Comhairle Cathrach Bhaile Átha Cliath
Dublin City Council

CALL FOR HOUSING:
MULTI PARTY FRAMEWORK AGREEMENT
FOR THE AWARD OF DEVELOPMENT AGREEMENTS
FOR DELIVERY OF SOCIAL HOUSING PROJECTS IN THE DUBLIN CITY COUNCIL AREA

(TYPE 1 – PROJECTS WITH PLANNING)

DCC Ref: CALL FOR HOUSING 1B

PQQ RESPONSE DOCUMENT

Procedure:	Competitive Dialogue
eTenders Ref:	9346670
Issue Date:	6 November 2026
Query Closing Date and Time:	26 November 2026 at 12:00 (Dublin time)
PQQ Closing Date and Time:	10 December 2026 at 12:00 (Dublin time)
PQQ Response Document / Queries to be submitted via:	www.etenders.gov.ie only
Candidate Name:	[Candidate to insert here]
Postal address of Candidate's proposed Development Site that is the subject of this application	[Candidate to specify site that is the subject of the application]

INSTRUCTIONS TO CANDIDATES

This PQQ Response Document is governed by the terms and conditions set out in the accompanying Project Information Memorandum. Capitalised terms and expressions used in this PQQ Response Document shall have the meaning given to them in the Project Information Memorandum.

Candidates must complete this PQQ Response Document as fully as possible and in accordance with the instructions herein and in the Project Information Memorandum. The PQQ Response Document shall be evaluated in accordance with the methodology set out in the Project Information Memorandum.

Candidates will be permitted to submit an application in respect of one Development Site or more than one separate application in respect of more than one Development Site. There is no obligation to submit more than one application. Where two or more applications are made, separate PQQ Response Documents must be submitted – one for each application; each application shall be considered and evaluated separately. **Where more than one application is made and the same financial documentation is being relied on in response to Part B or Part C1, this need only be submitted once by the Candidate provided it is made clear by the Candidate that it is relying on that information for all applications.**

Where two or more applications are made and these are selected to proceed to the next stage of the Competition, the Candidate will be expected to deal with the Contracting Authority separately in relation to each Development Site. Tenders will ultimately be submitted in respect of each Development Site (following the close of dialogue) and these will be considered and evaluated separately.

It will not be possible for a Candidate to propose a different Development Site later in the Competition.

The information requested in the PQQ Response Document should be submitted in English. Where copies of original documents are provided in languages other than English, a complete, accurate and certified English translation must be provided, or the documents will not be considered. In the event of any discrepancy or difference between various languages, the version in the English language will prevail.

All financial information should be denominated in Euro, except where financial information is being provided in a certified or audited supporting document such as a set of financial statements, in which case it is sufficient for the information to remain in its original currency. Other currencies will be converted to euro at the Allied Irish Bank rate prevailing in Dublin on the date of submission of the PQQ Response Document.

Each part of the PQQ Response Document must be completed. No section/sub-section is to be left blank. If a Candidate considers a section not relevant, it should be clearly marked "not relevant" or "N/A". Where documentation is provided in response to any section in the PQQ Response Document, it shall be ***appended*** to this PQQ Response Document and ***clearly marked*** with a correct reference to the part of the PQQ to which it is relevant.

Where the same supporting information is required in respect of more than one question in the PQQ Response Document, it need only be provided once, but its location within the PQQ Submission should be cross-referenced clearly and unequivocally in all other responses to questions that seek to rely on it, otherwise it will not be taken into account.

Candidates are permitted to add additional lines to the pro-forma tables and boxes or replicate existing tables and boxes set out within the PQQ Response Document as required but are not permitted to adjust the headings or questions as they appear or otherwise interfere with the format of the PQQ Response Document.

The Contracting Authority will not under any circumstances give any consideration to any part of a response that exceeds a specified page limit where applied. Hyperlinks to other documents will not be considered. Candidates should use **Calibri font size 11**.
Candidates are required to provide all of the details that they consider necessary to provide a full response to each question or item set out herein. It should be noted that the non-provision of any information requested, insufficient detail to adequately explain any part of the PQQ Response Document, or any failure to comply with the express provisions of the Competition Documents or to supply any information sought may be considered grounds for exclusion from the Competition. Please note that responses may be incorporated into any contract subsequently awarded.

For the avoidance of doubt, it is emphasised that the information requested in the PQQ Response Document is aimed at determining the capability and capacity of Candidates to meet the potential requirements of any Development Agreement that may be awarded pursuant to the Competition. Only at the Tender Phase will Tenderers be invited to submit information on how they propose to respond to the specific requirements of the Development Agreement.

IMPORTANT INFORMATION

Candidates should consider carefully the requirements of this PQQ Response Document and ensure that they provide all requested information in respect of relevant entities, including (where applicable) Consortium Members and Supporting Entities.

PART A - LEGAL REQUIREMENTS		
A1	**Candidate Summary and Confirmations**	Each Candidate **must** complete Part A1. If the Candidate is a Consortium, Part A must be completed by the Consortium Lead Member in respect of each Consortium Member. Failure to provide the required information may result in elimination.
A2	**Declaration as to Personal Circumstances**	Each Candidate **must** submit a sworn Declaration as to Personal Circumstances in the form set out in *Annex 1.* If the Candidate is a Consortium, each Consortium Member **must** submit a sworn Declaration as to Personal Circumstances. If a Candidate (or where the Candidate is a Consortium, a Consortium Member) seeks to rely on the resources of a Supporting Entity to meet the requirements of this PQQ Response Document, that Supporting Entity **must** also submit a sworn Declaration as to Personal Circumstances in the form set out in *Annex 1*. If grounds for exclusion apply, the Candidate may be eliminated from the Competition in accordance with the Regulations. Failure to provide the required information may also result in elimination.
A3	**Tax Compliance**	Each Candidate **must** complete Part A3 in relation to tax compliance.

		If the Candidate is a Consortium, information **must** be provided in Part A3 in respect of each Consortium Member. If the Candidate (or where the Candidate is a Consortium, any Consortium Member) relies on any Supporting Entity to meet the requirements of this PQQ Response Document, information **must** be provided in Part A3 in respect of each such Supporting Entity. If the requirements of A3 are not met, the Candidate shall be eliminated from the Competition.
A4	**Foreign Subsidies**	Each Candidate **must** complete Part A4 in relation to foreign subsidies. The Candidate may complete Part A4 on behalf of Relevant Parties, provided that the Relevant Parties provide written confirmation on their headed notepaper that the Candidate is authorised to submit the information contained in Part A4 on its behalf. Where the Candidate is a Consortium, Part A4 must be completed by the Lead Consortium Member. If the requirements of A4 are not met, the Candidate shall be eliminated from the Competition.
PART B - PASS/FAIL CRITERIA (FINANCIAL STANDING)		
B1	**Minimum Turnover and Audit Opinion**	Each Candidate **must** complete Part B1 in relation to turnover. If the Candidate is a Consortium, information **must** be provided in Part B1 in respect of each Consortium Member. If the Candidate (or where the Candidate is a Consortium, any Consortium Member) relies on any Supporting Entity to meet the turnover requirements, information **must** be provided in Part B1 in respect of each such Supporting Entity and this information will be evaluated in lieu of any such information relating to the relevant Candidate (or Consortium Member) who is relying on that support. If the requirements of Part B1 are not met, the Candidate shall be eliminated from the Competition.[1]
B2	**Banker's letter**	Each Candidate **must** provide a Banker's Letter in accordance with Part B2. If the Candidate is a Consortium, a Banker's Letter must be provided in in respect of each Consortium Member. If the Candidate (or where the Candidate is a Consortium, any Consortium Member) relies on any Supporting Entity to meet the financial capacity

[1] Candidates should note that the Development Agreement also specifies minimum turnover and clean audit opinion requirements for the construction contractor.

		requirements of this PQQ, a Banker's Letter must also be provided in respect of each such Supporting Entity. If the requirements of Part B2 are not met, the Candidate shall be eliminated from the Competition.
PART C - SCORED CRITERIA		
C1	**Financial Robustness** **(60% weighting)**	Each Candidate **must** complete Part C1 in relation to its financial robustness. If the Candidate is a Consortium, information **must** be provided in Part C1 in respect of each Consortium Member. If the Candidate (or where the Candidate is a Consortium, any Consortium Member) relies on any Supporting Entity to meet the financial robustness requirements, information **must** be provided in Part C1 in respect of each such Supporting Entity and this information will be evaluated in lieu of any such information relating to the relevant Candidate (or Consortium Member) who is relying on that support. Maximum available marks for C1: 6,000 Minimum marks to be obtained: see Question C1 for details. If the minimum mark is not obtained, the Candidate shall be eliminated from the Competition.
C2	**Project Experience** **(40% weighting)**	Each Candidate (or Consortium) **must complete** Part C2 demonstrating previous experience. If the Candidate is a Consortium, reference projects can be provided in Part C2 by any Consortium Member. Two reference projects are to be provided in total. If the Candidate (or where the Candidate is a Consortium, any Consortium Member) relies on any Supporting Entity for previous technical experience, that Supporting Entity's experience will be evaluated (in which case the Supporting Entity will be expected to be involved in delivering the Project). Maximum available marks for C2: 4,000 Minimum mark to be obtained: see Question C2 for details. If the minimum mark for a reference project is not obtained, the Candidate shall be eliminated from the Competition.

