



**Comhairle Contae
Dhún na nGall**
Donegal County Council

**Donegal County Council
Housing Section**

**Call for Proposals from Builders / Developers
for the Provision of
Social Housing through
Turnkey Acquisition.**

March 2017

1. SCOPE OF REQUIREMENT

Donegal County Council is seeking to purchase housing units for social housing through turnkey developments in County Donegal. We are therefore seeking proposals from developers and building contractors who are in a position to deliver such units within a reasonable timescale.

Proposals are invited for the supply of completed houses or apartments that are fit for purpose, as per the requirements detailed in this brief, for social housing in the following towns:

1. Letterkenny.
 2. Buncrana.
 3. Dungloe.
 4. Donegal Town.
 5. Ballybofey / Stranorlar.
- Suitable proposals should be well located within or in close proximity to the respective towns, close to required facilities, have access to public services and be fit for purpose.
 - Proposed locations for social housing should not create, or exacerbate an existing, social imbalance.

a. REQUIRED UNITS

Proposals should be submitted from experienced Housing Developers/ Contractors who are in a position to deliver completed 'fit for purpose' Turnkey Social Housing Schemes to meet the Council's current Social Housing programme. Proposals can include:

1. Completed units.
2. Units Under construction.
3. Units to be constructed on suitable sites.

The following are the percentage house / apartments types needed across the respective towns:

Town/ Location	1- bed apartments %	2- bed houses/apartments %	3- bed houses %	4- bed houses %
Letterkenny	20	50	20	10
Buncrana	20	50	20	10
Dungloe	20	20	50	10
Donegal Town	20	20	50	10
Ballybofey/ Stranorlar	20	20	50	10

Housing supplied is required to be well located within the respective towns, close to amenities, fit for purpose, have a high standard of layouts and house type design and construction, complying with the conditions of the planning permissions, Housing Guidelines issued by the Department of the Department of Housing, Planning, Community and Local Government, the current Building Regulations, County Development Plans, Local Area Plans and good building practice.

- Space Provision - room sizes and storage to comply with Table 5.1 of Quality Housing for Sustainable Communities 2007.
- En-suites are not generally required.
- Own door access is preferred for all units.
- The provision of adequate private open space and usable public open space is considered very important.
- External storage units are required at a minimum size of 2.4m X 1.8x, to be placed on an appropriate reinforced concrete foundation.

b. REQUIRED STANDARD AND SPECIFICATIONS

Schemes should comply with all statutory obligations and relevant Guidelines issued by Donegal County Council and the Department of Housing, Planning and Local Government including but not limited to:-

- Donegal County Development Plans & Local Area Plans.
- Delivering Homes Sustaining Communities, 2007.
- Quality Housing for Sustainable Communities, 2007.
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) 2009.
- Urban Design Manual, A best practice guide, May 2009.
- Design Manual For Urban Roads and Streets, 2013.
- Recommendations for Site Development Works for Housing Areas, 1998.
- Building Regulations i.e. Building Control Regulations 1997 (S.I. No. 496 of 1997) as amended by the Building Control (Amendment) Regulations 2000 (S.I. No. 10 of 2000), the Building Control (Amendment) Regulations 2004 (S.I. No. 85 of 2004), the Building Control (Amendment) Regulations 2009 (S.I. No. 351 of 2009), the Building Control (Amendment) Regulations 2014 (S.I. No.9 of 2014) and the Building Control (Amendment) (No. 2) Regulations 2015 (S.I. No. 105 of 2015).
- Fire Regulations.
- New units would be expected to have minimum A3 BER, fully comply with the terms of the relevant planning permission and current building regulations with full BCAR certification provided. Proposals involving already completed units achieving less favourable BER's will be considered on their merits.
- Mechanical and electrical installations (heating, ventilation etc) requiring minimum user input and a low degree of maintenance are preferred. Proven technology is preferred.
- Stoves should be multi fuel, for room heating only and not back boiler stoves.
- An operations manual should be provided with each housing unit upon completion to enable the occupants to adequately operate, manage and maintain their home (heating / hot water, ventilation etc).
- **Expected Finishes** are, in general:-
 - Installation of kitchen and utility room units,
 - Installation of sanitary ware [toilets, WHB's, shower, bath].
 - No white goods required,
 - No floor coverings required – expect for kitchens and non-slip tiling in bathrooms.
 - Baths are not required for 1 bedroom units – showers only, level access where feasible.
 - Boundary walls to rear gardens – 1.8m to 2m high. Good quality hit and miss timber fencing is acceptable for side garden boundaries. Side gates are required.
- **Inspections:-** While the contract entered into is not a works contract, Donegal County Council reserves the right to monitor and spot check the construction / refurbishment works on site in the interests of highlighting any potential issues at an early stage, avoiding disputes at snagging stage and ensuring that the handover process is completed as quickly as possible.

