REQUEST FOR EXPRESSIONS OF INTEREST
Purpose-Built Student Accommodation ("PBSA")
Potential Off-Campus Development Opportunities

Issue Date	**30 October 2026**
Deadline for Responses	**12:00 noon on 27 November 2026**

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1. Introduction

1.1 Background

The Government approved National Student Accommodation Strategy 2026-2035 was published by the Minister for Further and Higher Education, Research, Innovation and Science in March of this year. It sets out a pathway to make higher education more accessible by addressing two critical challenges, accommodation affordability and accommodation supply and viability. It does so in the context of a projected requirement for approximately 42,000 student beds by 2035.

Recent measures such as reduced VAT on apartment sales, updated planning guidelines, and rent reforms have sought to strengthen viability. These allow new PBSA, commenced after 10 June 2025, to align rent increases with inflation, while providing a three-year protection period for students. In addition, the Department published the Design Guide for State Sponsored Student Accommodation[1] in 2025 which provides guidance on design approaches that can support the delivery of more cost-efficient room clusters.

A new Higher Education Institution Student Accommodation Programme ("**HSAP**") is being developed by a Programme Board which includes the Department of Further and Higher Education, Research, Innovation and Science ("**DFHERIS**"), the Higher Education Authority ("**HEA**"), the National Development Finance Agency ("**NDFA**"), representatives of Higher Education Institutions **("HEIs")** and the Grangegorman Development Agency with the aim of supporting the delivery of additional student accommodation supply on or near campus locations.

Phases

The HSAP will be rolled out in phases beginning with HEI locations in Dublin, Cork and Galway first, and later moving to HEIs in other regions.

Phase 1A

This Expression of Interest ("EOI") relates to potential Purpose-Built Student Accommodation ("PBSA") development in respect of privately owned sites in proximity to higher education institution campuses in Dublin, Cork and Galway ("Off-Campus Developments").

A separate EOI has been issued with regard to PBSA developments located on the campus of certain HEIs ("**On-Campus Developments**").

Future phases

Future phases of the programme are intended to extend to other campuses and locations, and further information regarding these phases will be published in due course and once finalised.

1.2 Expression of Interest Overview

The NDFA, in conjunction with DFHERIS and the HEA (together the "**Authorities**"), is exploring potential delivery models for Off-Campus Developments.

The Authorities are seeking to engage with developers to understand potential development opportunities for student accommodation, identify any barriers to same and where barriers exist to explore whether mitigants such as nomination agreements could allow developments to proceed with future rents to be at or below market rent.

[1] Design Guide for State Sponsored Student Accommodation

As part of this process, the Authorities wish to now engage with and obtain responses from developers who own or otherwise have (or have access to) the right to develop sites which are suitable for student accommodation (each an "**Interested Party**" and referred to collectively as "**Interested Parties**") and which are proximate to a HEI in Dublin, Cork or Galway to obtain feedback on potential support structures for PBSA Off-Campus Developments.

The purpose of this EOI is therefore to:

- gauge market appetite and readiness for such potential PBSA opportunities;
- identify potentially suitable sites in proximity to HEI campuses in Dublin, Cork and Galway;
- seek industry feedback on potential development, funding and operational structures;
- identify key commercial, legal and delivery considerations for market participants;
- assist the Authorities in refining potential delivery models; and
- inform the design of any potential future process.

1.3 Application of Public Procurement Law

This EOI does not form part of any stage (including, for the avoidance of doubt, a first stage, pre-qualification stage or shortlisting stage) of a public procurement procedure or a concession award procedure within the meaning of Directives 2014/23, 2014/24, nor does it constitute a call for competition, an invitation to tender, a request for proposals or a commitment by the Authorities to proceed with any transaction, procurement process, development opportunity or other arrangement on foot of this EOI.

For the avoidance of doubt, the Authorities do not commit to the carrying out of any public procurement process in relation to the delivery of PBSA. One of the options being considered by the Authorities is the use of a transaction model which falls outside of the public procurement rules on the basis that it is structured as a property transaction (availing of the exemption for same under Regulation 10(1)(a) of the European Union (Award of Public Authorities) Regulations 2016 or the equivalent provision under Regulation 9(12)(a) of the European Union (Award of Concession Contracts) Regulations 2017). Interested Parties are hereby notified that a formal procurement process may not necessarily follow, and the delivery of PBSA may be progressed through alternative means. No Interested Party shall have any entitlement to be invited to participate in any such future process.

1.4 No Contract and Disclaimer

Nothing in this EOI or in the conduct of the EOI process shall give rise to any contractual relationship, legitimate expectation, duty of care, liability, obligation or other legal right on the part of the Authorities, the HEIs or any of their respective employees, agents, consultants, advisers or representatives, in respect of this EOI process. Furthermore, nothing contained or appended to this EOI is, or shall be relied upon as, a representation, warranty, statement of fact, promise or commitment in connection with any future transaction, procurement process, development opportunity or other arrangement.