PART A – LEGAL REQUIREMENTS

A1 – CANDIDATE SUMMARY, CONFIRMATIONS AND STATEMENT

Candidate name or (if Consortium) Consortium Lead Member name:	[insert details here and below]
Contact Name:	
Position:	
Registered Office Address:	
Telephone (Office):	
Telephone (Mobile):	
Email:	
Date of Establishment:	
Legal Status (Company, Sole Trader, etc.):	
Proposed Role:	
VAT No.:	
Are you an SME (Small and Medium Enterprise) as defined in Commission Recommendation 2003/361/EC[2]?	Yes/No (delete as applicable)
Consortium Members (if any)[3]	**Only complete the sections below if Candidate is a Consortium[4]**
Consortium Member #2 name:	[insert details here and below]
Contact Name:	
Position:	
Registered Office Address:	
Telephone (Office):	
Telephone (Mobile):	
Email:	
Date of Establishment:	
Legal Status (Company, Sole Trader, etc.):	
Proposed Role:	
VAT No:	
Are you an SME (Small and Medium Enterprise) as defined in Commission Recommendation 2003/361/EC?	Yes/No (delete as applicable)

[2] Definition as per 2003/361/EC: The category of micro, small and medium-sized enterprises (SMEs) is made up of enterprises which employ fewer than 250 persons and which have an annual turnover not exceeding EUR 50 million, and/or an annual balance sheet total not exceeding EUR 43 million.

[3] See Project Information Memorandum for definition of a Consortium and Consortium Member.

[4] While a Consortium is not required to assume any particular form for the purposes of submitting a PQQ Response Document, the Contracting Authority reserves the right, prior to the award of the Development Agreement, to require the successful Consortium to assume a particular legal form.

Consortium Member #3 name (if any)[5]	[insert details here and below]
Contact Name:	
Position:	
Registered Office Address:	
Telephone (Office):	
Telephone (Mobile):	
Email:	
Date of Establishment:	
Legal Status (Company, Sole Trader, etc.):	
Proposed Role:	
VAT No.:	
Are you an SME (Small and Medium Enterprise) as defined in Commission Recommendation 2003/361/EC?	Yes/No (delete as applicable)

RELYING ON SUPPORTING ENTITIES[6]

If the Candidate (or any Consortium Member) wishes to rely on the resources of any third party (including any sub-contractor) to meet the requirements of this PQQ Response Document, full details must be provided below.

Name of Candidate/Consortium Member relying on Supporting Entity	**Name of Supporting Entity**	**Identify what financial or technical resources are being relied upon to meet PQQ requirements**
[insert details here and below]		

Have Letters of Support[7] been provided by each of the Supporting Entities referred to above and are they appended to this PQQ Response Document?	Yes/No (delete as applicable)

[5] Insert further lines if there are additional Consortium Members.
[6] Refer to section 3.4 of the Project Information Memorandum.
[7] See *Annex 2*.

CONSTRUCTION CONTRACTOR AND OTHER SUB-CONTRACTORS (if known)	
Name	**Proposed Role**
[insert details here and below]	

ORGANISATIONAL DIAGRAM **Have you appended to this PQQ Response Document an organisational diagram showing all Consortium Members, Supporting Entities and proposed sub-contractors (if known)?**	Yes/No (delete as applicable)

CONFIRMATIONS[8] Please confirm the following:	
1. Candidate confirms the address of the single Development Site in the DCC Administrative Area at which it proposes to develop its project.	Insert address (and Eircode)
2. Candidate to provide details of any public consultation or stakeholder engagement that has taken place in respect of the development of the proposed Development Site, including with: (i) Utility providers (ii) Local forum groups (iii) Transport Infrastructure Ireland (iv) Dublin City Council Departments. (v) Any other relevant statutory bodies.[9]	Insert (if none, state 'None')
3. Number of units, type (e.g. housing, apartments), number of bedrooms per unit[10].	Insert
4. Candidate confirms it will develop a minimum of 50 social housing units on the Development Site under the Development Agreement.	Confirmed / Not Confirmed (delete as applicable)
5. Candidate proposes to develop under the Development Agreement either: (i) a single (social) tenure Development Site (i.e. not part of any Wider Scheme); or	Please confirm whether (i) or (ii) applies.

[8] This information will also be used to assist in the evaluation of responses to Part C2.
[9] This is for information only and will not be evaluated at the PQQ Stage.
[10] This is for information only and will not be evaluated at the PQQ Stage. It is acknowledged that precise number may change during the course of the Competition.

	(ii) a social housing Development Site which forms part of a Wider Scheme which has mixed tenure (i.e. the Wider Scheme includes at least one other tenure that has been or is proposed to be developed (e.g. cost rental units (in partnership with Approved Housing Bodies, Land Development Agency or others), affordable purchase units (for which the Affordable Housing Funds is available) or private housing units). If (ii) applies, please explain mix of tenure in the Wider Scheme (e.g. social, cost rental, affordable, private).[11]	
6.	Candidate confirms it (or if the Candidate is a Consortium, a Consortium Member) has at the PQQ Closing Date and Time good and marketable title to the above Development Site for its proposed project.	Confirmed / Not Confirmed (delete as applicable)
7.	Candidate confirms that, at the PQQ Closing Date and Time: (i) it (or if the Candidate is a Consortium, a Consortium Member) has full planning permission for its proposed project at the above Development Site; (ii) duration of planning approval either will be preserved and/or can be extended to complete the development of the social housing project by 2030; (iii) there is, to the best of its knowledge: - no material encumbrance to commencement of development at the Development Site (e.g. planning permission is not subject to appeal, objections, judicial review etc.); - no material or adverse issue which would impact connection of its proposed Development Site to primary power, water, surface water and foul sewage and similar services; and - no known constraint on Development Site development (for example - contamination, tree protection orders, archaeology, protected structures, third party right of ways, outstanding legal disputes) that do not have satisfactory mitigants.	Confirmed / Not Confirmed (delete as applicable)
8.	Candidate confirms it has the ability to obtain a Performance Bond in accordance with the Development Agreement.	Confirmed / Not Confirmed (delete as applicable)
9.	Candidate confirms that at least 25% of all new social units to be delivered under the Development Agreement at the Development	Confirmed / Not Confirmed (delete as applicable)

[11] Please note that it is envisaged that a Development Site which forms part of a Wider Scheme which has mixed tenure will, at the Tender Stage of the Competition, be considered more favourably than a Development Site that is not part of a Wider Scheme which has mixed tenure.

Site will be built using modern methods of construction in line with the DHLGH Delivering Homes, Building Communities 2025 – 2030 plan[12].	
10. Candidate confirms its understanding that this Competition relates to the funding of social housing units only and these will ultimately be subject to approval and capital appraisal by the Department of Housing, Local Government and Heritage (DHLGH) and its Housing Advisory Unit (Architects and Quantity Surveyors) with regard to Design Standards[13] and the Single Approval Process for Social Housing Construction Projects[14] requirements (which are subject to change). The Candidate accepts that the Contracting Authority shall have no liability to the Candidate if funding is not obtained.	Confirmed / Not Confirmed (delete as applicable)
11. Candidate confirms that, if it is successful in this Competition, either the Candidate (or if a Consortium, a Consortium Member) or its construction contractor will be able to obtain the required insurance types and minimum levels specified in the *Insurance Table* below in accordance with the provisions of Development Agreement.[15]	Confirmed / Not Confirmed (delete as applicable)
A failure to provide any of the confirmations sought at (1) or (4) to (11) above will result in the Candidate being eliminated from the Competition.	

