

SOS KILKENNY HOUSING ASSOCIATION CLG

EXPRESSIONS OF INTEREST REQUEST

For

Purchase of Completed Units in Turnkey Condition

SOS Kilkenny Housing Association CLG

16th July 2026



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1. Introduction

SOS Kilkenny Housing Association CLG (the “Contracting Authority”) provides the housing function to the SOS Kilkenny CLG one of the largest providers of disability services in Kilkenny. SOS Kilkenny Housing Association CLG is an AHB, “Approved Housing Body” under Section 6 of the Housing (Miscellaneous Provisions) Act, 1992.

Our main areas of operation include Kilkenny and the surrounding towns and villages of Kilkenny County.

SOS Kilkenny Housing Association CLG has increased demand for housing based on the Kilkenny County Council Housing waiting list and the changing needs of our current residents. Expressions of interest are invited at this time, from builders / developers for the supply of completed houses, townhouses or apartments that are fit for purpose, as per the requirements detailed in this brief, for social housing in towns and villages in County Kilkenny where a housing need exists in the order of priority outlined below.

2. Housing Requirements

SOS Kilkenny Housing Association CLG is seeking to replace existing two storey properties with purpose build ground floor community homes to facilitate four residents and overnight accommodation for support staff. The community homes will be required to cater for the needs of the residents as they age in place. We are interested in single storey dwellings and ground floor apartments which may meet the needs of our residents. See attached sample designs Appendix A, B & C.

Sites / developments in the following locations will be considered;

3. Requirements

Sites / Developments

At this stage we are exploring the purchase of up to 5 completed turnkey community dwellings for the accommodation of four people with disabilities per property (plus staff accommodation) located in the Kilkenny City Area close to primary services, access to public services and fit for purpose.

Sample Community Homes are provided in Appendix A, B & C. Proposals must comply with the conditions of Planning Permission, Local Authority Development Plan and the Housing Guidelines issued by the Department of Environment, Community and Local Government including:

- Kilkenny County Development Plan 2014-2020
- Delivering Homes Sustaining Communities, 2007
- Quality Housing for Sustainable Communities, 2007
- Space provision, room sizes and storage to comply with Table 5.1 of Quality Housing for Sustainable Communities 2007 and Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018).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). Full BCAR certification will be required.

- Certificates of compliance with relevant Planning Permission will be required.
- Design Manual For Urban Roads and Streets, 2013
- Universal Design Guidelines for Homes in Ireland
- National Standards for Residential Services for Adults with Disabilities, January 2013
- Fire Safety In Community Dwelling Houses Code Of Practice For Fire Safety In New And Existing Community Dwelling Houses September 2017
- Design Manual for Quality Housing - Prepared by the Department of Housing, Local Government and Heritage gov.ie/housing

General Community Home Requirements:

- Ground Floor Accommodation
- En-suite single bedrooms
- Tracking Facilities and bed evacuation. Properties should have or be adaptable with minimal works to provide tracked hoisting and safe evacuation in the case of emergency.
- Staff Accommodation.
- Staff Office.
- Standard kitchen.
- 1nr large living room.
- Laundry room/utility/sluice with separate access.
- Quiet room/visitation room.
- Separate WC for visitors/staff.
- External access to secured private garden.
- Services cupboard for manifolds, meters etc.

Expected Finishes are, in general:

- Installation of good quality kitchen and utility room units;
- A suitably located built in Cooker and Hob is required;
- Installation of good quality sanitary ware [toilets, WHB's, shower, etc]; Part M/ Universal Design
- No white goods required.
- Floor and wall (Tiling to Wet Rooms) coverings are required – Finishes schedule to be submitted for consideration and approval by SOS Kilkenny Housing Association CLG.
- Boundary walls to rear gardens – 1.8m high. High quality hit and miss timber fencing is acceptable for side garden boundaries. Side gates are required.
- Adequate and appropriately located waste bin storage to be provided.
- 3 + On site or on street parking spaces to be provided.

