



# Introduction Disclaimer

- + The following slide pack was presented during market engagement meetings in Q1 2026.
- + The information contained within this presentation has since been superseded by the information provided in the Contract Notice and associated pre-qualification documents, including but not limited to;
  - + Programme unit details
  - + Programme site details
  - + Framework capex ranges
  - + Framework estimated values
  - + Framework shortlist numbers
  - + Framework member numbers
  - + Dates

# Dublin City Council Home Building Programme

Building homes, strengthening communities



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

# Agenda

1. Introductions
2. DCC Introduction
3. NDFA Role & Functions
4. Programme Overview & Sites
5. Procurement & Contracting Strategy
6. General Notes and Q&A



# 1. Introductions

## + DCC

- + Gareth Rowan – Senior Executive Officer
- + Aongus Bates – Senior Executive Engineer

## + NDFA

- + Derek Allen – Project Director
- + Ciaran Waters – Senior Project Manager



## 2. Dublin City Council Introduction

- + Dublin City Council (DCC) - largest Local Authority in Ireland, employing approximately 5,900 staff
- + DCC provide services to the citizens of Dublin City (population in excess of 500,000)
- + DCC's total Capital Expenditure Budget for 2023-2025 amounts to €2.96bn, of which approximately 63% €1.8bn is allocated to Capital Expenditure on Housing and Building
- + Updated Housing Action Plan commits to 12,000 new social homes annually through to 2030, 72,000 homes in total
- + Dublin City Council is a key delivery engine within the national plan

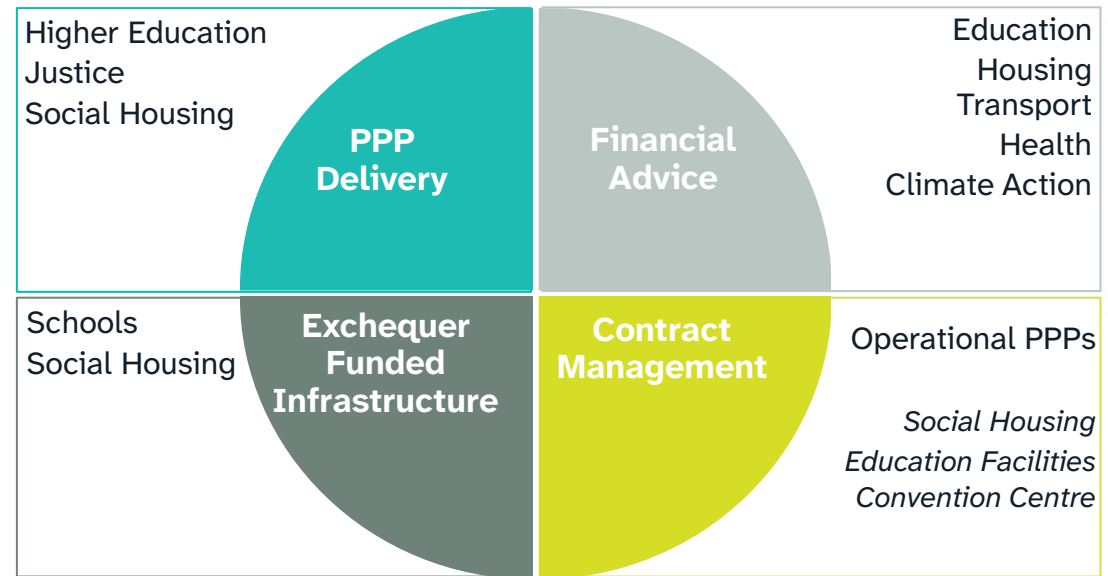
### 3. NDFA Role & Functions

+ The National Development Finance Agency (NDFA) provides financial advisory, procurement and project delivery services to State Authorities on public infrastructure projects.

+ Procurement and delivery:

- + Public Private Partnership Projects (PPPs) for State authorities (*with certain exceptions, such as Transport Infrastructure Ireland*).

- + Exchequer funded (non-PPP) schools on behalf of the Department of Education and Youth (DoEY) and Social Housing on behalf the Department of Housing, Local Government and Heritage (DoHLGH) and various Local Authorities (LAs).