[12] 20251218_Delivering_HomesBuilding_Communities_18_Dec_Web_Version.pdf

[13] 1._Planning_Design_Standards_for_Apartments_NPS_Final.pdf and design-manual-for-quality-housing.pdf. Where proposed detailed design deviates from the Design Standards Candidates will be expected to provide (at tender stage) details of how their design is comparable to the Design Standard and supports efficient delivery.

[14]https://assets.gov.ie/static/documents/ef111763/Guidance_Note_Social_Housing_Approval_Process_for_Social_Housing_Construction_Projects.pdf

[15] The Contracting Authority reserves the right to review levels of cover based on site specific requirements and market availability.

Insurance Table

Employer's Liability Insurance	**Public Liability Insurance**	**Professional Indemnity Insurance**	**All Risks Insurance**	**Latent Defects Insurance**
Minimum: €13 million Please see note * below	Minimum: €6.5 million Please see note * below	Minimum: €6.5million Please see notes ** and # below	Minimum: The full reinstatement cost of the property insured, including the cost of demolition/site clearance, removal of debris, delivery, professional fees, inflation occurring during the construction and reinstatement periods, and profit + 12.5% for professional fees	Minimum: Policy must have minimum 12 years indemnity cover the Date of Practical Completion (as defined in Development Agreement).

* Employers Liability and Public Liability on an each and every claim basis.

** Professional Indemnity insurance on an each and every claim basis unless a broker's letter is provided with the PQQ response to state that this level of cover will only be available in the market on an aggregate basis, in which case aggregate cover will be acceptable.

Minimum cover for total project cost up to €60,000,000 in line with those depicted on Appendix II of the GN_1.1.2_Guidance_Note_v1.0_09-02-2022.pdf

CANDIDATE STATEMENT

We confirm that we have read and agree to and accept the disclaimers, requirements and all terms and conditions set out in the PQQ Documentation. We confirm that we have read and understand all documentation issued by the Contracting Authority in connection with the Competition and this is a bona fide application.

We confirm that the information supplied in this PQQ Response Document is true, accurate and valid as to its content. We understand and accept that the provision of false or misleading information or the omission of information could result in exclusion of the Candidate from the Competition.

We undertake to immediately notify the Contracting Authority of any changes to the information given in this PQQ Response Document that may arise during the Competition.

We have not canvassed or solicited any officer, employee or representative of the Contracting Authority, or any elected representative, in connection with the Competition and that no person employed by us or acting on our behalf has done any such act. We undertake that we will not in the future canvass or solicit any officer, employee or representative, of the Contracting Authority or any elected representative, in connection with the Competition and that no person employed by us or acting on our behalf will do any such act.

We undertake that we will not offer or agree to pay or give, or pay or give any sum of money, inducement or valuable consideration directly or indirectly to any person or have done so or cause or have caused to be done such act in relation to this Competition.

We undertake that we will not enter into any agreement or arrangement with any other person that he/she shall refrain from participating in the Competition.

We undertake that we will not at any time discuss with any other person any aspect of our PQQ Response Document, save for our subcontractors, members of our Consortium (if any) and other entities (if any) who are part of our PQQ Response Document, and will procure this same undertaking from those subcontractors, members of our Consortium (if any) and other entities (if any).

CONFLICTS OF INTEREST	
If any conflict of interest or potential conflict of interest arises in respect of the Candidate, Consortium Member or Supporting Entity (including any parent, subsidiary or associated company thereof or any director, partner or person in an equivalent position in any of those entities) with regards to this Competition, it must be fully disclosed to the Contracting Authority. (See section 3.5 of PIM). Please confirm that there is no actual or potential conflict of interest that has not been previously drawn to the attention of the Contracting Authority and resolved to its satisfaction.	Confirmed / Not Confirmed (delete as applicable)

REGISTERABLE INTERESTS	

Any 'registrable interest' involving a Candidate (or Consortium members) and any of the members of the board of Dublin City Council, members of the Government, members of the Oireachtas, or employees or officers of Dublin City Council or their relatives must be fully disclosed. (See section 3.13. of PIM). **The terms 'registrable interest' and 'relative' shall be interpreted as per Section 2 and Schedule 2 of the Ethics in Public Office Act 1995 a copy of which is available to download at www.finance.gov.ie.**	We wish to notify the Contracting Authority of the following registrable interests: [insert]

FREEDOM OF INFORMATION	
We consider that information in this PQQ Response Document is confidential and/or commercially sensitive. (See section 3.6 of PIM).	Yes/No (delete as applicable)
Please state which information specifically is confidential and/or commercially sensitive and provide reasons why it should not be disclosed. Please also include the period for which information remains confidential and/or commercially sensitive.	[insert response, if applicable]

Candidate	Name of Candidate: Print Name of Authorised Signatory: Sign: Date:
Consortium Member (if applicable)	Name of Consortium Member: Print Name of Authorised Signatory: Sign: Date:
Consortium Member (if applicable)	Name of Consortium Member: Print Name of Authorised Signatory: Sign: Date:

[etc.]	

A2 – DECLARATION AS TO PERSONAL CIRCUMSTANCES

Each Candidate (and where the Candidate is a Consortium, each Consortium Member) must submit a sworn Declaration as to its Personal Circumstances in the form set out in *Annex 1*.

If a Candidate (or where the Candidate is a Consortium, a Consortium Member) seeks to rely on the resources of a Supporting Entity to meet the requirements of this PQQ Response Document, that Supporting Entity must also submit a sworn Declaration as to its Personal Circumstances in the form set out in *Annex 1*.

Subject to the provisions of Regulation 57 in relation to self-cleaning, the Contracting Authority shall exclude from the Competition any Candidate who falls within one or more of the mandatory Exclusion Grounds in Regulation 57 and reserves the right to exclude a Candidate to whom a discretionary Exclusion Ground pursuant to Regulation 57 applies. Where a Candidate is a Consortium, and a Consortium Member falls within one or more of the mandatory Exclusion Grounds in Regulation 57, the Candidate shall, subject to the provisions of Regulation 57 on self-cleaning, be excluded from the Competition.

If a Candidate intends to rely on a Supporting Entity in order to meet the Selection Criteria, and one or more of the mandatory Exclusion Grounds apply to such Supporting Entity (and where the Contracting Authority is not satisfied with the reliability of the Supporting Entity by reference to the provisions of Regulation 57 on self-cleaning), the Contracting Authority shall require the Candidate to replace the entity in question where permitted by applicable law.

If any Candidate (or where the Candidate is a Consortium, any Consortium Member) or any Supporting Entity referred to above (including the officers and employees of such foregoing entities) is a prohibited person or entity ("**Prohibited Person**") as set out in Article 5k 1(a) to 1(c) of Regulation (EU) No 833/2014 concerning restrictive measures in view of Russia's actions destabilising the situation in Ukraine (as amended by Council Regulation (EU) 2022/576 of 8 April 2022, Council Regulation (EU) 2022/1269 of 21 July 2022 and Council Regulation (EU) 2023/1214 of 23 June 2023 (and as may be further amended)), the Candidate shall be eliminated from the Competition. The award of public contracts to any such Prohibited Person is prohibited under Regulation (EU) No 833/2014 as amended.

Has the Candidate and (where Candidate is a Consortium) each Consortium Member and (where Candidate or a Consortium Member is relying on the resources of a Supporting Entity) each Supporting Entity appended to this PQQ Response Document a <u>sworn</u> Declaration in the form set out in Annex 1?	Yes/No (delete as applicable)

A3 – TAX COMPLIANCE

The Development Agreement awarded pursuant to this Competition will require that the appointed Developer shall, for the term of the Development Agreement, comply with all EU and domestic taxation law and requirements, including but not being limited to Circular 43/2006 issued by the Department of Finance. This Circular and further information is available at www.finance.gov.ie and www.revenue.ie.

Prior to any appointment the successful Candidate (and if a Consortium, each Consortium Member) and any Supporting Entity will be required to demonstrate tax clearance.

The entities referred to above are requested to provide Tax Clearance Access Numbers or Tax Reference Numbers or other evidence of tax compliance with their PQQ Response Document – see table below. This information will facilitate the online verification of tax status by the Contracting Authority. By providing these numbers, each entity in question acknowledges and agrees that the Contracting Authority has its permission to verify its tax clearance position online. If the entity is not tax resident in Ireland that entity acknowledges and agrees that the Contracting Authority has its permission to verify its tax clearance position with relevant authorities in the jurisdiction where the entity is tax resident.

