

**Call for Expression of Interest from Approved Housing Bodies to deliver
Housing Projects throughout Co. Leitrim.**



1st October, 2026

Contents	Page
Notes for Applicants & Application Criteria	3
Introduction	4
Background Information	5
Submission and Evaluation	8
Queries and Clarifications	11
Submission deadline and Format	12
Appendix A -All in Cost Sheet	13

Notes for Applicants & Application Criteria

- This call for Expression of Interest is made on the basis of applicants submitting an application that will be assessed by Leitrim County Council on the basis of the attached assessment criteria.
- Submission of an application is on the basis of expression of interest and will not imply agreement and is further subject to contract/ contract denied.
- There will be no obligation on Leitrim County Council to enter into an agreement with any applicant.
- Any preferred proposal is subject to approval by relevant funding authorities.
- 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 Leitrim County Council will not be held liable for.
- Applications are made at the applicants own cost.
- Applications shall be valid for a period of 24 months from the date of submission or until an applicant withdraws their application.
- Applicants must ensure there are no conflicts of interest in relation to their applications.
- Canvassing is not permitted.
- This Expression of Interest shall be treated by applicants as confidential.

1. Introduction

Leitrim County Council currently has approximately 452 households on its social housing waiting list.

The Council is seeking to increase the number of units available to those approved for social housing support by working in conjunction with the Approved Housing Body sector to deliver projects either utilising the Capital Advance Leasing Facility (CALF) the Capital Assistance Scheme (CAS) or other DHLGH approved delivery mechanisms.

Approved AHB Delivery streams

A range of delivery streams are available to AHBs to help secure an appropriate mix and quantum of social homes to meet current and future demand, and which can help to maximise the use of their respective in-house resources and land capacity for social housing. These can be classified broadly as either Direct Delivery or Indirect Delivery.

	Direct/Indirect	Scheme Name	Delivered By
1	Direct	AHB Led Construction	AHB
2	Direct	AHB Led Buy and Renew	AHB
3	Indirect	Partnership-Development Agreement	Developer
4	Indirect	Contractor-Led Buy and Renew	Developer
5	Indirect	Turnkey Purchase	Developer

Direct Delivery is led by the AHBs on AHB-owned land. The respective AHB are responsible for design, planning and overseeing construction, and directly appoints the contractor(s) to build homes, based on a capital works procurement route. Direct delivery streams include:

- AHB Led Construction
- AHB-Led Buy and Renew

Indirect Delivery is developer-led. The developer is engaged by an AHB to deliver social housing via an appropriate procurement route. The developer takes the lead role in design, planning and overseeing construction, which is ultimately transferred to the relevant AHB when completed. The relevant Indirect delivery streams include:

- Partnership-Development Agreement
- Turnkey Purchase
- Contractor-Led Buy and Renew

CALF-Capital Advance Leasing Facility

CALF is an important stream of new build social housing output which already benefits from a single approval process.

It is a loan facility exclusively available to AHBs to assist them to finance social housing acquisition, construction or refurbishment projects. CALF assists AHBs access finance from financial institutions or the Housing Finance Agency by enhancing financial viability and liquidity. It provides AHBs with a capital advance in the form of a loan up to a maximum of 30% of eligible capital costs to support the construction or acquisition of social homes, and is underpinned by a separate Payment and Availability (P&A) agreement between AHB and the Local Authority.

CAS-Capital assistance Scheme

Local authorities may provide financial support to Approved Housing Bodies to build or buy social housing for priority groups such as older people, homeless people or people with disabilities.

Through this scheme the Department of Housing, Local Government and heritage provides support through capital funding for the delivery of housing accommodation.

This can be through the construction or acquisition of housing accommodation to cater for:

- homeless persons
- older people
- people with a disability
- other special priority needs

Leitrim County Council is seeking Approved Housing Bodies with the experience, delivery capability and management skills necessary to deliver significant housing projects through the above streams. The Approved Housing Body will also be required to manage the development into the future in accordance with the requirements of the Capital Advance Leasing Facility, Capital Assistance Scheme programme, the Council's allocation scheme, and the legislation / regulations applicable to AHBs. The H.S.E. may also be involved in providing funding for the support costs in the future to enable the residents of these potential schemes to live independently with supports.

It is an objective of the Council to create sustainable communities by encouraging a greater mix of social and private housing. Expressions of Interest for projects within areas of demand which do not currently have a concentration of social housing, will be particularly welcome.

2. Background Information

2.1 Areas of Need

Proposals are invited for the delivery of units in the towns and villages listed in Table 1 below where a housing need exists.

The Council is particularly interested in proposals for Towns and Villages that have a high ranking based on the level of need and the existing level of housing stock.

