Kildare County Council is seeking expressions of interest from Private Developers, Building Contractors, Landowners and Approved Housing Bodies who have serviced land, sites with planning permission, partially completed developments or completed/turn-key developments in County Kildare.

Kildare County Council is seeking to identify:

1. Lands zoned and suitable for residential development.
2. Land with residential planning permission.
3. Residential schemes completed or partially completed (with or without outstanding Part V obligations).
4. Mixed development schemes where social residential components could be incorporated into them.

Expressions of Interest will be evaluated using the following criteria:

**Land:**

* Value for Money;
* Zoned suitable for residential development;
* Location of site relative to available public services, utilities, public transport and amenities;
* Quality of land – typography, access, flood risk, ground conditions.

**Sites with Planning Permission, Partially Completed Developments or Completed/Turn-Key Developments**

* Value for money;
* Timescale of delivery of completed units;
* Proposed housing mix with reference to social housing need in relevant town. As a general guide the social need in the county is generally as follows:

1 Bed 38%

2 Bed 34%

3 Bed 25%

4 Bed 3%

Specific details with respect to each town can be discussed in relation to each proposed site, and current planning status.

* Location of development relative to available public services/utilities, public transport and amenities;
* Quality of site and unit design with reference to:
  + 1. Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes Sustaining Communities;
    2. Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities;
    3. Design Manual for Urban Roads and Streets (DMURS).
* Initial submissions are sought in relation to the following towns,

Athy, Celbridge, Clane, Kilcock, Kilcullen, Kildare, Leixlip, Maynooth, Monasterevan, Naas, Newbridge, Sallins

Expressions of Interest for other locations will also be considered.

Interested parties are requested to complete a short questionnaire and return to Mary McCarthy, Housing Capital, Level 5, Kildare County Council, Áras Chill Dara, Devoy Park, Naas, Co. Kildare. A site location map should be included with the completed Expressions of Interest questionnaire. The questionnaire can be downloaded at <http://kildare.ie/CountyCouncil/Forms/HousingForms/> . Submissions should be marked “Expressions of Interest – Kildare County Council Social Housing” and returned by 4.00pm on 20th December 2017

Kildare County Council will review the submitted questionnaire and may engage with parties where Expressions of Interest are considered to merit further discussion.

Kildare County Council is not bound by the Expressions of Interest submitted by any party.

Kildare County Council is subject to the provisions of the Freedom of Information (FOI) Act. If parties submitting an Expression of Interest consider that any of the information supplied is either commercially sensitive or confidential in nature, this should be highlighted in the submission and the reasons for its sensitivity specified. In such cases, the relevant material will, in response to FOI requests, be examined in light of exemptions provided for in the FOI Act.

|  |  |
| --- | --- |
| Name |  |
| Contact Phone Number |  |
| Address |  |
| Email Address |  |
|  |  |
| **Site Details** |  |
| Site Address/Description |  |
| Proposal - Submit adequate information to explain proposal |  |
| Site Area (ha) |  |
| Is the land zoned |  |
| Planning Reference Number- if applicable |  |
| Proposed Unit Mix/Type |  |
|  |  |
| **Details of Construction** |  |
| No of Units to be constructed |  |
| Unit Mix/Type |  |
| Has construction commenced |  |
| Is construction completed |  |
| If construction is not completed, please provide details |  |