## 4. Programme Overview

- + NDFA engaged by DCC to support the programme
- + Consists of c. 3,800 homes across 28 sites\*
- + Delivered through two parallel 4-year Design & Build contractor frameworks
- + Key component of DCC's direct social and affordable housing delivery pipeline for the period 2026–2030
- + Note: DCC reserve the right to amend the sites that may be included in the programme and each framework
- + \*Reference PIM/CN documents for revised figures

## 4. Indicative Site Details

- + Community facilities and ancillary facilities; including building entrances, sites access, estates roads, footpaths, parking areas, open spaces, playground areas, and landscaping.
- + Planning permission, fire and disability access certification.
- + Frameworks will be established using the public works form of framework agreement PW-CF9 and each site within each call-off will be awarded through a PW-CF2 contract.
- + **\*Reference PIM/CN documents for revised site details**

	DCC Home Building Programme Sites	Units	Planning Granted
1	Ballymun LAP Site 5, 15–18, Ballymun, Dublin 11	288	Yes
2	Basin View, Dublin 8	171	
3	Belcamp Lane, Darndale, Dublin 17	250	
4	Belmayne P1, Dublin 13	250	
5	Belmayne P2, Dublin 13	250	
6	Berryfield Drive, Finglas, Dublin 11	10	
7	Carton Lands, Ballymun, Dublin 11	150	
8	Cherry Orchard Avenue, Dublin 8	171	
9	Church of the Annunciation, Finglas, Dublin 11	110	Yes
10	Cromcastle & Old Coalyard site P1, Dublin 17	152	Yes
11	Cromcastle & Old Coalyard site P2, Dublin 17	200	
12	Collins Avenue, Whitehall, Dublin 9	106	Yes
13	Constitution Hill P2, Dublin 7	78	Yes
14	Croke Villas, Dublin 3	66	Yes
15	Dolphin 1C, Dublin 8	22	
16	Dominick Street West, Dublin 1	140	
17	Forbes Lane, Dublin 8	108	Yes
18	Kildonan Lands, Finglas, Dublin 11	183	
19	Matt Talbot Court, Dublin 1	130	
20	Rafters/Crumlin Road, Dublin 12	38	Yes
21	Russell Street, Dublin 1	50	
22	Sarsfield Road, OLV Centre, Dublin 10	19	
23	School St & Thomas Court Bawn, Dublin 8	124	
24	Sillogue Road, Ballymun, Dublin 11	250	
25	Site 12, Sillogue Road, Ballymun 11	102	Yes
26	Site 14, Balbutcher Road, Ballymun, Dublin 11	138	Yes
27	Stanley Street, Dublin 7	167	Yes
28	Wellmount Road, Finglas, Dublin 11	77	Yes
		<b>3800</b>	