Changes to Specification

SOS Kilkenny Housing Association reserve the right to amend the specifications based on changes to regulation or needs of service users and the above specification should be taken as a guide for agreement in the stage 2 submissions.

Inspections

While the contract entered into is not a works contract, SOS Kilkenny Housing Association CLG 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.

4. Submission Process

A Two Stage Process will be used. Basic information in relation to the proposed site location will be sought in the Stage 1 submission. Only those site locations, which are deemed acceptable following evaluation of Stage1 submissions will progress to the Stage 2 request for submission and evaluation.

5. Stage 1 Submission

The following information must be submitted:

- a) Details of individual or company submitting the proposal including a contact name, address, phone number and email.
- b) Site location map showing the proposed site and proximity of local services and amenities.
- c) Details of the design team / technical expertise to be involved with the project
- d) Details of Zoning/Planning.

6. Evaluation of Stage 1 Submissions

All stage 1 submissions will be evaluated against three Pass/Fail criteria. Only those submissions which achieve a Pass mark against all three criteria will move to the second stage of the process.

	The three Pass/Fail criteria are as follows:	
	Site Located in the following locations • Kilkenny City and surrounds Note a Site Location Map Must be provided	Pass/Fail
	Details of the design team / technical expertise to be involved with the project	Pass/Fail
	Sketch Design to be provided	Pass/Fail

7. Stage 2 Submission

If your proposal has been advanced to Stage 2 you will be written to under separate cover outlining the full requirements in respect of the Stage 2 submission. The information/details as outlined in Table 1 below will be required to be submitted for Stage 2.

8. Evaluation of Stage 2 Submissions

Weighted criteria will be used to evaluate stage 2 submissions.

The criteria will be used to rank submissions and will be of particular importance where the number of submissions received exceeds the Councils requirements in a particular area:

Stage 2 proposals will be evaluated as outlined in the table below:

- Award of a "Fail" in any one of the items (1) to (2) below or any of the sub criteria (i) to (iv) of (1) above will result in an application being disqualified.
- A mark of at least 75% of the available mark must be achieved in respect of each criterion (3) to (9).
- Failure to achieve a 75% mark in any one criterion will result in the application being disqualified.
- Cost of each unit will be assessed having regard to funding implications and the requirements of the Department of Housing, Local Government and Heritage including the Local Authority Cost Ceilings set down by the department.

	Stage 2 Evaluation Criteria		
	Information to be Submitted for Proposals at Stage 2 Each submission shall clearly identify separate proposals for the sale of houses and each proposal shall include the following information, at a minimum:	Marks Available	How this information will be assessed by SOS Kilkenny Housing Association CLG - All submissions will be opened in accordance with etenders procedures, after the closing date, and will be assessed for compliance with the outlined brief and awarded marks accordingly
1	Details of company, joint venture or collaboration submitting the proposal including:- (i) Name (ii) Address (iii) Contact name and details - phone and email address (iv) Number of years in operation	Pass / Fail	Pass (if provided) / Fail (if not provided)
2	Details of the design team / technical expertise to be involved with the project	Pass / Fail	Pass (if deemed adequate) / Fail (if not deemed adequate)
3	Sketches or Drawings, to appropriate scales, outlining the proposal	300	Quality and Suitability of the proposal, in accordance with SOS Kilkenny Housing Association CLG's outlined brief.
4	Schedule of the proposed accommodation- number of units, details of house type, number of bedrooms, floor area in square metres		
5	Schedule of materials and finishes proposed including - heating type, proposed Building Energy Rating (BER) for the completed houses, no of parking spaces to be provided		
6	Location of all public utilities and details of the proposed servicing of the site. Details of any engagement already taken place with utility providers (ESB networks, Gas Networks Ireland, Irish Water)		
7	Indicative asking price per unit - including a breakdown between land costs, constructions 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.	400	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 SOS Kilkenny Housing Association CLG. Housing units that are deemed to represent better value for money will be awarded higher marks.
8	Timeframe/Programme on which the development can realistically be delivered.	200	Ideally, the housing units should be available within a reasonable timeframe and accordingly houses that are available immediately or within a number of months will be awarded higher marks than those with longer delivery periods.
9	Examples of similar type housing schemes successfully completed and delivered by the applicants in the past, preferably within the last 15 years, where available. 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	100	Marks awarded in descending order of preference (1) Applicants that can demonstrate previous successful completion of similar projects i.e. housing in Ireland (2) Applicants that demonstrate successful construction project delivery experience (Residential Homes, Schools, Commercial buildings etc.) in the past 15 years.