The information contained in this EOI, including any appendices, summaries or descriptions, is provided for information purposes only and is not intended to be comprehensive. Neither the Authorities, the HEIs, nor any of their respective employees, agents, consultants, advisers or representatives shall incur any liability, responsibility or obligation of any nature whatsoever arising out of or in connection with this EOI, the information provided in connection with it, or any participation by an Interested Party in the EOI process.

The Authorities reserve the right, at their absolute discretion, to modify, suspend, discontinue or abandon the EOI process at any time and without liability to any person. By participating in this EOI process, each Interested

Party acknowledges that it has read, understood and accepted the terms of this section, and participates in the process on that basis.

1.5 Costs

All costs and expenses incurred by an Interested Party or Interested Parties in connection with the preparation and submission of responses to this EOI, including any professional, technical, legal, financial or other advisory costs, shall be borne solely by the relevant Interested Party/Parties. This includes, without limitation, any costs incurred in attending meetings, presentations, interviews, responding to requests for clarification or additional information from the Authorities, or otherwise participating in this EOI.

The Authorities shall have no liability whatsoever in respect of any such costs or expenses and no reimbursement shall be available irrespective of whether the EOI process results in any further transaction, procurement process, development opportunity or other arrangement.

1.6 No Preference

Participation in this EOI does not confer any right, preference, advantage or entitlement in respect of any future market engagement exercise, procurement process, development opportunity or contractual arrangement.

1.7 Freedom of Information

Commercially sensitive information included in submissions will be treated in confidence, subject always to the requirements of the Freedom of Information Acts and other legislation or requirements governing access to information (together "**Access Rules**"). Where Interested Parties consider any information they provide in the course of this EOI Process to be commercially sensitive or confidential in nature or otherwise exempt from disclosure under Access Rules, the Interested Party must, when providing this information, clearly identify the specific information it does not wish to be disclosed and clearly specify the reasons it believes the information is exempt from disclosure. Interested Parties should not simply include a statement of confidentiality encompassing all the information provided in response to this EOI. Statements marking information as confidential or commercially sensitive may then be taken into account in considering requests, if any, for access to such information under Access Rules. The Authorities may consult with the Interested Party regarding the release of such information and may, in certain circumstances, be required by applicable legislation to do so (although Interested Parties should note that the information may still be released).

The requirements of the relevant Access Rules will in all circumstances, take priority over any requirements of the Interested Party. If the Authorities decides to release particular information relating to an Interested Party, the Interested Party may have the option to appeal this decision in accordance with the provisions of the relevant Access Rules.

The Authorities accept no liability whatsoever in respect of any information provided by an Interested Party which is subsequently released or in respect of any damage or loss suffered as a direct or indirect result of such release.

1.8 Data Protection

Where an Interested Party includes any personal data in its response to this EOI, including any personal data relating to Interested Party personnel, by submitting its response the Interested Party confirms that such personal data is provided to the Authorities in full compliance with Data Protection Law. In this EOI, "**Data Protection Law"** means all applicable data protection law, including the General Data Protection Regulation (Regulation (EU) 2016/679), and the terms 'personal data', 'process', 'controller', 'processor' and 'data subject' shall have the meanings given to them under Data Protection Law.

Without prejudice to the foregoing, in submitting any response which includes any personal data, the Interested Party is confirming to the Authorities that the consent of the relevant individuals has been obtained or that the

Interested Party has an alternative legal basis for including such personal data as part of its response. The Authorities are separate and independent controllers in relation to any personal data received from any Interested Party, and are entitled to collect and use such personal data for the purposes of this EOI in accordance with the Data Protection Notice at Appendix 4 (Data Protection Notice). The Interested Party shall make the Data Protection Notice available to any data subject whose personal data is provided to the Authorities in its response.

2. Potential Support Structure

2.1 Off-Campus Developments

This EOI excludes any development which is currently in operation or under construction.

The EOI process will help the Authorities to understand potential opportunities and challenges faced by Interested Parties in respect of the development of student accommodation.

This EOI seeks to understand the potential for nomination agreements to improve the viability of developments in proximity to a HEI's campus. This could take the form of:

- A HEI, through an open competition, offering to provide a nomination agreement for a % of student beds, during the academic term, for a specified number of years at an agreed rental price (at or below market rent) to a Developer to help activate sites in proximity to their institution.

The existence of a nomination agreement could potentially provide investors and lenders with greater certainty regarding future occupancy levels, thereby supporting project financing and enabling developments that might otherwise not proceed.

Interested Parties are invited to provide feedback on potential sites and proposed supports as set out in Appendix 3 below.

2.2 On-Campus Developments

As stated above, a separate EOI has been published in relation to On-Campus Developments.