If for any reason this information is not available at the PQQ Closing Date and Time, please indicate this in the table below and provide an explanation as to why the information is not available. In these circumstances, the Contracting Authority reserves the right to seek updates on tax clearance at any time during the Competition. If tax clearance is not subsequently evidenced and in the reasonable opinion of the Contracting Authority it is not likely to be evidenced prior to the award of the Development Agreement, the Candidate may be eliminated from the Competition.

Has the tax compliance position of the Candidate (and if the Candidate is a Consortium, Consortium Members) and Supporting Entities been confirmed below.	Yes/No (delete as applicable)

Only <u>one</u> of BOXES A, B or C to be completed in respect of

EACH Candidate, Consortium Member, Supporting Entity [16]
[Candidate / Consortium Member / Supporting Entity ***[delete as appropriate]***
BOX A Name: ***[insert]*** **We confirm that the above-named entity is tax compliant in Ireland.** The Contracting Authority can verify its tax clearance status through the Revenue Commissioner's online facility at: http://www.revenue.ie/en/online/tax-clearance.html Tax Clearance Access Number (if applicable): ***[insert]*** Tax Reference Number (if applicable)*:* ***[insert]***
BOX B Name: ***[insert]*** **We confirm that the above-named entity is not tax resident in Ireland but has tax clearance in its own jurisdiction.** Tax Registration Number: ***[insert]*** Evidence of tax clearance: ***[insert]***
BOX C Name: ***[insert]*** **We confirm that the above-named entity has applied for tax clearance and evidence of this will be promptly furnished to the Contracting Authority when clearance is granted.**

[repeat table above for each Consortium Member/Supporting Entity (if applicable)]

[16] Please add additional columns or set out in separate appended document if necessary.

A4 – FOREIGN SUBSIDIES

Candidates are referred to Regulation (EU) 2022/2560[17] on foreign subsidies distorting the internal market (the "**FSR Regulation**") and to Commission Implementing Regulation (EU) 2023/1441[18] (the "**Implementing Regulation**") which they must comply with as a matter of law.

Pursuant to Article 29 of the FSR Regulations, a Candidate is required to either:

(a) make a **Declaration of No Notifiable Foreign Financial Contribution**; or
(b) make a **Notification of Foreign Financial Contribution**.

If a Candidate is unclear as to whether a Declaration or Notification is to be made, it should seek clarification from the European Commission (DG Comp).

Candidates should refer to Section 3.25 of the PIM for further details.

Has the Candidate submitted, on its own behalf and on behalf of all Relevant Parties[19], a Foreign Subsidies Letter on its headed paper and addressed to the Contracting Authority in the form set out in Annex 3?	Yes/No (delete as applicable)

Has the Candidate submitted, on its own behalf and on behalf of all Relevant Parties, either: **(a) a single Declaration of No Notifiable Foreign Financial Contribution comprising only completed sections 1, 2, 7 and 8 of Form FS-PP in the Implementing Regulations;** **or** **(b) a single Notification of Foreign Financial Contribution in the form of Form FS-PP of the Implementing Regulation**	Yes/No (delete as applicable)

[17] Regulation (EU) 2022/2560 of the European Parliament and of the Council of 14 December 2022 on foreign subsidies distorting the internal market. https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A02022R2560-20221223

[18] Commission Implementing Regulation (EU) 2023/1441 of 10 July 2023 on detailed arrangements for the conduct of proceedings by the Commission pursuant to Regulation (EU) 2022/2560 of the European Parliament and of the Council on foreign subsidies distorting the internal market. https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A02023R1441-20231027

[19] For these purposes, "**Relevant Parties**" are as follows:

(i) the Candidate (and where the Candidate is a consortium, all Consortium Members);
(ii) subsidiary companies of the Candidate (which do not have commercial autonomy) and holding companies of the Candidate (and, where the Candidate is a consortium, such subsidiary and holding companies of the Consortium Members);
(iii) the Candidate's main sub-contractors and suppliers for the Framework Agreement and any subsequent Development Agreement known at the date of submission of this PQQ Response Document – i.e. persons involved in the performance of key elements of the Framework Agreement and any subsequent Development Agreement or whose economic share of the Framework Agreement and any subsequent Development Agreement will exceed 20%; and
(iv) any Supporting Entity.

Has the Candidate provided written confirmation from each Relevant Party on its headed notepaper that the Candidate is authorised to submit the above information on its behalf?	Yes/No (delete as applicable)

PART B - PASS/FAIL CRITERIA (FINANCIAL)

B1 – MINIMUM TURNOVER AND AUDIT OPINION

THIS IS A PASS/FAIL CRITERION.

To satisfy this criterion, the Candidate must demonstrate that it meets the minimum annual turnover[20] and clean audit opinion requirements set out below.

WHERE THE CANDDIATE IS SINGLE ENTITY AND NOT A CONSORTIUM:

TURNOVER:

a) Where the Candidate is proposing to develop 50-74 units at the Development Site, (i) the Candidate's average annual turnover over its last two (2) completed financial years must be not less than thirty-seven million five hundred thousand euros (€37,500,000), and (ii) the Candidate's turnover in each of the last two (2) completed financial years must be more than twenty five million euros (€25,000,000);

b) Where the Candidate is proposing to develop 75 – 99 units at the Development Site, (i) the Candidate's average annual turnover over its last two (2) completed financial years must be not less than fifty-six million, two hundred and fifty thousand euros (€56,250,000) and (ii) the Candidate's turnover in each of the last two (2) completed financial years must be more than thirty-seven million, five hundred thousand euros (€37,500,00).

c) Where the Candidate is proposing to develop 100+ units at the Development Site, (i) the Candidate's average annual turnover over its last two (2) completed financial years must be not less than seventy-five million euros (€75,000,000), and the Candidate's turnover in each of the last two (2) completed financial years must be more than fifty million euros (€50,000,00).

The Candidate's satisfaction of the applicable turnover requirements should be demonstrated by the Candidate providing audited financial statement(s) or auditor's letter(s) or certificate(s) (such letter(s) or certificate(s) being dated within 60 days prior to the PQQ Closing Date and Time), confirming the annual turnover for each of the two (2) most recently completed financial years;

AUDIT OPINION:

The Candidate must provide a clean audit opinion with no going concern qualification in the audited financial statement for the latest completed financial year of the Candidate.

NOTE: The Candidate may rely on the capacity of a Supporting Entity to meet the above requirements. For the avoidance of doubt, where the Candidate is relying on a Supporting Entity to satisfy the above requirements, the Supporting Entity must fulfil the relevant criteria. In these circumstances, the Supporting Entity will be evaluated under this criterion instead of the Candidate who is relying on that support) provided that a Letter of Support (in the form set out in *Annex 2*) has been appended to this PQQ Response Document confirming that its financial resources may be relied upon.

[20] If turnover is reported in any other currency, this should be converted to euro at the Allied Irish Bank rate prevailing in Dublin on date of submission of the PQQ Response Document.

The Candidate hereby confirms that the auditor statements required above are appended to this PQQ Response Document and the following turnover figures are correct:

	Financial Year -1 (20[x]–20[x])	**Financial Year -2** (20[x]–20[x])
[name of Candidate]:	[• insert turnover and financial year end date]	[• insert turnover and financial year end date]

Where a Supporting Entity has been relied upon, has a Letter of Support been appended to this PQQ Response Document?	Yes/No (delete as applicable)

ALTERNATIVELY, WHERE THE CANDIDATE IS A CONSORTIUM:

TURNOVER:

a) Where the Consortium is proposing to develop 50-74 units at the Development Site, (i) the average annual aggregate turnover of the Consortium Members in each of the last two (2) completed financial years must be not less than thirty seven million, five hundred thousand euros (€37,500,000), and (ii) their aggregate turnover in each of the last two (2) completed financial years must be more than twenty-five million euros (€25,000,000);

b) Where the Consortium is proposing to develop 75-99 units at the Development Site, (i) the average annual aggregate turnover of the Consortium Members in each of the last two (2) completed financial years must be not less than fifty-six million, two hundred and fifty thousand euros (€56,250,000), and (ii) their aggregate turnover in each of the last two (2) completed financial years must be more than thirty-seven million, five hundred thousand euros (€37,500,000);

c) Where the Consortium is proposing to develop 100+ units at the Development Site, (i) the average annual aggregate turnover of the Consortium Members in each of the last two (2) completed financial years must be not less than seventy-five million euro (€75,000,000), and (ii) their aggregate turnover in each of the last two (2) completed financial years must be more than fifty million euros (€50,000,000).