1. DETAILS REQUIRED IN SUBMISSION & SELECTION/AWARD CRITERIA

	Information to be Submitted for Proposals <i>Each proposal shall include the following information, at a minimum:</i>	Marks Available	How this information will be assessed by Donegal County Council - All proposals will be opened in accordance with Donegal County Council's procurement procedures, after the closing date, and will be assessed for compliance with the outlined brief and awarded marks accordingly.
1	Details of individual, company, joint venture or collaboration submitting the proposal including:- (a) Name (b) Address (c) Contact name and details - phone and email address (d) Number of years in operation (e) Proof of ownership must be provided or a letter of consent from the landowner.	Pass / Fail	Pass (if provided) / Fail (if not provided).
2	In the case of completed units - confirmation that all houses included as part of the proposal are unoccupied.	Pass / Fail	Pass (if vacant possession) / Fail (if tenants in situ).
3	Examples of similar type housing schemes successfully completed and delivered by the applicants in the past 15 years. Please provide (a) name of project, (b) details of no of houses, (c) house types and (d) contact details for a reference to verify details.	Pass / Fail	Pass (if provided) / Fail (if not provided).
4	Lands zoned for Housing.	Pass / Fail	Pass (if lands zoned for Housing) / Fail (if lands not zoned for Housing).
5	Location of Proposals – include full address and a site location map, to an appropriate scale.	50	More suitable locations will be awarded higher marks. The most suitable locations are considered to be (1) close to all required services - schools, shops etc (2) in an area not already dominated by social housing that achieves tenure diversity.
6	Schedule of the proposed accommodation - number of units, details of house type, number of bedrooms, floor area in square metres.	75	Accommodation that is most suitable to meet the Social Housing Demand in that location will be awarded higher marks.
7	Sketches or Drawings, to appropriate scales, outlining the proposal.	75	Quality and Suitability of the proposal, in accordance with Donegal County Councils outlined brief and in particular with reference to the need in the respective towns.
8	Type of mechanical and electrical systems proposed (oil, electric, solar etc.) and the proposed Building Energy Rating (BER) for the completed houses		
9	Location of all public utilities and details of the proposed servicing of the site. Details of any engagement already taken place with utility providers (for example, ESB Networks, Irish Water).		
10	Status of Planning Permission for the Housing Units - (a) Planning in place -[give reference no.] / (b) with Planning Authority not yet granted [give reference no.] / (c) not applied for but land zoning appropriate for residential development.	100	Marks awarded in descending order of preference (a) - (c).
11	Asking price per unit - including with a breakdown between land costs, construction costs and other costs such as design fees, contributions, etc. (sufficient to allow fair comparison). Prices submitted to represent a full and final amount for each unit, inclusive of VAT and all other costs.	150	Prices will be compared with Dept. of Housing, Planning, Community and Local Government Unit Cost Ceilings and further reviewed by a QS acting on behalf of Donegal County Council. Housing units that are deemed to represent better value for money will be awarded higher marks.
12	Timeframe/Programme on which the development can realistically be delivered.	50	Ideally the housing units should be available within a relatively short timeframe and accordingly housing units that are available immediately or within a number of months will be awarded higher marks than those with longer delivery periods.
	Total Marks Available	500	