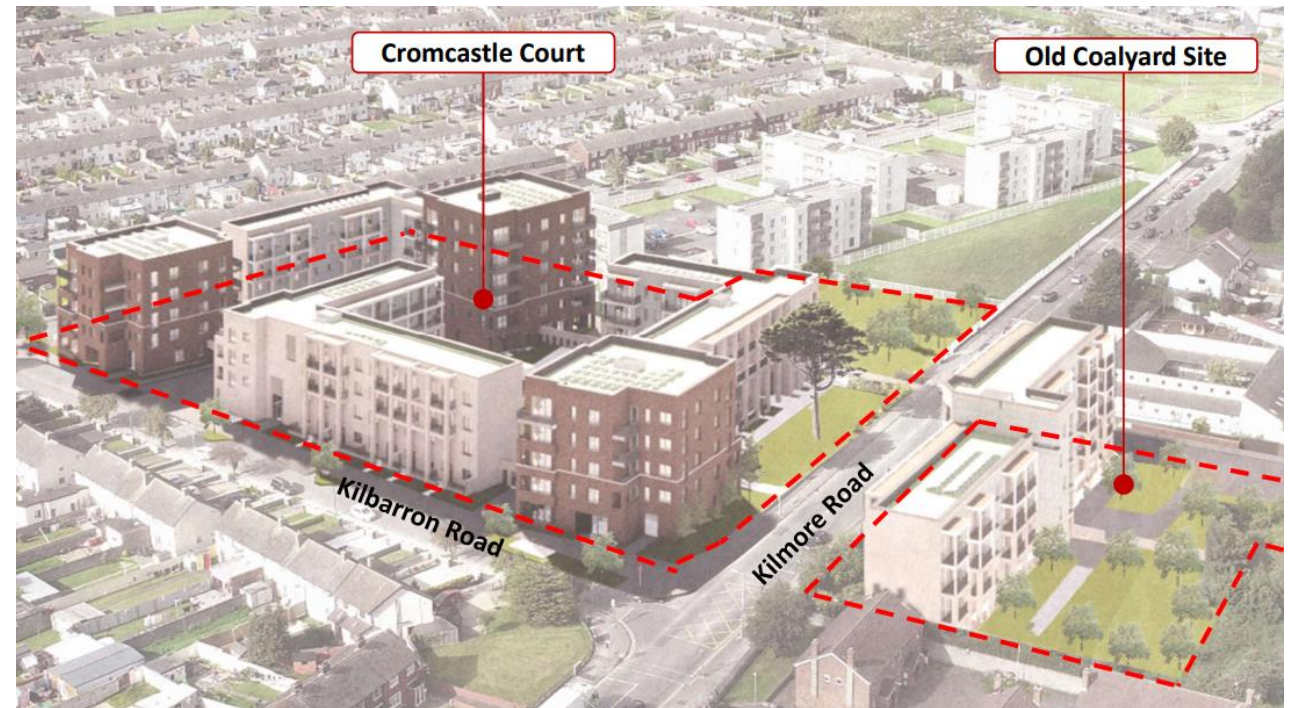
## 4. Example – Collins Avenue, Whitehall

- + Part 8 Planning Granted
- + Key Features
  - + Three apartment blocks with a total of 106 residential units comprising;
    - + 49 no. 1-bed
    - + 37 no. 2-bed
    - + 20 no. 3-bed
  - + 375 sqm of community, arts and cultural space.
  - + 1,925 sqm of public open space and 3,140 sqm of communal open space.
  - + Vehicular access is proposed via Collins Avenue and Collins Avenue Extension



## 4. Example – Cromcastle Court, Dublin 5

- + Part 8 Planning Granted
- + Key Features
  - + Provision of 152 homes
    - + 118 homes provided as a general social housing on the Cromcastle Court Site.
      - + 56no. 1-bed apartments
      - + 47no. 2-bed apartments
      - + 15no. 3-bed duplexes
    - + 34 Older Persons Homes on the Old Coal Yard Site.
      - + 34no. 1-bed apartments



## 4. Example – Church of the Annunciation, Finglas

- + Part 8 Planning Granted
- + Key Features
  - + One apartment block ranging from 4 to 5-storeys, containing 110 no. residential units for ‘Age Friendly’ comprising;
    - + 106 no. 1-bed
    - + 4 no. 2-bed
  - + 434 sqm. of community, arts and cultural facilities.
  - + Provision of car and bicycle parking