2.3 Commercial Viability, Funding and Financing

Interested Parties are invited to provide feedback on matters affecting commercial viability (including development costs, taxation, summer market, term time nomination agreements, and long-term operation), and the potential funding and financing structures for Off-Campus Developments, including bankability, equity and debt split, availability and duration.

3. Expression of Interest Process

3.1 Overview of Process

This EOI is intended to obtain feedback from Interested Parties in relation to potential PBSA opportunities and support structures.

Information received through this EOI may be used by Authorities to:

- assess market appetite for potential opportunities;

- refine proposed support structures;
- identify commercial, legal and operational considerations; and
- inform future market engagement activities.

The Authorities are not obliged to respond to Interested Parties' feedback, and Interested Parties shall have no expectation with regard to any response from the Authorities in this regard. There is no guarantee that any step in the below process will lead to a potential future process, and the Authorities reserve the right to abandon this process at any time. Any potential future process will be dependent on the Authorities' assessment with regard to viability, obtaining the necessary approvals and identifying an agreed delivery route.



As stated in section 1.3 (Application of Public Procurement Law) this EOI does not form part of any stage of a public procurement procedure or a concession award procedure and reference to a "potential future process" in the above diagram should not be construed as an acknowledgement that a public procurement procedure or concession award procedure is envisaged to be entered into.

3.2 Indicative Programme

The indicative timetable for this EOI is set out below. The Authorities reserve the right, at its absolute discretion, to amend the timetable at any time.

Activity	Indicative Date
Issue of EOI	30 October 2026
Deadline for Submission of Responses	27 November 2026
Engagement with Interested Parties, if required	December 2026
Potential future process, subject to viability, approvals and agreed delivery route	Q1-Q2 2027

3.3 Future Development of the Programme

Following completion of this EOI, the Authorities may consider the information received in determining the future development of potential PBSA support structures.

Without limitation, the Authorities may:

- undertake further market engagement activities;
- seek clarification in respect of responses received;
- engage in meetings, interviews and presentations with Interested Parties; and
- initiate a potential future process or processes to enter contractual arrangements.

The nature, scope and timing of any subsequent process remain subject to further development and consideration by the Authorities (and Interested Parties are reminded of the various disclaimers at Section 1 in this regard).

As stated in 1.6 above, please note that providing a submission in response to this EOI will confer no advantage in any potential future process (should one be initiated).

4. Submission Requirements

Interested Parties should complete and submit the following information in accordance with the instructions prefacing each relevant form (noting that the Authorities are seeking site-specific feedback):

- Appendix 1 – Interested Party Information Form;
- Appendix 2 – Interested Party Relevant Experience; and
- Appendix 3 – Interested Party Site Specific Feedback Form.

Responses should be concise and should not generally exceed the page limit guidance set out in each Appendix.

5. Review of Responses

Responses received pursuant to this EOI may be reviewed by the Authorities for the purposes described in Section 1.

The Authorities may consider all information received in determining the future development of potential PBSA support structures and any future market engagement activities.

For the avoidance of doubt, responses will not be evaluated or scored (and Interested Parties are referred to Section 1.2 (Expression of Interest Overview) and section 1.3 (Application of Public Procurement Law) in this regard).

6. Queries and Clarifications

Queries may be submitted through the eTenders portal, although the Authorities are not obliged to answer any queries.

Following submission, where any aspect of a response is unclear, the Authorities may, at their discretion, seek clarification from the relevant Interested Party.

7. **Submission Deadline and Format**

Responses must be submitted electronically in PDF format. The deadline date for the receipt of expression of interest is: 12:00 noon on 27 November 2026. Responses should be submitted through the eTenders portal.
Appendix 1 – Interested Party Information Form *(Suggested Limitation: 1 Page)*

Interested Parties are requested to complete this form and include the information set out below.

Item	Details
Name of Interested Party	
Registered Address	
Company Registration Number	
Website	
Primary Contact	
Position	
Telephone	
Email	
Legal Form	☐ Company ☐ Partnership ☐ Joint Venture ☐ Consortium
If Consortium / Joint Venture, please identify participants	
Description of Organisation / Principal Business Activities	
Relevant PBSA Experience	

Signed:

Name:

_____

Position:

For and on behalf of:

_____

Date:

Appendix 2 – Interested Party Relevant Experience *(Suggested Limitation: 3 pages per Project)*

Note: the below details are not "pass/fail" criteria, but are sought to enable the Authorities to gauge the scale at which the relevant Interested Party operates[2].

Section A – Relevant Experience

Interested Parties are invited to complete this template and provide concise responses to the questions below, providing details of relevant previous experience in:

- Designing and constructing PBSA or similar developments of a comparable nature, scale and complexity;
- Arranging and drawing down financing for PBSA or similar developments of a comparable scale and complexity; and
- Operation and management of PBSA assets or of similar developments of a comparable scale and complexity.

Interested Parties may provide examples of completed or current projects, together with details of their role and involvement.