Rank	Location	Level of Need
1	Carrick on Shannon	High Level
2	Manorhamilton	High Level
3	Kinlough	High Level
4	Drumshanbo	High Level
5	Leitrim	Medium Level
6	Ballinamore	Medium Level
7	Dromod	Medium Level
8	Dromahair	Low Level
9	Carrigallen	Low Level
10	Tullaghan	Low Level
11	Drumsna	Low Level
12	Rooskey	Low Level
13	Mohill	Low Level
14	Drumkeeran	Low level
15	Dowra	Low Level
16	Killargue	Low Level

Table 1

2.2 Housing Waiting List – Breakdown of Approved Households by Unit Size

- 1-2 Bedroomed Units - 70 %
- 3 Bedroomed Units - 25 %
- 4 Bedroomed Units - 3 %
- Larger Units (Specific Needs) - 2 %

Proposals received that match the required unit size above will score higher when assessed.

2.3 Preferred Housing Unit

The housing unit preferred by Leitrim County Council Housing section is the detached/semi detached house or a Ground floor apartments with its own front door exiting externally. Own front door townhouses and duplexes are the next most acceptable option. First/second floor apartment units with significant communal areas will be considered however will not score

as highly under this expression of interest. Leitrim County Council would especially welcome units that are fully universal designed housing units or encompass a significant number of Age Friendly design features.

2.4 Priority Groups

The following groups are identified as having a priority need and projects that focus on delivering homes for this cohort will score highly

- Homeless Households
- Disabled Persons
- Older Persons
- Victims of Domestic Violence
- Travellers

2.5 Proximity to Services/Amenities

Proposals should be well located within or very close to town/village boundaries and be within walking distance of primary services such as school, shop, community facility etc.

Where a zoning map for the town/village has been adopted by the Council, the zoning of the site in the relevant Local Area/County Plan 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.

2.6 Compliance with Standards

There is a requirement to comply with the spatial standards in the *Design Manual for Quality Housing* and the *Employer's Requirements for Detail Design of Quality Housing*, insofar as is possible taking into consideration limitations presented by existing constraints and exemptions (such as provided for with regard to historic structures and conservation of historic fabric).

3.0 Submission and Evaluation

3.1 Submission Process

A Single Stage Process will be used which will consist of two parts.

Part 1 will include an assessment of the basic information in relation to the proposed site location. Only those submissions which achieve a Pass mark against all criteria, will move to the second part of the process for assessment.

Part 2 will include a full assessment of the proposed project against the criteria the full requirements in respect of the Stage 2 submission

3.2.1 Part 1 –Submission Details

The following information must be submitted:

- Details of the Approved Housing Body submitting the proposal, including a contact name, address, phone number and email
- Site location map showing the proposed site and proximity of local services and amenities

3.2.2 Part 1 Evaluation

All Part 1 submissions will be evaluated against three Pass/Fail criteria.

The three Pass/Fail criteria are as follows:

- | | |
|---|------------------|
| 1. Location and Suitability of the Project for Social Housing | Pass/Fail |
| 2. Land Zoning Status (if applicable). Zoning must be compatible with residential development | Pass/Fail |
| 3. All necessary utilities available e.g. Water, Sewerage, Electricity, Communications etc | Pass/Fail |

Following evaluation of all Part 1 submissions, proposals which are deemed acceptable will move to Part 2 of the process.

3.2.3 Part 2 Submission Details

The following information must be submitted to allow a full assessment under Part 2:

1. Ownership & Planning Status of the Lands:

- The AHB shall provide proof of ownership where applicable or agreement to purchase subject to LCC project approval if available
- Details of planning permission status on the lands/building
 - 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
- Proposed date of submission if no planning permission currently in place
- Is the site currently an Unfinished Housing Estate

2. Project Information:

- Site location map of the Housing Scheme with the total site area noted.
- Site Layout Drawings:
 - Showing clearly the overall scheme layout. In the case of an unfinished housing development show clearly units completed, units unfinished and units not started, as applicable.
 - Showing clearly the details of site and boundary finishes, development density and % open space & parking provision.
 - Showing clearly the location of all local amenity services and public utilities and details of the proposed servicing of the site.
 - Showing clearly the total number, location and mix of housing units being proposed.
- House drawings:
 - Dimensioned plans, sections, elevations of each unit type proposed to include also a schedule of room areas and an overall floor area of each unit.
 - House outline specification including details of finishes, M&E fit-out and target performance BER.

3. Project Costings:

- Full and final price being sought for the units 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.
- All-In Cost Details on the units the subject of the turnkey offer broken down between constructions costs, land costs, technical fees, development/utility contributions, financing, marketing, sales cost, legal fees etc.

A sample All in Cost Plan is attached for your information (Appendix 1)

NB- Approved Housing Bodies making a proposal should submit their most competitive asking price for the units being offered for sale as negotiations on price will be limited.

4. Proposed Project Delivery Stream

The AHB shall indicate which delivery stream the proposed project is to be delivered through

(a) CALF

- (b) CAS
- (c) AHB Led Construction
- (d) AHB Led Buy and Renew
- (e) Partnership-Development Agreement
- (f) Contractor-Led Buy and Renew
- (g) Turnkey Purchase
- (h) TBC

Where the AHB is unsure of which is the correct stream for their proposed project then they should indicate that it is to be confirmed later.