The Consortium's satisfaction of the applicable turnover requirements should be demonstrated by the Consortium Members providing audited financial statement(s) or auditor's letter(s) or certificate(s) (such letter(s) or certificate(s) being dated within 60 days prior to the PQQ Closing Date and Time), confirming their annual turnover for each of the two (2) most recently completed financial years;

AUDIT OPINION:

The Consortium Members must each provide a clean audit opinion with no going concern qualification in the audited financial statements for the latest completed financial year of the Consortium Members.

NOTE: A Consortium Member may rely on the capacity of a Supporting Entity to meet the above requirements. For the avoidance of doubt, where a Consortium Member is relying on a Supporting Entity to satisfy the above requirements, the Supporting Entity must fulfil the relevant criteria. In these circumstances, the Supporting Entity will be evaluated under this criterion instead of the Consortium Member who is relying on that support) provided that a Letter of Support (in the form set out in *Annex 2*) has been appended to this PQQ Response Document confirming that its financial resources may be relied upon.

The Candidate hereby confirms that the auditor statements required above in respect of the Consortium Members are appended to this PQQ Response Document and the following turnover figures are correct:

	Financial Year -1 (20[x]–20[x])	**Financial Year -2** (20[x]–20[x])
[name of Candidate/Consortium Member]:	[• insert turnover and financial year end date]	[• insert turnover and financial year end date]
[name of Consortium Member]:	[• insert turnover and financial year end date]	[• insert turnover and financial year end date]
Aggregate turnover:	[•]	[•]

Where a Supporting Entity has been relied upon, has a Letter of Support been appended to this PQQ Response Document?	Yes/No (delete as applicable)

In circumstances where the Candidate or Consortium Member or Supporting Entity being relied upon is exempted from preparing annual audited financial statements, copies of alternative evidence demonstrating the above requirements should be provided. The Contracting Authority may, at its absolute discretion, elect to accept the alternative evidence provided.

If for any valid reason the evidence specified above cannot be furnished, then alternative evidence may be appended by a Candidate, **provided that** such alternative evidence has previously been proposed by the Candidate to the Contracting Authority through the Query process set out in Section 3.1 of the PIM and has been approved by the Contracting Authority for submitting. The Contracting Authority shall not be obliged to accept any such alternative evidence.

If any of the above requirements are not met, the Candidate shall be eliminated from the Competition.

B2 – BANKER'S LETTER

THIS IS A PASS/FAIL CRITERION.

The bank accounts of the Candidate (or where the Candidate is a Consortium, each Consortium Member) must be in good standing with its principal banker.

If a Candidate (or where the Candidate is a Consortium, a Consortium Member) seeks to rely on the bank accounts of an Supporting Entity to meet the financial capacity requirements of this PQQ, the standing of the Supporting Entity's bank accounts will be evaluated (instead of the bank accounts of the Candidate (or Consortium Member)) provided that a Letter of Support (in the form set out in *Annex 2*) has been appended to this PQQ Response Document confirming that the bank accounts of the Supporting Entity may be relied upon.

Evidence of the good standing of bank accounts is required to be appended to this PQQ Response Document. The evidence is required to be in the form of a current signed letter (i.e. dated within the 60 days prior to the PQQ Closing Date and Time) from the relevant entity's principal banker addressed to the Contracting Authority confirming the following:

- the length (in years) of the banking relationship;
- that the bank is the entity's principal banker; and
- that all accounts held by the entity are currently in good standing.

If these requirements are not met, the Candidate (or Consortium) shall be eliminated from the Competition.

If for any valid reason this evidence cannot be furnished, then alternative evidence may be appended by a Candidate, provided that such alternative evidence has previously been proposed by the Candidate to the Contracting Authority through the Query process set out in Section 3.1 of the PIM and has been approved by the Contracting Authority for submitting. The Contracting Authority shall not be obliged to accept any such alternative evidence.

Has a banker's letter supporting the Candidate (or, where applicable, Consortium Members and Supporting Entities) been appended to this PQQ Response Document?	Yes/No (delete as applicable)

PART C – SCORED CRITERIA

C1 – FINANCIAL ROBUSTNESS

THIS IS A SCORED CRITERION (60% WEIGHTING).

Maximum marks available: 6,000 marks

The purpose of this assessment is to evaluate the financial robustness of the Candidate to deliver the Project in accordance with the obligations in the Development Agreement.

The assessment of financial robustness will focus on the Candidate, and where the Candidate is a Consortium, all Consortium Members.

Financial robustness will be assessed according to the following sub-criteria, each of which will be assessed separately:

	Sub-criterion	Sub-Weighting
A	Audit Quality & Reporting Integrity	0.20
B	Trading Performance	0.50
C	Balance Sheet Strength	0.30
D	Ability to Pay Debts	Pass/Fail

Each Candidate's response to each sub-criterion above (other than 'D') will be scored initially out of 100%, using the scoring methodologies set out below. Where the Candidate is a Consortium, additional factors shall be relevant to the assessment as set out below; Consortium information shall be assessed 'in the round' and a single score awarded to the Consortium in respect of each sub-criterion.

The score for each sub-criterion (out of 100%) shall then be multiplied by the sub-weighting corresponding to that sub-criterion in the table above, to provide a weighted score for the Candidate for that sub-criterion. The aggregate of the weighted scores for all sub-criteria shall then be multiplied by 6,000 to provide a final score out of 6,000 marks for the Candidate in respect of C1 – FINANCIAL ROBUSTNESS.

Minimum requirement to remain in the Competition: Failure by a Candidate to achieve a score of at least 70% (out of the available 100%) for any sub-criterion will result in the Candidate being eliminated from the Competition. In addition, Candidates are required to confirm that the Candidate (or, where the Candidate is a Consortium, a Consortium Member) or any Supporting Entity whose resources are relied on to satisfy C1 (as the case may be) has sufficient financial standing to pay its debts as they fall due, having regard to its current statement of assets and liabilities. Any failure to pass sub-criterion 'D' will result in a Candidate being eliminated from the Competition.

Where the Candidate (or a Consortium Member) is relying on the resources of a Supporting Entity to satisfy this criterion, the information set out below must be provided in respect of that Supporting Entity (instead of the relevant Candidate or Consortium Member) in which case the information relating to the Supporting Entity will be evaluated provided that a Letter of Support (in the form set out in Annex 2) has been appended to this PQQ Response Document confirming that the financial resources of the Supporting Entity may be relied upon.

A. Audit Quality & Reporting Integrity

Under this criterion, the Contracting Authority will assess whether the Candidate (or any Consortium Member) introduces any financial or delivery risk.

The assessment will have regard to information provided under items (i) and (ii) below, and will include, without limitation, consideration of the following:

- Auditor's report
- Director's report
- Full Notes to the Accounts
- Contingent liabilities and post balance sheet events
- Auditor emphasis of matter
- Filing compliance (CRO or equivalent)

In addition, where the Candidate is a Consortium, consideration will be given to the materiality of any Consortium Member within the Consortium structure (by reference to their turnover relative to other Consortium Members in the last financial year).

Initial Score	Description
100%	In respect of the Candidate or (in the case of a Consortium) all Consortium Members: • unqualified audit opinions are provided for all reported periods; and • there is no material emphasis of any matter; and • there are complete statutory disclosures; and • there is no material adverse post balance sheet events or contingent liabilities; and • there is full filing compliance, and, when assessed in the round, there is minimal financial and delivery risk.
85%	In respect of the Candidate or (in the case of a Consortium) one or more Consortium Members: • unqualified audit opinions are not provided in respect of all reported periods; or • there is limited emphasis of a matter; or • there is one or more material adverse post balance sheet events or contingent liabilities; or • there are non-material disclosure weaknesses, and when, assessed in the round, there is a low (but not a minimal) financial or delivery risk.
70%	In respect of the Candidate or (in the case of a Consortium) one or more Consortium Members: • unqualified audit opinions are not provided in respect of all reported periods; or • there is limited emphasis of a matter; or • there is one or more material adverse post balance sheet events or contingent liabilities; or • there are non-material disclosure weaknesses,

	and when, assessed in the round, there is a moderate (and not merely a low) financial or delivery risk.
Fail	In respect of the Candidate or (in the case of a Consortium) one or more Consortium Members: • there are adverse, disclaimer or materially qualified audit opinions for any reported period; or • there is an emphasis of a matter; or • there are material adverse post balance sheet events or contingent liabilities; or • there are non-material disclosure weaknesses, and when assessed in the round there is a significant or unacceptable (and not merely a moderate) financial or delivery risk. A 'Fail' shall result in the Candidate being eliminated from the Competition.