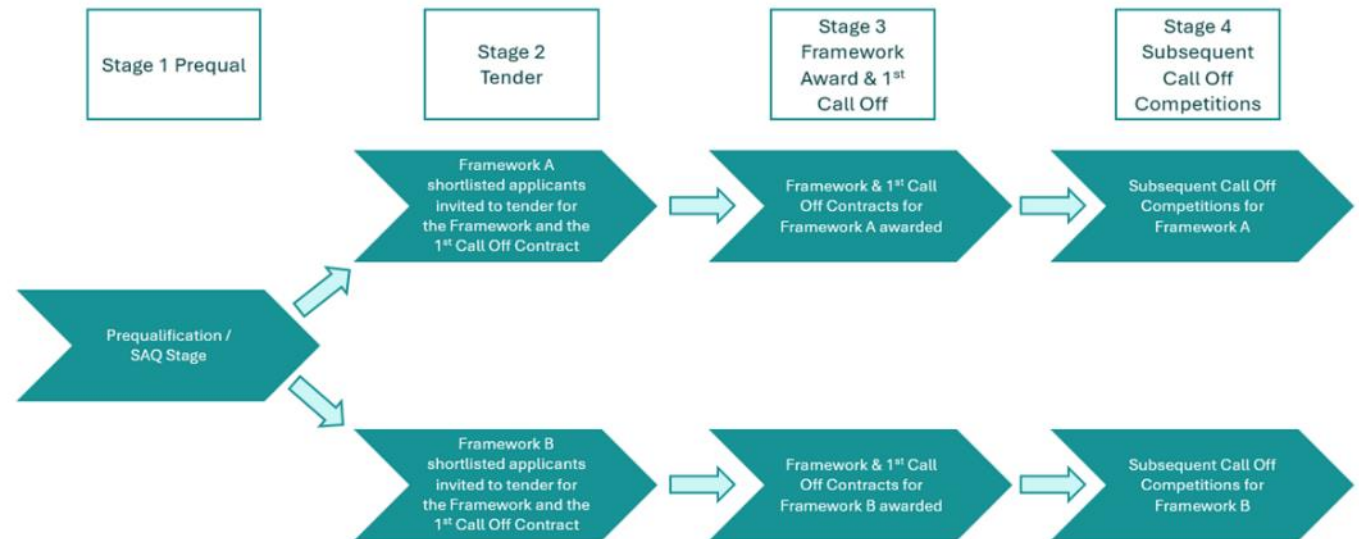
## 4. Example – Croke Villas, Dublin 3

- + Part 8 Planning Granted
- + Key Features
  - + Two apartment blocks between 4 to 5 storeys, with a total of 52 no. residential units comprising;
    - + Block A – 35 no. residential units (1 no. 1 bed and 34 no. 2 bed)
    - + Block B – 17 no. residential units (4 no. 1 bed and 13 no. 2 bed)
  - + 152 sqm of internal community, arts and cultural space at ground floor.
  - + Provision of car and bicycle parking.



# 5. Procurement & Contract Strategy Overview

- + Restricted procedure
- + Each candidate can qualify for one framework, preference to be declared in the SAQ submission
- + Two frameworks; A & B
  - + Framework A: €100-220m per call-off
  - + Framework B: €30m-100m per call-off
- + Parallel frameworks with parallel call-offs
- + Individual contract awards for each site
- + \*Reference PIM/CN documents for revised capex bands

