 – Preliminary Suitability

Each submission will be evaluated to ensure that it meets with the required criteria. The preliminary evaluation will assess suitability and if deemed suitable will move to stage 2. The criterion for stage 1 will be: -

- **Location (30%)** - The applicant must demonstrate that the proposal submitted is in an area where there is a high level of mixed tenure housing i.e. Private, Private Rental and Social Housing. The location must be in sustainable location with close proximity access to services, shops and facilities. The proposed development must have current planning permission or be located in an area that is appropriately zoned for housing.
- **Unit Type (40%)** - The proposal must outline how it addresses the specific house type requirement based on Carlow's Social Housing list. Proposals that deliver the highest proportion of the housing type need based on the requirement outlined in this document will score the highest. Proposals must include units that comply with the requirement for age friendly housing and disability requirement.
- **Delivery Availability (20%)** - The submission must demonstrate that the unit can be delivered between 2025 - 2030. Applications that demonstrate that they can be delivered earlier in the delivery plan period will be ranked highest.
- **Vacancy/Dereliction (10%)** - Proposal that can enhance Town Centres and remove dereliction are welcomed and will be prioritised above greenfield proposals (subject to meeting quality standards and demonstration of sustainability).

If less than 50% of the score available under the headings 'Location', 'Unit Type' or 'Delivery Availability' is achieved then those proposals will not be considered any further. Those proposals with the highest score may be brought forward to Stage 2. The number brought through will depend on the number of submissions received and the numbers of units that Carlow County Council require.

Stage 2 – Detailed Engagement

Those schemes that qualify for stage 2 will then be invited to submit detailed proposals for the proposed scheme. This will include total acquisition cost (broken into land costs, construction costs, design fees and other costs such as development levies, utilities, financing costs, sales, marketing, profit etc), detailed design proposals, demonstration of design compliance with for social housing/departments, BER and compliance with Carlow County Council Development Plan 2022 – 2028. Submissions at this stage will require detailed plans, site layouts etc.

It should be noted that Department of Housing, Local Government and Heritage unit ceiling prices will apply.

At this stage projects will be evaluated as follows: -

- **Total acquisition cost (50%)** – expressed as a unit cost per sqm of floor area. This item will be expressed on a pro rata basis with the lowest cost achieving the highest marks.
- **Design, quality & location (40%)** – Qualitative evaluation completed in conjunction with Architectural Advisor
- **Delivery timeline (10%)** – The submission must demonstrate that the unit can be delivered between 2025 - 2030. Applications that demonstrate that they can be delivered earlier in the delivery plan period will be ranked highest.

Please complete Expression of Interest form attached at Appendix B and submit with relevant documentation to capitalhousing@carlowcoco.ie with the following clearly marked in the Subject Bar: Expression of Interest for the provision of turnkey housing developments for social housing.

(C) Renewal of properties as Turnkey development

This refers to renewal/refurbishment of vacant/derelict properties. Properties can consist of single units or multi-unit properties.

Expressions of interest should be returned in advance of the closing date and must include the following: -

- Property Location – A map should be provided
- Previous and current planning status (Please supply planning reference number)
- Proof of Ownership – The applicant must provide proof of ownership or evidence of active negotiations to buy the property i.e. letter from Solicitor
- Number of units
- Dwelling Type – bungalow, two storey etc.
- Previous use of property
- Photographs of property pre-renewal
- Description of proposed works
- Delivery Timeframe
- Acquisition Price supported by a valuation report. Carlow County Council may if considered necessary also obtain a valuation report on the property in question.

Acquisition costs will need to be approved by the Department of Housing, Local Government and Heritage. Only properties offered that represent overall value for money in terms of the unit cost will be considered.

Carlow County Council has no obligation to proceed with any offer.

It should be noted that Department of Housing, Local Government and Heritage unit ceiling prices will apply.

Selection Criterion

Selection of properties will be based on a number of criteria including: -

- Acquisition price
- Delivery availability
- House/Unit type requirement outlined
- Timeline for delivery
- Sustainability of the unit
- Proximity to amenities/services

Please complete Expression of Interest form attached at Appendix C and submit with relevant documentation to capitalhousing@carlowcoco.ie with the following clearly marked in the Subject Bar: Expression of interest for the renewal of properties as turnkey development

Submission Dates

All submission should be made to capitalhousing@carlowcoco.ie marked ***“Expression of Interest –Land/Turnkey Development”***

- The submissions will be received on a rolling basis until 31st December 2026

Carlow County Council reserves the right not to proceed with any Expression of Interest submitted following detailed consideration of the proposal.

Confidentiality

The distribution of these documents is for the sole purpose of obtaining offers. The distribution does not grant permission or license to use the documents for any other purpose. Applicants are required to treat the details of all documents supplied in connection with this process as private and confidential.