B. Trading Performance

Under this criterion, the Contracting Authority will assess whether the trading performance of the Candidate (or any Consortium Member) introduces any financial or delivery risk.

The assessment will have regard to information provided under items (i) and (ii) below, and will include, without limitation, consideration of the following:

- Turnover and turnover trends
- Turnover composition, including the extent to which revenues are derived from housing or comparable development-related activity
- Profitability
- Margins (gross, operating, net).

In addition, where the Candidate is a Consortium, consideration will be given to the materiality of any Consortium Member within the Consortium structure (by reference to their turnover relative to other Consortium Members in the last financial year).

Initial Score	Description
100%	In respect of the Candidate or (in the case of a Consortium) all Consortium Members: • there is consistent or growing turnover across financial periods; and • there is a clearly demonstrable and material proportion of turnover derived from housing or comparable development activity; and • profitability and margins are consistently positive and resilient across periods; and • trading performance trends demonstrate strong financial resilience; and • there are no indicators of volatility, earnings sensitivity or weakness that could reasonably impact project delivery, and, when assessed in the round, there is a minimal financial and delivery risk.

85%	The Candidate or (in the case of a Consortium) one or more Consortium Members: • there is not consistent or growing turnover across financial periods; or • there is not a clearly demonstrable and material proportion of turnover derived from housing or comparable development activity; or • profitability and margins are not consistently positive and resilient across periods; or • trading performance trends do not demonstrate strong financial resilience; or • there are indicators of volatility, earnings sensitivity, or weakness that could reasonably impact project delivery, and, when assessed in the round, there is a low (but not a minimal) financial or delivery risk.
70%	The Candidate or (in the case of a Consortium) one or more Consortium Members: • there is not consistent or growing turnover across financial periods; or • there is not a clearly demonstrable and material proportion of turnover derived from housing or comparable development activity; or • profitability and margins are not consistently positive and resilient across periods; or • trading performance trends do not demonstrate strong financial resilience; or • there are indicators of volatility, earnings sensitivity, or weakness that could reasonably impact project delivery, and, when assessed in the round, there is a moderate (and not merely a low) financial or delivery risk.
Fail	In respect of the Candidate or (in the case of a Consortium) one or more Consortium Members: • there are persistent losses or a material and sustained decline in turnover • there is deteriorating trading performance (including in housing-related or comparable development activity) indicating limited earnings capacity, and, when assessed in the round, there is a significant or unacceptable (and not merely a moderate) financial or delivery risk. A 'Fail' shall result in the Candidate being eliminated from the Competition.

C. Balance Sheet Strength

Under this criterion, the Authority will assess whether the balance sheet strength of the Candidate (or any Consortium Member) introduces any financial or delivery risk.

The assessment will have regard to information provided under items (i) and (ii) below, and will include, without limitation, consideration of the following:

- Total assets
- Net assets
- Net current / liability assets
- Current and quick ratios
- Long-term liabilities

In addition, where the Candidate is a Consortium, consideration will be given to the materiality of any Consortium Member within the Consortium structure (by reference to their turnover relative to other Consortium Members in the last financial year).

Initial Score	Description
100%	In respect of the Candidate or (in the case of a Consortium) all Consortium Members: • there is a strong total asset base with clearly positive net assets; and • there are long-term liabilities proportionate to assets; and • there is a balanced capital structure; and • current and quick ratios demonstrate comfortable short term liquidity headroom; and • the net current assets do not give rise to liquidity concerns, and, when assessed in the round, there is a minimal financial and delivery risk.
85%	In respect of the Candidate or (in the case of a Consortium) one or more Consortium Members: • there is not a strong total asset base with clearly positive net assets; or • long-term liabilities are not proportionate to assets; or • there is not a balanced capital structure; or • current and quick ratios do not demonstrate comfortable short term liquidity headroom; or • the net current assets do give rise to liquidity concerns, and, when assessed in the round, there is a low (but not a minimal) financial or delivery risk.
70%	In respect of the Candidate or (in the case of a Consortium) one or more Consortium Members: • there is not a strong total asset base with clearly positive net assets; or • long-term liabilities are not proportionate to assets; or • there is not a balanced capital structure; or • current and quick ratios do not demonstrate comfortable short term liquidity headroom; or • the net current assets do give rise to liquidity concerns, and when assessed in the round, there is a moderate (and not merely a low) financial or delivery risk.

Fail	In respect of the Candidate or (in the case of a Consortium) one or more Consortium Members: • there is a very weak or eroded asset base; or • there are very low or negative net assets; or • long-term liabilities are significantly disproportionate to assets; or • there is very weak capital structure; or • current and quick ratios do not demonstrate short term liquidity headroom; or • the net current assets do give rise to liquidity concerns, and, when assessed in the round, there is a significant or unacceptable (and not merely a moderate) financial or delivery risk. A 'Fail' shall result in the Candidate being eliminated from the Competition.

For the purposes of the above assessments, Candidates (and where the Candidate is a Consortium, all Consortium Members) must provide the following information. Where the Candidate (or a Consortium Member) is relying on the resources of a Supporting Entity, the information set out below must be provided in respect of that Supporting Entity.

(i) **Audited Financial Statements** – Please provide copies of signed audited financial statements for each of the last three (3) financial years including all notes to the financial statements, auditor's report and director's report ("**Audited Financial Statements**"). The latest set of audited financial statements must have been filed with the Companies Registration Office ("**CRO**") (or equivalent for non-Irish based companies) within the relevant statutory filing period.

Where the most recent annual financial statements have not been filed with the CRO within the statutory filing period and remain unsigned by an auditor, draft financial statements for that period can be provided, together with the signed audited financial statements for the two previous financial years, together with a reasonable and comprehensive explanation as to why such accounts remain unsigned. The Contracting Authority may, at its absolute discretion, elect to accept such unsigned statements.

(ii) **Post Balance Sheet Event, Contingent Liability or Loss** – Please provide details of any event, liability or loss requiring disclosure under IFRS or equivalent, which has occurred since the latest balance sheet date and not reported in the audited financial statements. Please also provide details of any contingent liability, expected loss, or similar exposure not previously reported (or confirm there is none).

If for any valid reason the above evidence cannot be furnished, then alternative evidence may be appended by a Candidate, provided that such alternative evidence has previously been proposed by the Candidate to the Contracting Authority through the Query process set out in Section 3.1 of the PIM and has been approved by the Contracting Authority for submitting. The Contracting Authority shall not be obliged to accept any such alternative evidence.

The assessment of Financial Robustness is a point-in-time assessment based on the information available at the PQQ Closing Date and Time. The Contracting Authority reserves the right to reassess the financial standing of any Candidate, Consortium Member and/or Supporting Entity at any subsequent stage of

the Competition, including Tender Stage and prior to contract award, in order to verify that no material adverse change in financial position has occurred.

D. Ability to Pay Debts

Please confirm that the Candidate (or, where the Candidate is a Consortium, each Consortium Member) and any Supporting Entity whose resources are relied on to satisfy C1 (if applicable) has sufficient financial standing to pay its debts as they fall due, having regard to its current statement of assets and liabilities. Failure to provide this confirmation shall result in the Candidate being eliminated from the Competition.	Confirmed / Not Confirmed (delete as applicable)

Has the Candidate appended all of the above financial information (including, where applicable, for Consortium Members and Supporting Entities) to this PQQ Response Document?	Yes/No (delete as applicable)

C2 – PROJECT EXPERIENCE

THIS IS A SCORED CRITERION (40% WEIGHTING).

Maximum marks available: 4,000 marks overall, with each of the two reference projects being assessed out of a maximum of 2,000 marks.

The purpose of this assessment is to evaluate the Candidate's experience of delivering housing projects.

Using the table below, Candidates must demonstrate relevant experience of successfully delivering to Substantial Completion, two residential schemes within the last seven (7) years prior to the PQQ Closing Date and Time. Each reference project should be of similar or greater scale (in terms of number of housing units (apartments, duplex, triplex or houses))) to the project which is proposed to be developed by the Candidate pursuant to this Competition (as described in section A1 above), subject to there being a minimum of 50 housing units

See definition of Substantial Completion in the PIM.

The Contracting Authority will assess the extent to which each reference project demonstrates an ability to deliver the project proposed to be developed by the Candidate pursuant to this Competition (as described in section A1 above), and is relevant to that proposed project having regard to the number of units, housing type (i.e. apartments, duplex, triplex or houses), tenure mix (social, cost rental, affordable, private etc.) and ability to fund or procure sufficient funding for the reference project (whether private funding or public funding (e.g. from public authority/AHB/LDA).

