

# Ireland: Market and economic research; polling and statistics

## Research on the Financing of Residential Development

Contract or concession notice – standard regime

### 1 Buyer

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#### 1.1 Buyer

*Official name:* Department of Housing Local Government and Heritage

*Legal type of the buyer:* Central government authority

*The buyer is a contracting entity*

*Activity of the contracting authority:* General public services

### 2 Procedure

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#### 2.1 Procedure

*Title:* Research on the Financing of Residential Development

*Description:* The Department of Housing, Local Government and Heritage is procuring, from a single tenderer, a research paper intended to widen the Department's understanding of the financing of residential development in Ireland through the development cycle, from project inception to sale, focusing on generating a detailed description of the financial flows, encompassing project level finance and how those flows relate to the parent company's corporate balance sheet, including land assets. The Department's goal is to understand, over the lifespan of a set of representative private, profit-oriented, residential construction projects, the sources, flows, timings and costs of the various forms of development financing, including financing during the pre-construction period, that is, of the purchase and holding of land and design/consent phases, in addition to the financing of the construction and development-exit (sales period) phases of a residential project. As such, the output will be organised with reference to a small number of case studies that demonstrate the financial flows. Aspects of interest include: - Different project typologies, for instance high density brownfield vs peripheral greenfield housing, and how those project typologies influence the timing and costs of financing; - The opportunity cost of developer's equity; - The extent to which loans and funding are collateralised, and the nature and value of the assets used as collateral; - Land acquisition finance, including how typical land loan values are calculated, the broader terms of such loans and the degree to which the cost of finance can change depending on whether a site has planning permission or not; - How project risk is assessed and quantified from the perspective of lenders, including market conditions, construction risks, the developer's track record, housing typologies, and the role of developers in providing potential providers of finance with feasibility studies to mitigate risks and provide a comprehensive understanding of the project; - The potential range of loan covenants; - The costs of broker and lender arrangement fees, exit fees, and non-utilisation fees; - The different cost and timing profiles of senior and junior debt and the macroeconomic and project-specific factors which determine those costs; - How development funding is arranged to be released in stages linked to project milestones; - Whether interest payments are rolled up and collateralised or paid off in periodic instalments; - The use of refinancing once development has concluded but prior to sale; and, - How capital is restricted or recycled into further projects on exit, depending on the option deployed to finance at the start of a project. A further objective is to understand the degree to which variation exists, for instance, different costs and covenants which may apply to inexperienced or smaller developers.

*Procedure identifier:* 614c3c76-fa8f-48cd-bb37-381c7089882e

*Type of procedure:* Open

*The procedure is accelerated:* no

##### 2.1.1 Purpose

*Main nature of the contract:* Services

*Main classification (cpv): 79300000 Market and economic research; polling and statistics*

*Additional classification (cpv): 79311400 Economic research services*

*Additional classification (cpv): 73210000 Research consultancy services*

*Additional classification (cpv): 73110000 Research services*

### **2.1.2 Place of performance**

*Country subdivision (NUTS): Dublin (IE061)*

*Country: Ireland*

### **2.1.3 Value**

*Estimated value excluding VAT: 80 000 Euro*

### **2.1.4 General information**

*Legal basis:*

Other

### **2.1.6 Grounds for exclusion**

*Sources of grounds for exclusion: Procurement Document*

5 Lot

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## **5.1 Lot: LOT-0001**

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*Internal identifier: 0*

### **5.1.1 Purpose**

*Main nature of the contract:* Services

*Main classification (cpv):* 79300000 Market and economic research; polling and statistics

*Additional classification (cpv):* 79311400 Economic research services

*Additional classification (cpv):* 73210000 Research consultancy services

*Additional classification (cpv):* 73110000 Research services

### **5.1.2 Place of performance**

*Country subdivision (NUTS):* Dublin (IE061)

*Country:* Ireland

*Additional information:*

### **5.1.3 Estimated duration**

*Duration:* 18 Month

### **5.1.5 Value**

*Estimated value excluding VAT:* 80 000 Euro

### **5.1.6 General information**

Procurement Project not financed with EU Funds.