2. NOTES FOR APPLICANTS

- Applicants must complete the Proposal Template document and include any additional information as required.
- This call for Proposals is made on the basis of applicants submitting an application that will be assessed by Donegal County Council on the basis of the attached assessment criteria.
- **Submission of a Proposal is on the basis that it will not imply agreement and is further subject to contract/contract denied.**
- Donegal County Council will not acquire housing units if the purchase would render an existing tenant homeless.
- Vacant possession is required of all housing units.
- There will be no obligation on Donegal County Council to enter into an agreement with any applicant.
- Acquisitions are on a turnkey basis; payment will only issue upon completion of the development as defined by the supervising Architect and to the satisfaction of Donegal County Council.
- The fixed price lump sum amount will include all legal and professional fees and outlays relating to the acquisition.
- 2.5% of the agreed price (retention) to be retained for a Defects Liability Period. The Defects Liability Period shall be twelve months from the date of completion of the sale of the agreed units. If during the Defects Liability Period, any defect is found, the Developer/Builder must, promptly and at his/her own cost repair, replace or otherwise make good (in consultation with the Council) the defect as well as any damage to the property caused by the defect. The Developer will bear all incidental costs, including any costs of removal associated with the repair, replacement or making good of the defect or damage. Subject to no defects being found during the Defects Liability Period or any defects that have been found having been remedied, the retention monies will be released at the expiry of the Defects Liability Period.
- Any purchases would be subject to planning permissions being obtained by the applicant. No final contract will be entered into until planning permission is in place. Donegal County Council – Housing Section cannot be involved in or be expected to influence the planning process in any way.
- Any potential agreement with an applicant and Donegal 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. Evidence of financial and / or technical capability of the applicants to deliver the project may be sought, following assessment of the submissions. Applicants must have valid tax clearance.**
- Donegal County Council is subject to the Freedom of Information Act 2014. Confidential or commercially sensitive applications must be clearly marked as such. The final decision on confidentiality shall be that of Donegal County Council.
- All purchases of social housing are subject to the approval of Department of Housing, Planning, Community and Local Government.
- Donegal County Council reserves the right to purchase lands/houses outside of this tender process.
- Applications are made at the applicant's own cost.

- 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 Donegal County Council will not be held liable for.
- 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 6 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.

Return Date and Address

Proposals must be returned clearly marked:

“PROPOSALS FOR THE PROVISION OF SOCIAL HOUSING THROUGH TURNKEY ACQUISITION” and returned to:

“DONEGAL COUNTY COUNCIL, COUNCIL SECRETARIAT, CORPORATE SERVICES, FIRST FLOOR, COUNTY HOUSE, LIFFORD, CO DONEGAL, F93 Y622 by the closing date of:

“12:00 MIDDAY on FRIDAY 5th MAY 2017”.

Queries

- Queries can be made using the e-tenders online questions and answers facility and by Phone to 074 91 53900 (Noting that you query is relating to “PROPOSALS FOR THE PROVISION OF SOCIAL HOUSING THROUGH TURNKEY ACQUISITION”). Any queries that give rise to new information or clarification will be issued to all interested parties via etenders. Queries can be made up to Friday 28th April 2017 at 5.00pm.

Applicant Exclusion:

An applicant shall be excluded if, to Donegal County Council’s knowledge at the time of the award decision:-

- it has been convicted of an offence involving participation in a proscribed criminal organisation or corruption or fraud or money laundering is subject to a bankruptcy or insolvency procedure or process of a kind specified in Regulation 57 of the European Communities (Award of Public Authorities’ Contracts) Regulations 2016 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 Donegal County Council can demonstrate or
- has not fulfilled an obligation to pay a social security contribution or taxes as required by a law of Ireland or the country or territory where the Applicant ordinarily resides or carries on business or

- or has provided a statement or information to the Donegal County Council or another contracting authority knowing it to be false or misleading, or has failed to provide to Donegal County Council or another such authority a statement or information that is reasonably required by Donegal County Council or other authority for the purpose of awarding the public contract concerned.
- Please refer to Regulation 57 of the European Communities (Award of Public Authorities' Contracts) Regulations 2016 for full list of mandatory and discretionary exclusions.
- **Attached Declaration A- Declaration of Personal Circumstances of Tenderer will be required to be completed and submitted to the Council by successful applicants prior to award of any contract to purchase.**