Please complete the table below for up to 3 relevant projects.

Project No. 1	
Project Name	[Response]
Location	[Response]
Description	[Response]
Number of Beds/Units	[Response]
Status	[Response]
Completion Date	[Response]
Design and Construction: *In the text box below, please describe your role and input in the design and construction of the project.*	
[Response]	
Financing: *In the text box below, please describe your role and input into the arrangement and drawdown of financing facilities for the project.*	
[Response]	

[2] It is expected that any potential future process will have formal criteria (which may or may not relate to experience, financial capacity, and/or resources) and which would be used by the Authorities to determine which applicants in those future process(es) will be considered further, but no scoring or pass/fail exercise is being conducted at this time.

Operation and Management: *In the text box below, please describe your role and input into the operation and management of the asset.*
[Response]
Other details: *In the text box below, please provide any other details you believe to be relevant to your role and involvement in the project (e.g. key lessons learned).*
[Response]

Project No. 2	
Project Name	[Response]
Location	[Response]
Description	[Response]
Number of Beds/Units	[Response]
Status	[Response]
Completion Date	[Response]
Design and Construction: *In the text box below, please describe your role and input in the design and construction of the project.*	
[Response]	
Financing: *In the text box below, please describe your role and input into the arrangement and drawdown of financing facilities for the project.*	
[Response]	
Operation and Management: *In the text box below, please describe your role and input into the operation and management of the asset.*	
[Response]	
Other details: *In the text box below, please provide any other details you believe to be relevant to your role and involvement in the project (e.g. key lessons learned).*	
[Response]	

Project No. 3	
Project Name	[Response]
Location	[Response]
Description	[Response]
Number of Beds/Units	[Response]
Status	[Response]

Completion Date	[Response]
Design and Construction: *In the text box below, please describe your role and input in the design and construction of the project.*	
[Response]	
Financing: *In the text box below, please describe your role and input into the arrangement and drawdown of financing facilities for the project.*	
[Response]	
Operation and Management: *In the text box below, please describe your role and input into the operation and management of the asset.*	
[Response]	
Other details: *In the text box below, please provide any other details you believe to be relevant to your role and involvement in the project (e.g. key lessons learned).*	
[Response]	

Appendix 3 – Interested Party Site-Specific Feedback Form *(Suggested Limitation: 8 Pages per Site)*

Interested Parties are invited to provide concise responses to the questions overleaf, using the templates provided.

Please note that:

- This EOI excludes any existing PBSA development which is currently operational or under construction. Interested Parties should only respond to this EOI with respect of Sites that are suitable for student accommodation and on which no PSBA development has yet been constructed;
- In responding to this EOI, Interested Parties are not limited to one Site or one city. If an Interested Party has a right to develop multiple Sites for student accommodation which are proximate to a HEI in either Dublin, Cork or Galway (including multiple Sites in any one of these three cities), they are asked to expressly confirm which Site their response relates to; and
- Interested Parties are requested to give specific answers in relation to each Site. Where a response is common to one or more Site(s) that they have a right to develop, Interested Parties are permitted to cross refer to responses provided in response to another Site.

Responses should be proportionate and focused on matters relevant to the development and delivery of PBSA for Off Campus Development projects under Phase 1A.

Please copy the table below to provide details for additional Sites.

Site No. 1
Address of Site including Eircode where available
[Response]
Description of Site *(e.g. empty, demolition required, existing buildings capable of conversion)*
[Response]
Relevant campus of Higher Education Institution(s)
[Response]
Distance(s) from campus of relevant Higher Education Institution(s)
[Response]
Journey time(s) from campus of relevant Higher Education Institution(s) by car, public transport, bicycle and on foot
[Response]
Transport link(s) from campus of relevant Higher Education Institution(s)
[Response]
Your rights to the Site *(e.g. owner, leaseholder (and if leaseholder please indicate the term of the lease))*
[Response]
Your role in the Site *(e.g. sole developer, or as part of a consortium (and please identify any other parties involved))*
[Response]
Zoning & Planning Status ***(Please provide planning reference details if applicable)***
[Response]
Current development stage
[Response]
Proposed number of Beds/Units
[Response]
Anticipated delivery timeline
[Response]