9. Notes for Applicants

Contractual Arrangements

- Where agreement is reached between the proposer and the Contracting Authority on a development, the manner of conveyance will be by way of the standard 'Contract for Sale' with a deposit payment of 10% being made on execution of the contract.
- Deposits will be held in Escrow by solicitors until completion of the development
- The turnkey contract agreement is not and should not be construed as a building agreement or public works contract.
- So as to avoid any confusion over the detail of what has been agreed for purchase between the developer and the Contracting Authority, a special condition will be inserted in the contract for purchase, which will describe the units being purchased, phasing schedule/handover dates, specifications, defects period, retention etc.
- No stage payments will be made by the Contracting Authority.
- Subject to contract / contract denied the acceptance of any proposal(s) by The Contracting Authority shall be subject to the final negotiation and agreement of satisfactory terms of contract with the Applicant(s) and will be subject to the availability of funding and the approval of the Department of Housing, Planning and Local Government, without prejudice.
- Subject to contract / contract denied the ultimate sanction and approval of the Board of Directors of SOS Kilkenny Housing Association CLG will be required prior to entering into contracts with the developer and no commitment can be deemed undertaken by SOS Kilkenny Housing Association CLG without such sanction/approval.
- All costs and expenses incurred by Applicants relating to and including the engagement of design consultants, securing planning permission etc. is to be considered as "work at risk" and no recovery of any costs from The Contracting Authority will be entertained.
- SOS Kilkenny Housing Association CLG will have no financial liability prior to the signing of a contract. Proposers are advised not to make a submission if this condition is considered unacceptable.

10. Confidentially

- SOS Kilkenny Housing Association CLG will use its best efforts to hold confidential any information provided by proposers' subject to its obligations under law, including the Freedom of Information Act 1997 and 2003. SOS Kilkenny Housing Association CLG will consult with proposers about sensitive information before deciding on any FOI request received. Similarly, SOS Kilkenny Housing Association CLG requires that all information provided pursuant to this invitation will be treated in strict confidence by tenderers.

11. Irish Legislation

- Applicants should be aware that national legislation applies in other matters such as Official Secrets, Data Protection and Health and Safety.
- Applicants must have regard to statutory terms relating to minimum pay and to legally binding industrial or sectorial agreements in formulating proposals.

12. Meetings

- SOS Kilkenny Housing Association CLG reserve the right to meet with Proposers if considered necessary for the purposes of clarification of information received as part of the submission.

13. Conflict of Interest

Any conflict of interest or potential conflict of interest on the part of an Applicant, individual employees, agents, or subcontractors of an Applicant must be fully disclosed to SOS Kilkenny Housing Association CLG as soon as the conflict or potential conflict is or becomes apparent. In the event of any conflict or potential conflict of interest, SOS Kilkenny Housing Association CLG may invite Applicants to propose means by which the conflict might be removed. SOS Kilkenny Housing Association CLG will, at its absolute discretion, decide on the appropriate course of action, which may

in appropriate circumstances include eliminating an Applicant from the process or terminating any contract entered into by an Applicant.

14. Applicant Exclusion

An applicant shall be excluded if, to SOS Kilkenny Housing Association CLG'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, fraud or money laundering.