Candidates must provide sufficient information to allow the Contracting Authority to evaluate the extent to which the reference projects are relevant to the project proposed by the Candidate pursuant to this Competition. All required fields must be completed.

Each reference project is limited to a maximum of 5 x A4 pages.

If a Candidate (or where the Candidate is a Consortium, a Consortium Member) seeks to rely on the experience of a Supporting Entity to meet this requirement, the reference project(s) of the Supporting Entity will be evaluated. In this case, a Letter of Support (in the form set out in *Annex 2*) must be appended to this PQQ Response Document confirming that the Supporting Entity's technical resources will be made available during the term of the Development Agreement.

Reference contact details are required for each reference project. The Contracting Authority has the right (but shall not be obliged) to contact any contact person (without prior notice to the Candidate) to verify the correctness of the information provided. It is the responsibility of Candidates to satisfy themselves that the nominated contact person is in a position to confirm information provided if contacted by the Contracting Authority.

The reference projects provided will each be assessed separately. If both reference projects do not meet the above requirements, the Candidate (or Consortium) shall be eliminated from the Competition.

Each reference project will be scored initially out of 100% using the scoring methodology set out below. The score (out of 100%) shall then be multiplied by the available marks for that project (2,000) to provide a weighted score for the Candidate for the reference project. The aggregate of the weighted scores for

both reference projects shall then provide a final score out of 4,000 marks for the Candidate in respect of C2 – PROJECT EXPERIENCE.

Minimum requirement to remain in the Competition: Failure by a Candidate to achieve a score of at least 70% (out of the available 100%) for either reference project will result in the Candidate being eliminated from the Competition.

Initial Score	Description
100%	Very strong evidence of a reference project that demonstrates highly relevant experience and provides very high confidence in the Candidate's ability to successfully deliver the project which is proposed to be developed by it pursuant to this Competition (as described by the Candidate in section A1 above).
85%	Good evidence of a reference project that demonstrates relevant experience and provides high confidence in the Candidate's ability to successfully deliver the project which is proposed to be developed by it pursuant to this Competition (as described by the Candidate in section A1 above).
70%	Satisfactory evidence of a reference project that demonstrates relevant experience, but it provides a sufficient level of confidence in the Candidate's ability to successfully deliver the project which is proposed to be developed by it pursuant to this Competition (as described by the Candidate in section A1 above).
Fail	Reference project does not demonstrate experience of successfully delivering to Substantial Completion, a residential scheme (comprising a minimum of 50 housing units (apartments, duplex, triplex or houses)) within the last seven (7) years; or Weak or no evidence of a reference project that demonstrates relevant experience, which provides a very low level of confidence in the Candidate's ability to successfully deliver the project which is proposed to be developed by it pursuant to this Competition (as described by the Candidate in section A1 above). A 'Fail' shall result in the Candidate being eliminated from the Competition.

REFERENCE PROJECT 1	
Project Name	*[insert response]*
Project Description and location	*[insert response]*
Referee contact – name, email and phone number:	*[insert response]*
Number and type of housing units (e.g. apartments, duplex, triplex, housing) (minimum 50 units):	*[insert response]*
Tenure mix (social, cost rental, affordable, private etc.):	*[insert response]*
Date (being within the last 7 years) that at least 50 housing units achieved Substantial Completion:	*[insert response]*
Current project status:	*[insert response]*
TECHNICAL INFORMATION	
Overview of project programme and information on extent to which was adhered to (including start and (estimated) end date and dates of any phased handovers):	*[insert response]*
Explain any application of Modern Methods of Construction (MMC):	*[insert response]*
If the units were sold on to a buyer (not individually) but in mass, provide details of the buyer (e.g. Approved Housing Body) and any handover specification requirements:	*[insert response]*
FUNDING INFORMATION	
Name of (public or private) funder(s)/funding source. If public, refer to specific public funding sources / schemes used (e.g. SHIP, CALF, CREL, LDA Project Tosaigh):	*[insert response]*
Date funding drawn down:	*[insert response]*

If public or debt funding, provide: • **Funder (inc. phone and email of person who can verify the correctness of the information provided (if different from above referee).** • **Finance raised (€)** • **Date finance raised** • **Description of funding facility(ies) (including security requirements)** • **Term of facilities**	*[insert response, if applicable]*
If self-funded (equity-funded), provide: • **Total equity committed (€)** • **Date funding committed** • **Description of funding (including phasing of commitments)**	*[insert response, if applicable]*
Explain how reference project is relevant (in terms of funding structure) to the project that the Candidate proposes to develop pursuant to this Competition.	*[insert response]*

REFERENCE PROJECT 2	
Project Name	*[insert response]*
Project Description and location	*[insert response]*
Referee contact – name, email and phone number:	*[insert response]*
Number and type of housing units (e.g. apartments, duplex, triplex, housing) (minimum 50 units):	*[insert response]*
Tenure mix (social, cost rental, affordable, private etc.):	*[insert response]*
Date (being within the last 7 years) that at least 50 housing units achieved Substantial Completion:	*[insert response]*
Current project status:	*[insert response]*
TECHNICAL INFORMATION	
Overview of project programme and information on extent to which was adhered to (including start and (estimated) end date and dates of any phased handovers):	*[insert response]*
Explain any application of Modern Methods of Construction (MMC):	*[insert response]*
If the units were sold on to a buyer (not individually) but in mass, provide details of the buyer (e.g. Approved Housing Body) and any handover specification requirements:	*[insert response]*
FUNDING INFORMATION	
Name of (public or private) funder(s)/funding source. If public, refer to specific public funding sources / schemes used (e.g. SHIP, CALF, CREL, LDA Project Tosaigh):	*[insert response]*
Date funding drawn down:	*[insert response]*

If public or debt funding, provide: • **Funder (inc. phone and email of person who can verify the correctness of the information provided (if different from above referee).** • **Finance raised (€)** • **Date finance raised** • **Description of funding facility(ies) (including security requirements)** • **Term of facilities**	*[insert response, if applicable]*
If self-funded (equity-funded), provide: • **Total equity committed (€)** • **Date funding committed** • **Description of funding (including phasing of commitments)**	*[insert response, if applicable]*
Explain how reference project is relevant (in terms of funding structure) to the project that the Candidate proposes to develop pursuant to this Competition.	*[insert response]*

ANNEX 1

[Please provide Declaration per each entity, as required – see section A2 above]

FORM OF DECLARATION AS TO PERSONAL CIRCUMSTANCES

Contracting Authority: **Dublin City Council**
C**ompetition**: **Multi-Party Framework Agreement for delivery of social housing projects in the Dublin City Council Area (Type 1 – Projects with Planning)**
OJEU Ref: [•] eTenders Ref: [•] DCC Ref: [•].1B

Proposed Development Site: [•]

I_____ *[**insert name of Declarant**]* having been duly authorised by_____ *[**insert name of entity**]*, sincerely declare that:

(a) _____ *[**insert name of entity**]* itself or any person who is a member of the administrative, management or supervisory body of_____ *[**insert name of entity**]* or has powers of representation, decision or control in _____ *[**insert name of entity**]* – [21]

(i) **[has] OR [has not] (delete as applicable)** within the past 5 years been the subject of a conviction for participation in a criminal organisation, within the meaning of Article 2 of Council Framework Decision 2008/841/JHA of 24 October 2008 on the fight against organised crime;

(ii) **[has] OR [has not] (delete as applicable)** within the past 5 years been the subject of a conviction for corruption, within the meaning given by:

(A) the Convention drawn up on the basis of Article K.3(2)(c) of the Treaty on European Union, on the fight against corruption involving officials of the European Communities or officials of Member States of the European Union drawn up under the Council Act of 26 May 1997; or

(B) Article 2(1) of Council Framework Decision 2003/568/JHA of 22 July 2003 on combatting corruption in the private sector; or

(C) the laws of Ireland or the national laws of the state in which the above-named *entity is established (if not Ireland)*;

(iii) **[has] OR [has not] (delete as applicable)** within the past 5 years been the subject of a conviction for fraud within the meaning of Article 1 of the Convention on the protection of the European Communities' financial interests drawn up under the Council Act of 26 July 1995;

(iv) **[has] OR [has not] (delete as applicable)** within the past 5 years been the subject of a conviction for terrorist offences or offences linked to terrorist activities, within the meaning of Articles 1 and 3 respectively of Council Framework Decision 2002/475/JHA of 13 June 2002 on combating terrorism, or for inciting or aiding or abetting or attempting to commit an offence referred to in Article 4 of that Council Framework Decision;