Please provide responses to the following considerations with respect to the Site you have identified above.
Section A – General Observations
A.1 Proposed Support Structure *In the text box below, please provide any observations on the proposed support structure for PBSA (see section 2.1 of the EOI) with respect to this site.*
[Response]
A.2 Commercial Considerations *In the text box below, please provide any observations on commercial matters relevant to the delivery and operation of PBSA at this Site.*
[Response]
A.3 Key risks and challenges *In the text box below, please provide your observations on the key risks and challenges (e.g. planning, market rents, funding, utilities), including viability-related , with respect to the delivery and operation of PBSA at this Site. (If you have a site with planning permission that has not progressed, please provide information as to the reason/s)*
[Response]
A.4 Required interventions *In the text box below, please provide your observations on any interventions you believe to be required to support delivery at this Site.* *If identifying multiple interventions required, please rank them in order of importance to you.*
[Response]
A.5 Ancillary spaces *In the text box below, please provide details on the inclusion of any ancillary spaces (e.g.gym, study rooms, recreational spaces) (i.e. in addition to bedroom units, Kitchen, Living, Dining, bathrooms,) which are proposed or possible in the PBSA at this Site.*
[Response]
A.6 Observations regarding summer accommodation *In the text box below, please provide your observations regarding summer/out-of-term accommodation, including what information would be needed to enable you to project summer/out-of-term rental income. (e.g. information relating to on-campus activities during the summer period etc).*
[Response]
A.7 Factors influencing developer participation in the market *In the text box below, please provide your observations on any other factors influencing your participation in the Irish PBSA market.*

[Response]
Section B – Commercial Viability, Funding and Financing Feedback
B.1 Commercial viability considerations *In the text box below, please provide your observations on commercial viability considerations (bearing in mind the need to provide PBSA at or below market rent levels) with respect to this Site, including development costs, taxation, the impact of the summer market etc. Please provide, in particular, any observations on the ability to achieve below market rent levels for PBSA at this Site.*
[Response]
B.2 Funding and financing structures *In the text box below, please provide your observations on funding and financing structures with respect to this Site, including typical debt to equity split, availability of finance, maximum debt tenor, bankability, expected margins, lender and investor requirements as well as factors that could reduce funding costs.*
[Response]
B.3 Potential mitigants to commercial viability issues *In the text box below, please provide your observations on any potential mitigants to commercial viability considerations (e.g. term-time nomination agreements), details of how each potential mitigant would be structured, and how it would contribute to the viability of PBSA at this Site. (e.g. the impact of having a term time nomination agreement would have on funding costs and required equity return).*
[Response]
Section C - Delivery Considerations
C.1 Planning and statutory considerations *In the text box below, please provide your observations on planning and statutory considerations with respect to this Site.*
[Response]
C.2 Development and delivery timelines *In the text box below, please provide your observations on development and delivery timelines (planning period, construction period, mobilisation period, first occupation date) with respect to this Site.*
[Response]
C.3 Operational requirements *In the text box below, please provide your observations on operational requirements with respect to this Site.*
[Response]
C.4 Stakeholder engagement considerations *In the text box below, please provide your observations on stakeholder engagement considerations with respect to this Site.*

[Response]
C.5 Other matters *In the text box below, please provide your observations on other matters relevant to the successful delivery of PBSA on this Site.*
[Response]

Site No. 2
Address of Site including Eircode where available
[Response]
Description of Site *(e.g. empty, demolition required, existing buildings capable of conversion)*
[Response]
Relevant campus of Higher Education Institution(s)
[Response]
Distance(s) from campus of relevant Higher Education Institution(s)
[Response]
Journey time(s) from campus of relevant Higher Education Institution(s) by car, public transport, bicycle and on foot
[Response]
Transport link(s) from campus of relevant Higher Education Institution(s)
[Response]
Your rights to the Site *(e.g. owner, leaseholder (and if leaseholder please indicate the term of the lease))*
[Response]
Your role in the Site *(e.g. sole developer, or as part of a consortium (and please identify any other parties involved))*
[Response]
Zoning & Planning Status ***(Please provide planning reference details if applicable)***
[Response]
Current development stage
[Response]
Proposed number of Beds/Units
[Response]
Anticipated delivery timeline
[Response]

Please provide responses to the following considerations with respect to the Site you have identified above.
Section A – General Observations
A.1 Proposed Support Structure *In the text box below, please provide any observations on the proposed support structure for PBSA (see section 2.1 of the EOI) with respect to this site.*
[Response]
A.2 Commercial Considerations *In the text box below, please provide any observations on commercial matters relevant to the delivery and operation of PBSA at this Site.*
[Response]
A.3 Key risks and challenges *In the text box below, please provide your observations on the key risks and challenges (e.g. planning, market rents, funding, utilities), including viability-related , with respect to the delivery and operation of PBSA at this Site. (If you have a site with planning permission that has not progressed, please provide information as to the reason/s)*
[Response]
A.4 Required interventions *In the text box below, please provide your observations on any interventions you believe to be required to support delivery at this Site.* *If identifying multiple interventions required, please rank them in order of importance to you.*
[Response]
A.5 Ancillary spaces *In the text box below, please provide details on the inclusion of any ancillary spaces (e.g.gym, study rooms, recreational spaces) (i.e. in addition to bedroom units, Kitchen, Living, Dining, bathrooms,) which are proposed or possible in the PBSA at this Site.*
[Response]
A.6 Observations regarding summer accommodation *In the text box below, please provide your observations regarding summer/out-of-term accommodation, including what information would be needed to enable you to project summer/out-of-term rental income. (e.g. information relating to on-campus activities during the summer period etc).*
[Response]
A.7 Factors influencing developer participation in the market *In the text box below, please provide your observations on any other factors influencing your participation in the Irish PBSA market.*

[Response]

Section B – Commercial Viability, Funding and Financing Feedback

B.1 Commercial viability considerations

In the text box below, please provide your observations on commercial viability considerations (bearing in mind the need to provide PBSA at or below market rent levels) with respect to this Site, including development costs, taxation, the impact of the summer market etc. Please provide, in particular, any observations on the ability to achieve below market rent levels for PBSA at this Site.