Conflict of Interest

Any conflict of interest involving a submission must be fully disclosed. Any registrable interest involving the tenderer and Carlow County Council or employees of the Carlow County Council or their relatives must be fully disclosed in the tender submission or should be communicated to Carlow County Council immediately upon such information becoming known to the applicant, in the event of this information only coming to their notice after the submission of a bid and prior to the award of any contract. The terms 'registrable interest' and 'relative' shall be interpreted as per Section 2 of the Ethics in Public Office Act, 1995. Failure to disclose a conflict of interest may disqualify a tenderer or invalidate an award of contract, depending on when the conflict of interest comes to light.

Anti-Competitive Conduct

Tenderers attention is drawn to the Competition Act 2002 (as amended, the “2002 Act”). The 2002 Act makes it a criminal offence for Tenderers to collude on prices or terms in a public procurement competition.

Freedom of Information Acts

All responses to this invitation will be treated in confidence and no information contained therein will be communicated to any third party without the written permission of the tenderer except insofar as is specifically required for the consideration and evaluation of the response or as may be required under law, including the Freedom of Information Act 2014, EU and Irish Government Procurement Procedures, or in response to questions, debates or other parliamentary procedures in or of the Oireachtas (the Irish Parliament).

Applicants are asked to consider if any of the information supplied by them in response to this request for tenders should not be disclosed because of its sensitivity. If this is the case, applicants should specify the information that is sensitive and the reasons for its sensitivity.

Carlow County Council cannot guarantee that any information provided by applicants, either in response to this invitation or in the course of any contract awarded as a result thereof, will not be released pursuant to Carlow County Council's obligations under law, including the Freedom of Information Act 2014, EU and Irish Government Procurement Procedures. Carlow County Council accepts no liability whatsoever in respect of any information provided which is subsequently released or in respect of any consequential damage suffered as a result of such disclosure.

Data Protection

Applicants are required to comply with all directions of Carlow County Council with regard to:

- (i) the use and application of all and any Confidential Information or data (including personal data as defined in the Data Protection Acts 1988 to 2018);
- (ii) local security arrangements deemed reasonably necessary by Carlow County Council including, if required, completion of documentation under the Official Secrets Act, 1963 and comply with any vetting requirements of the Contracting Authority including by police authorities
- (iii) comply with the requirements of Data Protection law and such guidelines as may be issued by the Data Protection Commissioner from time to time, including but not being limited to:
 - Data Protection Acts 1988 to 2018 and
 - All EU requirements arising (including, but not limited to, provisions relating to the processing of data, ensuring the security of data and restrictions on transfers of data abroad) and any legislation and regulations implementing same.

Proposer exclusion

A Proposer shall be excluded if, to Carlow County Council's knowledge at the time of the award decision, they have been convicted of an offence involving participation in a prescribed criminal organisation or corruption, fraud or money laundering. A Proposer may be excluded if they:

- Are 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;
- have 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 Proposer or has committed grave professional misconduct provable by means that Carlow County Council can demonstrate;
- 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 Proposer ordinarily resides or carries on business;

- 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 Proposer ordinarily resides or carries on business;
- has provided a statement or information to Carlow County Council or another contracting authority knowing it to be false or misleading, or has failed to provide to Carlow County Council or another such authority, a statement or information that is reasonably required by Carlow County Council or other authority for the purpose of awarding the public contract concerned.

Enquiries

All enquires to be made by email only to capitalhousing@carlowcoco.ie

Approval

Projects are subject to the approval of the Department of Housing, Local Government and Heritage. Carlow County Council reserves the right to enter into negotiations with any interested party to agree the numbers, types, finishes, specification and layouts of the units in to meet delivery targets and requirements.

Reference Documents

Town Centre First Policy

[gov.ie](http://www.gov.ie) - [Town Centre First Policy \(www.gov.ie\)](http://www.gov.ie)

Carlow County Development Plan

[Carlow County Development Plan 2022-2028 | Carlow County Council's Online Consultation Portal](http://www.carlowcoco.ie)

Quality Homes for Sustainable Communities

[gov.ie](http://www.gov.ie) - [Quality Housing for Sustainable Communities \(www.gov.ie\)](http://www.gov.ie)

Standard Specification for Materials and Finishes for Social Housing

[gov.ie](http://www.gov.ie) - [Employer's Requirements for Detail Design of Quality Housing \(www.gov.ie\)](http://www.gov.ie)

Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018)

[gov.ie](http://www.gov.ie) - [Design Standards for New Apartments \(DSFNA\) \(2018\) \(www.gov.ie\)](http://www.gov.ie)

Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas

(Cities, Towns and Villages) 2009

[gov.ie](http://www.gov.ie) - [Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities \(May 09\) \(www.gov.ie\)](http://www.gov.ie)

Sustainable Residential Development and Compact Settlement Guidelines

[gov.ie](http://www.gov.ie) - [Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities \(www.gov.ie\)](http://www.gov.ie)