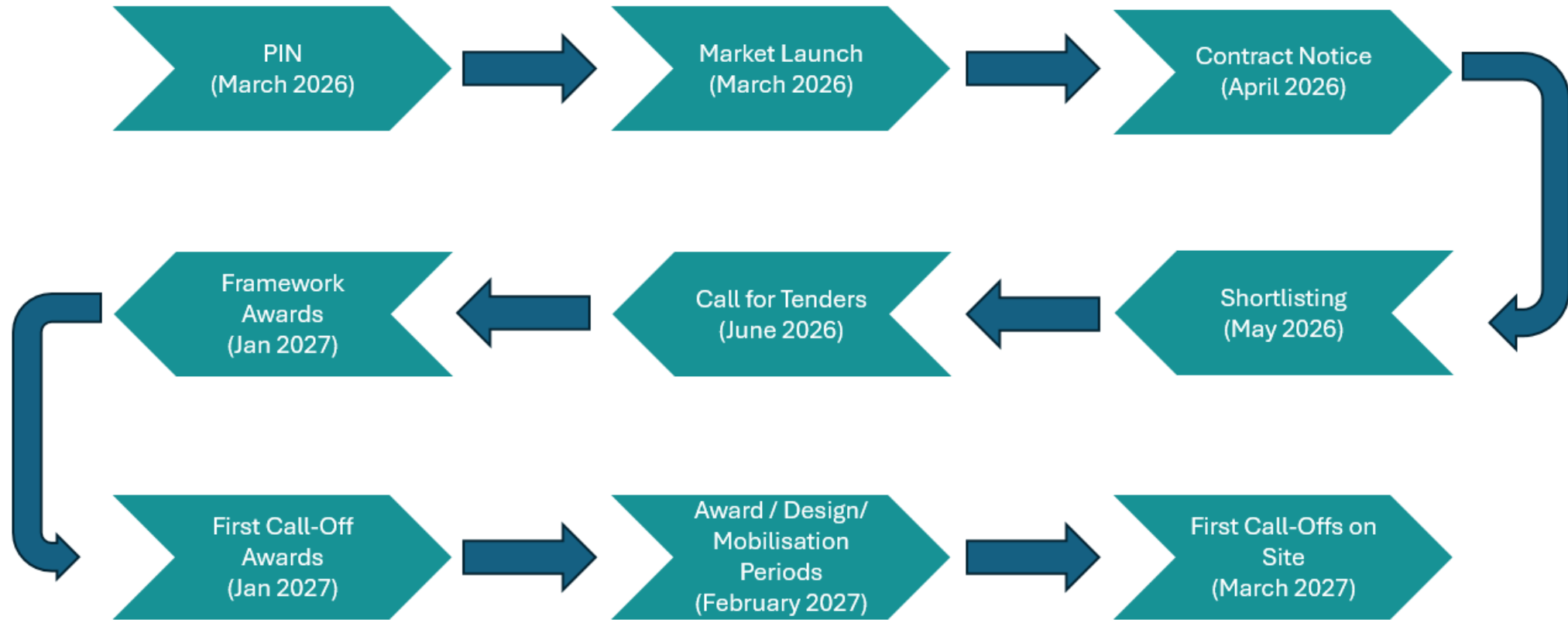


# 5. Procurement & Contract Strategy Overview

## + Proposed SAQ Requirements

	Framework A	Framework B
<b>Contracting Authority</b>	DCC	
<b>Contract Type</b>	PW-CF9 – Framework Agreement PW-CF2 – One contract per site	
<b>Indicative Call-Off Values</b>	[150m] per call-off*	[75m] per call-off*
<b>Estimated Value</b>	[c. 900m] – TBC in Contract Notice*	[c.450m] – TBC in Contract Notice*
<b>No. of Applicants shortlisted</b>	Approx. [5] applicants to be shortlisted; [4] to be awarded to framework along with [1] in reserve*	Approx. [6] applicants to be shortlisted; [5] to be awarded to framework along with [1] in reserve*
<b>Minimum average turnover for three previous financial years</b>	Overall Applicant – [€90-€110m]. Joint Venture – [€40-€60m] each member in addition to the aggregate requirement of [€90-€110m]*	Overall Applicant – [€40-€60m]. Joint Venture – [€20-€30m] each member in addition to the aggregate requirement of [€40-€60m]*
<b>Tender Quality vs Price split</b>	Circa 50-60% quality/technical and circa 40-50% financial*	
<b>Technical Evaluation</b>	Tenderer to provide CV's & evidence of previous experience	
<b>Insurance Requirements</b>	PI, PL & EL	
<b>Stage 1 – Contract Notice</b>	April 2026*	
<b>Stage 2 – Call for Tender</b>	June 2026*	
<b>Award First Call Off D&amp;B Contract(s)</b>	December 2026*	

## 5. Procurement & Contract Strategy Overview



+ \*Reference PIM/CN documents for revised dates

## 6. General Notes

- + Tender and other costs associated with participation in the competition will be a matter for each tenderer and it is not intended that any form of bid cost compensation regime will apply.
- + Further information will be published with the documentation accompanying the contract notice.
- + The information in this document is indicative only. DCC reserves the right to amend, alter or vary the information including, without limitation, the selection criteria when publishing the contract notice and the associated documents, or at any other stage during the tender process.
- + The “Projects” section of the NDFA website [www.ndfa.ie](http://www.ndfa.ie) will be updated from time to time so prospective participants are advised to visit it regularly.
- + Interested parties are invited to express their interest by confirming via email to [housingframework@dublincity.ie](mailto:housingframework@dublincity.ie)
- + Any enquiries from interested parties must be directed to [housingframework@dublincity.ie](mailto:housingframework@dublincity.ie)



## 6. Q&A





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Bhaile Átha Cliath  
Dublin City Council

Thank You