[Response]

B.2 Funding and financing structures

In the text box below, please provide your observations on funding and financing structures with respect to this Site, including typical debt to equity split, availability of finance, maximum debt tenor, bankability, expected margins, lender and investor requirements as well as factors that could reduce funding costs.

[Response]

B.3 Potential mitigants to commercial viability issues

In the text box below, please provide your observations on any potential mitigants to commercial viability considerations (e.g. term-time nomination agreements), details of how each potential mitigant would be structured, and how it would contribute to the viability of PBSA at this Site. (e.g. the impact of having a term time nomination agreement would have on funding costs and required equity return).

[Response]

Section C - Delivery Considerations

C.1 Planning and statutory considerations

In the text box below, please provide your observations on planning and statutory considerations with respect to this Site.

[Response]

C.2 Development and delivery timelines

In the text box below, please provide your observations on development and delivery timelines (planning period, construction period, mobilisation period, first occupation date) with respect to this Site.

[Response]

C.3 Operational requirements

In the text box below, please provide your observations on operational requirements with respect to this Site.

[Response]

C.4 Stakeholder engagement considerations

In the text box below, please provide your observations on stakeholder engagement considerations with respect to this Site.

[Response]
C.5 Other matters *In the text box below, please provide your observations on other matters relevant to the successful delivery of PBSA on this Site.*
[Response]

Site No. 3
Address of Site including Eircode where available
[Response]
Description of Site *(e.g. empty, demolition required, existing buildings capable of conversion)*
[Response]
Relevant campus of Higher Education Institution(s)
[Response]
Distance(s) from campus of relevant Higher Education Institution(s)
[Response]
Journey time(s) from campus of relevant Higher Education Institution(s) by car, public transport, bicycle and on foot
[Response]
Transport link(s) from campus of relevant Higher Education Institution(s)
[Response]
Your rights to the Site *(e.g. owner, leaseholder (and if leaseholder please indicate the term of the lease))*
[Response]
Your role in the Site *(e.g. sole developer, or as part of a consortium (and please identify any other parties involved))*
[Response]
Zoning & Planning Status ***(Please provide planning reference details if applicable)***
[Response]
Current development stage
[Response]
Proposed number of Beds/Units
[Response]
Anticipated delivery timeline
[Response]

Please provide responses to the following considerations with respect to the Site you have identified above.
Section A – General Observations
A.1 Proposed Support Structure *In the text box below, please provide any observations on the proposed support structure for PBSA (see section 2.1 of the EOI) with respect to this site.*
[Response]
A.2 Commercial Considerations *In the text box below, please provide any observations on commercial matters relevant to the delivery and operation of PBSA at this Site.*
[Response]
A.3 Key risks and challenges *In the text box below, please provide your observations on the key risks and challenges (e.g. planning, market rents, funding, utilities), including viability-related , with respect to the delivery and operation of PBSA at this Site. (If you have a site with planning permission that has not progressed, please provide information as to the reason/s)*
[Response]
A.4 Required interventions *In the text box below, please provide your observations on any interventions you believe to be required to support delivery at this Site.* *If identifying multiple interventions required, please rank them in order of importance to you.*
[Response]
A.5 Ancillary spaces *In the text box below, please provide details on the inclusion of any ancillary spaces (e.g.gym, study rooms, recreational spaces) (i.e. in addition to bedroom units, Kitchen, Living, Dining, bathrooms,) which are proposed or possible in the PBSA at this Site.*
[Response]
A.6 Observations regarding summer accommodation *In the text box below, please provide your observations regarding summer/out-of-term accommodation, including what information would be needed to enable you to project summer/out-of-term rental income. (e.g. information relating to on-campus activities during the summer period etc).*
[Response]
A.7 Factors influencing developer participation in the market *In the text box below, please provide your observations on any other factors influencing your participation in the Irish PBSA market.*