(v) **[has] OR [has not] (delete as applicable)** within the past 5 years been the subject of a conviction for money laundering or terrorist financing, within the meaning of Article 1 of Directive 2005/60/EC of the European Parliament and of the Council of 26 October 2005 on the

[21] If there has been a conviction, please provide in a separate supporting document (i) any reasons why it is in the public interest that exclusion should not occur or (ii) any evidence that measures have been taken to demonstrate reliability despite there being grounds for exclusion.

prevention of the use of the financial system for the purpose of money laundering and terrorist financing;

(vi) **[has] OR [has not] (delete as applicable)** within the past 5 years been the subject of a conviction for child labour and other forms of trafficking in human beings within the meaning of Article 2 of Directive 2011/36/EU of the European Parliament and of the Council of 5 April 2011 on preventing and combating trafficking in human beings and protecting its victims and replacing Council Framework Decision 2002/629/JHA;

(b) _____ ***[insert name of entity]***

(i) **has not** within the past 5 years been in breach of its obligations relating to the payment of taxes or social security contributions (as established by a judicial or administrative decision having final and binding effect in accordance with the law of the country in which this entity is established or Ireland)

OR

(ii) **has** within the past 5 years been in breach of its obligations relating to the payment of taxes or social security contributions (as established by a judicial or administrative decision having final and binding effect in accordance with the law of the country in which this entity is established or Ireland) but either (A) it has since fulfilled its obligations by paying, or entering into a binding arrangement with a view to paying, the taxes or social security contributions due, including, where applicable, any interest accrued or fines or (B) there are reasons why it is in the public interest for exclusion not to occur[22] or (C) it would be disproportionate for exclusion to occur[23];

(delete (i) or (ii) above as applicable)

(c) _____ ***[insert name of entity]***

(i) is **not** otherwise in breach of its obligations relating to the payment of taxes or social security contributions

OR

(ii) is otherwise in breach of its obligations relating to the payment of taxes or social security contributions but has since fulfilled its obligations by paying, or entering into a binding arrangement with a view to paying, the taxes or social security contributions due, including, where applicable, any interest accrued or fines;

(delete (i) or (ii) above as applicable)

(d) _____ ***[insert name of entity]***[24]

(i) **[has] OR [has not] (delete as applicable)** within the past 3 years in the performance of a public contract, violated applicable obligations in the field of environmental, social and labour law that apply at the place where the works are carried out or the services provided, that have been established by EU law, national law, collective agreements, or by international, environmental,

[22] If there are such reasons, please set these out in a separate supporting document.
[23] If it would be disproportionate, please explain why in a separate supporting document.
[24] If there is any evidence that measures have been taken to demonstrate reliability despite there being grounds for exclusion, please provide in a separate supporting document.

social and labour law listed in Schedule 7 of the European Union (Award of Public Authority Contracts) Regulations 2016;

(ii) **[has] OR [has not] (delete as applicable)** within the past 3 years been bankrupt or the subject of insolvency or winding-up proceedings, where its assets are being administered by a liquidator or by the court, where it is in an arrangement with creditors, where its business activities are suspended or it is in any analogous situation arising from a similar procedure under Irish law;

(iii) **[has] OR [has not] (delete as applicable)** within the past 3 years been not guilty of grave professional misconduct, which renders its integrity questionable;

(iv) **[has] OR [has not] (delete as applicable)** within the past 3 years entered into agreements with other economic operators aimed at distorting competition;

(v) **[has] OR [has not] (delete as applicable)** had within the past 3 years any conflict of interest within the meaning of Regulation 24 of the European Union (Award of Public Authority Contracts) Regulations 2016;

(vi) **[has] OR [has not] (delete as applicable)** had within the past 3 years prior involvement in the preparation of the current procurement procedure as referred to in Regulation 41 of the European Union (Award of Public Authority Contracts) Regulations 2016, which may distort competition;

(vii) **[has] OR [has not] (delete as applicable)** within the past 3 years shown significant or persistent deficiencies in the performance of a substantive requirement under a prior public contract, a prior contract with a contracting entity or prior concession contract which led to early termination of that prior contract, damages or other comparable sanctions;

(viii) **[has] OR [has not] (delete as applicable)** within the past 3 years been guilty of serious misrepresentation in supplying the information required for the verification of the absence of grounds for exclusion or the fulfilment of the selection criteria for this competition and has not withheld such information and has not failed to submit supporting documents required under Regulation 59 of the European Union (Award of Public Authority Contracts) Regulations 2016;

(ix) **[has] OR [has not] (delete as applicable)** within the past 3 years undertaken to unduly influence the decision-making process of the Contracting Authority or obtain confidential information that may confer upon it undue advantages in the procurement procedure and has not negligently provided misleading information that may have a material influence on decisions concerning exclusion, selection or award.

I further sincerely declare that_____ ***[insert name of entity]*** is not a person or entity set out in Article 5k 1(a) to 1(c) of Regulation (EU) No 833/2014 concerning restrictive measures in view of Russia's actions destabilising the situation in Ukraine as amended by Council Regulation (EU) 2022/576 of 8 April 2022, Council Regulation (EU) 2022/1269 of 21 July 2022 and Council Regulation (EU) 2023/1214 of 23 June 2023 (and as may be further amended).

I understand and acknowledge that the provision of inaccurate or misleading information in this declaration may lead to exclusion from this Competition. I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act, 1938. This declaration is made for the benefit of the Contracting Authority.

Signature of Declarant	**Name of Declarant in print or block capitals**

Declared before me by _____ who is personally known to me

(or who is identified to me by _____who is personally known to

me) at _____ this _____ day of _____ 20__

_____
(signed)
Practising Solicitor/Commissioner for Oaths

ANNEX 2

[Please provide Letter(s) of Support from Supporting Entity, as required]

FORM OF LETTER OF SUPPORT

[*On headed paper of Supporting Entity addressed to Dublin City Council*]

Dear Sir/Madam,

Re: Multi-Party Framework Agreement for the delivery of social housing projects in the Dublin City Council Area (Type 1B – Projects with Planning) ("the Development Agreements")

OJEU Ref: [•] eTenders Ref: [•] DCC Ref: [•].1B

Proposed Development Site: [•]

I write in connection with the competition for the above-mentioned Development Agreements (the "Competition").

I am a director of *[• **insert name of supporting company/organisation**]* (the "Supporting Entity").

I confirm that the Supporting Entity will provide *[• **Insert description of technical or financial resources that the Supporting Entity is proposing to carry out**]* if [• ***Insert name of entity that is relying on Supporting Entity***] is successful in the Competition and is awarded a Development Agreement.

I further confirm that, in such circumstances, the above resources will be made available during the term of any such Development Agreement and the Supporting Entity will enter into a contractual commitment to this effect, if required.

Yours faithfully

[*Name and Address of Supporting Entity*]

ANNEX 3

FORM OF FOREIGN SUBSIDIES LETTER TO DUBLIN CITY COUNCIL[25]

[*On headed paper of Supporting Entity addressed to Dublin City Council*]

Dear Sir/Madam,

Re: Multi-Party Framework Agreement for the delivery of social housing projects in the Dublin City Council Area (Type 1B – Projects with Planning)

OJEU Ref: [•] eTenders Ref: [•] DCC Ref: [•].1B

Proposed Development Site: [•]

We are a Candidate for the above Competition.

We hereby acknowledge the obligations on us and on our Relevant Parties[26] under Regulation (EU) 2022/2560 on foreign subsidies distorting the internal market.

We enclose herewith:

[a **Declaration of No Notifiable Foreign Financial Contribution** in the form of completed sections 1, 2, 7 and 8 of Form FS-PP of the Implementing Regulation]

OR
[a **Notification of Foreign Financial Contribution** in the form of Form FS-PP of the Implementing Regulation].

*[**Delete above as appropriate**]*

We are duly authorised to provide this information to you.

We and the Relevant Parties accept that the enclosed information may be transmitted by Dublin City Council to the European Commission and that we may be required to provide further information at a later stage of the competition.

Signed:
Position:
Print name of Candidate:
Registered Address:
VAT No.:

[25] This letter is to be submitted by the Candidate on its own behalf and on behalf of each Relevant Party.
[26] As defined in the Section 3.25 of the PIM.

APPENDIX

[Candidates to append all requested documentation here with clear cross referencing to the relevant sections of the PQQ Response Document]