An applicant may be excluded if:

- 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) Reg 2006 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 SOS Kilkenny Housing Association CLG can demonstrate or
- 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 Applicant ordinarily resides or carries on business or
- 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 Applicant ordinarily resides or carries on business (tax clearance certification will be required as part of the process) or
- has provided a statement or information to SOS Kilkenny Housing Association CLG or another contracting authority knowing it to be false or misleading, or has failed to provide to SOS Kilkenny Housing Association CLG or another such authority a statement or information that is reasonably required by SOS Kilkenny Housing Association CLG or other authority for the purpose of awarding the public contract concerned.

15. Applicant Information – Sites / Developments

All submissions should include the following information:

Stage 1 submissions should include the following:

- Name of proposer
- Site Location Map.
- Details of Ownership of the proposed site.
- Details of planning permission or zoning relative to the site.

Stage 2 (required following qualification under stage 1) submissions will include the following:

1. Details of individual, company, joint venture or consortium submitting the proposal including the following:
 - Name.
 - Address.
 - Contact name (phone & email).
 - Number of years in operation.
 - Economic and Financial Capacity including copy of tax clearance certificate.
 - Reference from your banker within the past three months.
 - Evidence of insurances.
2. Details of the Design Team including Architect, Assigned Certifier, Civil and M&E Engineer, etc
3. Sketches or Drawings showing the proposed development, floor plans, elevations, etc.
4. Anticipated number and mix of units.
5. Location of all public utilities and details of the proposed servicing of the site.
6. Identification of indicative development costs together with a breakdown between land costs, constructions costs and other costs such as design fees, contributions etc.
7. Timeframe / Programme/ Phasing in which the development can be delivered.
8. Examples of similar housing schemes completed in the past.

16. Shortlisting Criteria

Submissions will be examined and shortlisted using the following criteria:

1. Suitability of the site
 - Location for Social Housing of the proposal.
 - The proposed mix of units to meet the Social Housing Need.
 - Confirmation of need and support by the Local Authority.
2. Design and compliance of the proposal with the Department of Housing, Planning and Local Government documents as outlined above.
3. Proposed costs of the scheme and value for money of the scheme.
4. Planning consent for the proposal.
5. Developer's capacity to complete the scheme.
6. Developer's history to deliver similar housing schemes.

17. ANTICIPATED COMMERCIAL ARRANGEMENTS

As outlined above, the Contracting Authority currently intends to enter into the Agreement with Applicants selected from the competitive procedure with negotiation (the "Developer"). The terms of the Agreement and ancillary documentation will be discussed with participants in the dialogue / negotiation stage of this competition and are therefore subject to change from the indicative details below. However, it is currently envisaged that the Developer will:

- (a) Retain responsibility to secure, insure and maintain the sites / developments;
- (b) Have a right to undertake development with reference to this EOI, as may be amended and developed during the dialogue / negotiation stage, any planning permission obtained, and in agreement with the Contracting Authority and its advisors;
- (c) Commence the development within an agreed period (period will depend on status of site);
- (d) Coordinate and complete the development within the agreed period (period will depend on status of site);
- (e) Any potential agreement with an applicant and SOS Kilkenny Housing Association will be for a property acquisition and no works contract will be entered into.
- (f) The Price of a completed unit shall be the only payment for that unit and shall be deemed to include all costs in relation to the completion and delivery to SOS Kilkenny Housing Association of that unit in a completed development.

18. EOI SUBMISSION DELIVERY

One hard copy is required to be returned by Post/Hand Delivery. And 1 Electronic Copy to be Submitted via the E-Tenders Portal

Completed Expressions of Interest clearly marked SOS Kilkenny Housing Association Expression of Interest 2026 returned to

FAO Procurement Manager
SOS Kilkenny Housing Association CLG
SOS Kilkenny Administration and Training Centre
Kells Rd, Kilkenny
R95 X685

The closing date for this Expression of Interest is as per the E-tenders notification is 2pm (14.00 hrs) on the 8th September 2026.