[Response]
Section B – Commercial Viability, Funding and Financing Feedback
B.1 Commercial viability considerations *In the text box below, please provide your observations on commercial viability considerations (bearing in mind the need to provide PBSA at or below market rent levels) with respect to this Site, including development costs, taxation, the impact of the summer market etc. Please provide, in particular, any observations on the ability to achieve below market rent levels for PBSA at this Site.*
[Response]
B.2 Funding and financing structures *In the text box below, please provide your observations on funding and financing structures with respect to this Site, including typical debt to equity split, availability of finance, maximum debt tenor, bankability, expected margins, lender and investor requirements as well as factors that could reduce funding costs.*
[Response]
B.3 Potential mitigants to commercial viability issues *In the text box below, please provide your observations on any potential mitigants to commercial viability considerations (e.g. term-time nomination agreements), details of how each potential mitigant would be structured, and how it would contribute to the viability of PBSA at this Site. (e.g. the impact of having a term time nomination agreement would have on funding costs and required equity return).*
[Response]
Section C - Delivery Considerations
C.1 Planning and statutory considerations *In the text box below, please provide your observations on planning and statutory considerations with respect to this Site.*
[Response]
C.2 Development and delivery timelines *In the text box below, please provide your observations on development and delivery timelines (planning period, construction period, mobilisation period, first occupation date) with respect to this Site.*
[Response]
C.3 Operational requirements *In the text box below, please provide your observations on operational requirements with respect to this Site.*
[Response]
C.4 Stakeholder engagement considerations *In the text box below, please provide your observations on stakeholder engagement considerations with respect to this Site.*

[Response]
C.5 Other matters *In the text box below, please provide your observations on other matters relevant to the successful delivery of PBSA on this Site.*
[Response]

Site No. 1
Address of Site including Eircode where available
[Response]
Description of Site *(e.g. empty, demolition required, existing buildings capable of conversion)*
[Response]
Relevant campus of Higher Education Institution(s)
[Response]
Distance(s) from campus of relevant Higher Education Institution(s)
[Response]
Journey time(s) from campus of relevant Higher Education Institution(s) by car, public transport, bicycle and on foot
[Response]
Transport link(s) from campus of relevant Higher Education Institution(s)
[Response]
Your rights to the Site *(e.g. owner, leaseholder (and if leaseholder please indicate the term of the lease))*
[Response]
Your role in the Site *(e.g. sole developer, or as part of a consortium (and please identify any other parties involved))*
[Response]
Zoning & Planning Status ***(Please provide planning reference details if applicable)***
[Response]
Current development stage
[Response]
Proposed number of Beds/Units

[Response]
Anticipated delivery timeline
[Response]
Please provide responses to the following considerations with respect to the Site you have identified above.
Section A – General Observations
A.1 Proposed Support Structure *In the text box below, please provide any observations on the proposed support structure for PBSA (see section 2.1 of the EOI) with respect to this site.*
[Response]
A.2 Commercial Considerations *In the text box below, please provide any observations on commercial matters relevant to the delivery and operation of PBSA at this Site.*
[Response]
A.3 Key risks and challenges *In the text box below, please provide your observations on the key risks and challenges (e.g. planning, market rents, funding, utilities), including viability-related , with respect to the delivery and operation of PBSA at this Site. (If you have a site with planning permission that has not progressed, please provide information as to the reason/s)*
[Response]
A.4 Required interventions *In the text box below, please provide your observations on any interventions you believe to be required to support delivery at this Site.* *If identifying multiple interventions required, please rank them in order of importance to you.*
[Response]
A.5 Ancillary spaces *In the text box below, please provide details on the inclusion of any ancillary spaces (e.g.gym, study rooms, recreational spaces) (i.e. in addition to bedroom units, Kitchen, Living, Dining, bathrooms,) which are proposed or possible in the PBSA at this Site.*
[Response]
A.6 Observations regarding summer accommodation

In the text box below, please provide your observations regarding summer/out-of-term accommodation, including what information would be needed to enable you to project summer/out-of-term rental income. (e.g. information relating to on-campus activities during the summer period etc).
[Response]
A.7 Factors influencing developer participation in the market *In the text box below, please provide your observations on any other factors influencing your participation in the Irish PBSA market.*
[Response]
Section B – Commercial Viability, Funding and Financing Feedback
B.1 Commercial viability considerations *In the text box below, please provide your observations on commercial viability considerations (bearing in mind the need to provide PBSA at or below market rent levels) with respect to this Site, including development costs, taxation, the impact of the summer market etc. Please provide, in particular, any observations on the ability to achieve below market rent levels for PBSA at this Site.*
[Response]
B.2 Funding and financing structures *In the text box below, please provide your observations on funding and financing structures with respect to this Site, including typical debt to equity split, availability of finance, maximum debt tenor, bankability, expected margins, lender and investor requirements as well as factors that could reduce funding costs.*
[Response]
B.3 Potential mitigants to commercial viability issues *In the text box below, please provide your observations on any potential mitigants to commercial viability considerations (e.g. term-time nomination agreements), details of how each potential mitigant would be structured, and how it would contribute to the viability of PBSA at this Site. (e.g. the impact of having a term time nomination agreement would have on funding costs and required equity return).*
[Response]
Section C - Delivery Considerations
C.1 Planning and statutory considerations *In the text box below, please provide your observations on planning and statutory considerations with respect to this Site.*
[Response]
C.2 Development and delivery timelines *In the text box below, please provide your observations on development and delivery timelines (planning period, construction period, mobilisation period, first occupation date) with respect to this Site.*
[Response]