*This procurement is also suitable for small and medium-sized enterprises (SMEs):* yes

### **5.1.7 Strategic procurement**

*Aim of strategic procurement:* No strategic procurement

### **5.1.9 Selection criteria**

*Sources of selection criteria:* Procurement Document

### **5.1.11 Procurement documents**

*Languages in which the procurement documents are officially available:* English

*Languages in which the procurement documents (or their parts) are unofficially available:* English

*Deadline for requesting additional information:* 03/07/2026 23:30 +01:00

*Address of the procurement documents:* <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=8302146>

### **5.1.12 Terms of procurement**

*Terms of submission:*

*Electronic submission:* Required

*Address for submission:* <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=8302146>

*Languages in which tenders or requests to participate may be submitted:* English

*Electronic catalogue:* Not allowed

*Tenderers may submit more than one tender:* Not allowed

*Deadline for receipt of tenders:* 17/07/2026 23:30 +01:00

*Duration during which the tender must remain valid:* 24 Month

### **5.1.15 Techniques**

*Framework agreement:*

No framework agreement

*Information about the dynamic purchasing system:*

No dynamic purchase system

### **5.1.16 Further information, mediation and review**

*Review organisation:* The High Court of Ireland

*Organisation providing offline access to the procurement documents:* Department of Housing Local Government and Heritage

*Organisation providing more information on the review procedures:* The High Court of Ireland

*Organisation receiving requests to participate:* Department of Housing Local Government and Heritage

*Organisation processing tenders:* Department of Housing Local Government and Heritage

## 8 Organisations

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### 8.1 ORG-0001

*Official name:* Department of Housing Local Government and Heritage

*Postal address:* Newtown Road

*Town:* Wexford

*Postcode:* Y35 AP90

*Country subdivision (NUTS):* South-East (IE052)

*Country:* Ireland

*Email:* [strategy@housing.gov.ie](mailto:strategy@housing.gov.ie)

*Telephone:* +53 9117410

*Internet address:* <https://www.housing.gov.ie/>

*Buyer profile:* <https://www.housing.gov.ie/>

*Roles of this organisation:*

*Buyer*

*Organisation providing offline access to the procurement documents*

*Organisation receiving requests to participate*

*Organisation processing tenders*

### 8.1 ORG-0002

*Official name:* The High Court of Ireland

*Registration number:* The High Court of Ireland

*Department:* The High Court of Ireland

*Postal address:* Four Courts, Inns Quay, Dublin 7

*Town:* Dublin

*Postcode:* D07 WDX8

*Country subdivision (NUTS):* Dublin (IE061)

*Country:* Ireland

*Email:* [HighCourtCentralOffice@courts.ie](mailto:HighCourtCentralOffice@courts.ie)

*Telephone:* +353 1 8886000

*Roles of this organisation:*

*Review organisation*

*Organisation providing more information on the review procedures*

### 8.1 ORG-0003

*Official name:* European Dynamics S.A.

*Registration number:* 002024901000

*Department:* European Dynamics S.A.

*Town:* Athens

*Postcode:* 15125

*Country subdivision (NUTS):* Βόρειος Τομέας Αθηνών (EL301)

*Country:* Greece

Email: [eproc-esender@eurodyn.com](mailto:eproc-esender@eurodyn.com)

Telephone: +30 2108094500

Roles of this organisation:

*TED eSender*

#### *Notice information*

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*Notice identifier/version:* 71e4b9f3-e468-41de-8c4f-42d6548034eb - 01

*Form type:* Competition

*Notice type:* Contract or concession notice – standard regime

*Notice dispatch date:* 12/06/2026 12:47 +01:00

*Languages in which this notice is officially available:* English