5. Delivery:

A timeframe/programme for the delivery of the project from inception to completion and handover shall be submitted clearly indicating year of delivery.

6. Project Proposal

A brief written statement (max. 1 x A4 page) describing the AHB's design approach and proposed method for delivery of the project. The submission should refer to the specific challenges and opportunities of the subject site.

3.2.4 Part 2 Evaluation

Weighted criteria will be used to evaluate Part 2 submissions.

The criteria will be used to rank submissions and will be of particular importance where the number of submissions received exceeds the Council's requirements in a particular area or for a particular year.

The following criteria will be used to evaluate Part 2 submissions:

Targeting of High-Priority Households	(10 Marks)
Ownership Status of the Proposed Site & Properties	(10 Marks)
Details of current planning permission on site (if applicable)	(10 Marks)
Completion of Unfinished Housing Estate/Block	(5 Marks)
Type, Number and mix of units proposed	(10 Marks)
Site Layout & House Design meeting Standards	(10 Marks)
Proposed BER Rating of Houses	(5 Marks)

Delivery timeframe & programme for proposed development	(10 Marks)
All in cost of the development	(20 Marks)
Security of Finance to Deliver Project	(10 Marks)

An additional weighting will be applied to the overall marks obtained based on the level of Need in the project area as outlined in Table 1.

Level of Need	Additional Weighting
High	20%
Medium	10%
Low	0%

The proposals that achieve the highest marks will be advanced with a submission prepared for DHLGH approval.

It will also be necessary to confirm as part of the process that your AHB is signed up to the Voluntary Code of Regulation for Approved Housing Bodies.

Leitrim County Council may request clarifications from applicants at any stage. It may be necessary for clarification purposes, to arrange a meeting with interested AHB's as part of the EOI Process.

Please include in your expression of interest confirmation that the following information will be made available to review should the Expression of Interest process lead to applicant's submission be successful:

1. Approved Borrower Status from the HFA.
2. Details of capacity to raise private finance.
3. Loan Approvals and drawdowns in the previous 3 years, inclusive of evidence.
4. Evidence that the AHB complies with the Approved Standards for AHB's as per Section 37(8) of the Housing (Regulation of Approved Housing Bodies) Act 2019.

4.0 Queries and Clarifications

All queries or required clarifications may be emailed to hdenning@leitrimcoco.ie.

5.0 Submission deadline and format

- Please note that Leitrim County Council are subject to the Freedom of Information Act 2014.
- This EOI call is made on the basis of applicants submitting an application that will be assessed by Leitrim County Council on the merits of assessment criteria as detailed under 5.0. Evaluation Procedure.
- Submission of an EOI will not imply agreement and there will be no obligation on Leitrim County Council to enter into an agreement with a /any AHB.
- Any preferred proposal is subject to the normal requirements of the Capital Advance & Leasing Fund or the Capital Assistance Scheme including approval by relevant funding authorities.
- Any consequent agreement is subject to all relevant legislation, regulation, conditions and standards not documented here and to which omission Leitrim County Council will not be held liable for.
- EOIs are made at the AHB's own cost.

The deadline for the receipt of the EOI is **Friday 30th October, 2026.**

Please submit the EOI in hard copy to:

Senior Executive Officer,
Housing Section,
Summerhaven House,
Summerhill,
Carrick-on-Shannon,
Co. Leitrim.

Alternatively electronic submissions can be submitted in one PDF document to hdenning@leitrimcoco.ie with the topic '**Expression of Interest from Approved Housing Bodies to deliver Housing Projects throughout Co. Leitrim**'.

SAMPLE ALL IN COST PLAN

Turnkey Acquisitions - All in Cost Plan

PROJECT:

Description					Total €
1. Construction Costs					
<i>Insert House type i.e. one bed apartment, 2 bed house etc</i>					
	Qty	Unit	Rate €	Total m2	Total €
Overall Total m2					
External Works/site development					
Demolition works					
Contractors Prelim/Margin					
Abnormal works [please specify]					
Total construction Costs					
Equivalent Rate per m2					
2. Development Costs					
Engineer, Arch,Site Mntr, Assgn Cert.					
Other Prof Fees: C&S, M&E, QS, Plnr					
Planning Levies					
Irish Water Levies					
Connection Charges: Water,Gas,Sewerage,ESB					
Security & Completion Bond					
Homebond Guarantee Scheme					
Legal Conveyance & Agreements Cost					
Sales & Marketing Costs					
Contingency					0
Financing @					0
Subtotal Costs					0
Developer Profit/Project Fee @ xx% profit on cost					0
Total Development/Construction Costs					0
Site Cost					
3. Value Added tax					
VAT at zero rates	0	%			0
VAT at reduced rate	13.5	%			0
VAT at standard rate	23	%			0
Total Development Cost					0