C.3 Operational requirements *In the text box below, please provide your observations on operational requirements with respect to this Site.*
[Response]
C.4 Stakeholder engagement considerations *In the text box below, please provide your observations on stakeholder engagement considerations with respect to this Site.*
[Response]
C.5 Other matters *In the text box below, please provide your observations on other matters relevant to the successful delivery of PBSA on this Site.*
[Response]

Appendix 4 – Data Protection Notice

1. **Introduction**

As part of your response to this EOI, you may provide personal data relating to you or your organisation, employees or other third parties. This Data Protection Notice aims to inform you about:

- How your personal data will be used;
- The legal principles and lawful basis under which your personal data will be processed; and
- Your rights regarding your personal data.

Where you provide personal data relating to third parties, you must ensure that such third parties are made aware of the contents of this Data Protection Notice in full.

As set out in Section 1.8 of the Instructions, "**Data Protection Law**" means all applicable data protection law, including the General Data Protection Regulation (Regulation (EU) 2016/679) and the Data Protection Acts 1988 to 2018 and the European Communities (Electronic Communications Networks and Services)(Privacy and Electronic Communications) Regulations 2011; and the terms 'personal data', 'process', 'controller', 'processor' and 'data subject' shall have the meanings given to them under Data Protection Law.

2. **About the Authorities**

Any reference to "us", "our" or "we" in this Data Protection Notice is a reference to the Authorities. Where personal data is provided to the Authorities, the relevant controllers are the Authorities. If you have any questions about our use of your personal data, please contact us at at info@ntma.ie, and we will liaise with our Data Protection Officer as required.

3. **What Personal Data do we collect about you and how do we use it lawfully?**

We may collect, use, store and process the following personal data as part of this EOI process and for the following purposes:

Purposes	**Type of Data**	**Lawful basis for processing**
To run the EOI process, the administration of the EOI process, reporting to any regulators or oversight bodies and/or any disputes relating to the EOI process	Name	Necessary for the performance of tasks carried out in the public interest or the exercise of official authority vested in us
	Contact details	
	Any other data provided by you as part of your submission or generated in relation to you in connection with your participation in the EOI process	

4. **How do we collect your personal data?**

We collect personal data from you directly, and from the following sources:

- Your organisation; and
- Other members of your consortium.

5. **To whom do we disclose your personal data?**

In connection with the above, we may disclose your personal data to various recipients including:

- Your employer;
- Other members of your consortium;
- Our third party service providers, such as advisors and contractors; and
- Regulators or oversight bodies.

6. **Where is your personal data transferred to?**

No personal data is transferred outside of the European Economic Area in relation to the running of the EOI process.

7. How long do we retain your personal data for?

Personal data will be retained until two years after the conclusion of the EOI process.

8. What are your data protection rights?

Any data subjects in respect of which we hold or process personal data have rights in relation to your personal data. These rights are subject to exceptions provided for by applicable law:

- **Access to your personal data –** this enables you to receive a copy of the personal data the Authority holds about you and to check that the Authority is lawfully processing it;
- **Right to correct your personal data** – this enables you to correct any incomplete or inaccurate personal data that we hold about you, though we may need to verify the accuracy of the new data you provide;
- **Erasure of your personal data** – this enables you to ask us to delete personal data where there is no good reason for us to continue to process it. You also have the right to ask us to delete your personal data where you have successfully exercised your right to object to processing (see below), where we may have processed your personal data unlawfully or where we are required to erase your personal data to comply with law. Note, however, that we may not always be able to comply with your request of erasure for specific legal reasons which will be notified to you at the time of your request;
- **Right to object –** This enables you to object to our processing of your personal data on grounds relating to your particularly situation. If you exercise this right, we must cease the processing to which you object, unless there are compelling legitimate grounds for us to continue, which override you interests rights or freedoms, or where this continuing is necessary for the establishment, exercise or defence of legal claims.
- **Restriction of processing your personal data –** This enables you to ask us to suspend the processing of your personal data in the following scenarios: (a) if you want us to establish the data's accuracy; (b) where our use of the data is unlawful but you do not want us to erase it; (c) where you need us to hold the data even if we no longer require it as you need it to establish, exercise or defend legal claims; or (d) you have objected to our use of your data but we need to verify whether we have overriding legitimate grounds to use it.

If you wish to exercise any of the rights set out above, please contact us at info@ntma.ie.

In relation to any of the above rights or anything in this Data Protection Notice, all data subjects have the right to lodge a complaint with the Irish supervisory authority, the Data Protection Commission: https://www.dataprotection.ie/.