Ireland: Development of residential real estate
Cork City Council Housing Programme 2026-28

Contract or concession notice – standard regime

1 *Buyer*

1.1 *Buyer*

Official name: Cork City Council
Legal type of the buyer: Local authority
Activity of the contracting authority: General public services

2 *Procedure*

2.1 *Procedure*

Title: Cork City Council Housing Programme 2026-28
Description: The Cork City Council Housing Programme 2026-2028 will form part of the City Council's housing delivery action plan under the Government's Delivering Homes, Building Communities 2025-2030 (DHBC)1, although this procurement process may include schemes that will be delivered beyond the lifetime of the DHBC. The Government's DHBC sets out an overall ambition to activate the supply of 300,000 homes over the lifetime of the plan, including an annual average delivery of 12,000 new social homes and 15,000 starter home supports. There are significant targets to be delivered in Cork City and in this regard the Cork City Council Housing Programme 2026-2028 is a major part of the Council's delivery plan under the DHBC and any subsequent national housing delivery programme. Cork City Council proposes to deliver and facilitate the delivery of social, starter homes and mixed tenure schemes in delivery of its housing programme over the coming years and therefore invites proposals from Candidates which can deliver social, starter homes, or mixed tenure schemes, to include new build construction, conversion of existing residential or non- residential properties, or schemes which form part of a larger development. Starter homes or mixed tenure schemes may include provision for cost-rental delivery in partnership with an Approved Housing Body (AHB).
Procedure identifier: 04666e1d-e0c8-4a14-a5aa-71141c0a7550
Internal identifier: 26CCC150
Type of procedure: Competitive dialogue

2.1.1 *Purpose*

Main nature of the contract: Services
Main classification (cpv): 70111000 Development of residential real estate
Additional classification (cpv): 45111291 Site-development work
Additional classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45211340 Multi-dwelling buildings construction work
Additional classification (cpv): 71220000 Architectural design services
Additional classification (cpv): 71221000 Architectural services for buildings
Additional classification (cpv): 71240000 Architectural, engineering and planning services
Additional classification (cpv): 71320000 Engineering design services
Additional classification (cpv): 79415200 Design consultancy services

2.1.2 *Place of performance*

Country subdivision (NUTS): South-West (IE053)
Country: Ireland

2.1.3 *Value*

Estimated value excluding VAT: 20 000 000 *Euro*

2.1.4 *General information*

Legal basis:
Directive 2014/24/EU
Union - Union

2.1.5 *Terms of procurement*

Terms of submission:
Maximum number of lots for which one tenderer can submit tenders: 10
The tenderer must submit tenders for all lots

2.1.6 *Grounds for exclusion*

Sources of grounds for exclusion: Procurement Document

5 *Lot*

5.1 *Lot*: LOT-0001

Title: 1A
Description: The Cork City Council Housing Programme 2026-2028 will form part of the City Council's housing delivery action plan under the Government's Delivering Homes, Building Communities 2025-2030 (DHBC)1, although this procurement process may include schemes that will be delivered beyond the lifetime of the DHBC. The Government's DHBC sets out an overall ambition to activate the supply of 300,000 homes over the lifetime of the plan, including an annual average delivery of 12,000 new social homes and 15,000 starter home supports. There are significant targets to be delivered in Cork City and in this regard the Cork City Council Housing Programme 2026-2028 is a major part of the Council's delivery plan under the DHBC and any subsequent national housing delivery programme. Cork City Council proposes to deliver and facilitate the delivery of social, starter homes and mixed tenure schemes in delivery of its housing programme over the coming years and therefore invites proposals from Candidates which can deliver social, starter homes, or mixed tenure schemes, to include new build construction, conversion of existing residential or non- residential properties, or schemes which form part of a larger development. Starter homes or mixed tenure schemes may include provision for cost-rental delivery in partnership with an Approved Housing Body (AHB).
Internal identifier: 1

5.1.1 *Purpose*

Main nature of the contract: Services
Main classification (cpv): 70111000 Development of residential real estate
Additional classification (cpv): 45111291 Site-development work
Additional classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45211340 Multi-dwelling buildings construction work
Additional classification (cpv): 71220000 Architectural design services
Additional classification (cpv): 71221000 Architectural services for buildings
Additional classification (cpv): 71240000 Architectural, engineering and planning services
Additional classification (cpv): 71320000 Engineering design services
Additional classification (cpv): 79415200 Design consultancy services

5.1.2 *Place of performance*

Country subdivision (NUTS): South-West (IE053)
Country: Ireland
Additional information:

5.1.3 *Estimated duration*

Duration: 36 *Month*

5.1.5 *Value*

Estimated value excluding VAT: 20 000 000 *Euro*

5.1.6 *General information*

Reserved participation: Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): *yes*

5.1.7 *Strategic procurement*

Aim of strategic procurement: Innovative purchase

Description: Procuring of housing solutions for 'A' rated housing. Innovative delivery of housing solutions.

Innovation procurement: The procured works, supplies or services are novel or significantly improved compared to other works, supplies, or services already on the market.

5.1.9 *Selection criteria*

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 04/12/2026 23:45 +00:00

Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9384594

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=9384594

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 requests to participate: 15/01/2027 17:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Allowed

Electronic ordering will be used: *yes*

Electronic payment will be used: *yes*

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: Cork City Council
Organisation providing more information on the review procedures: The High Court of Ireland
Organisation receiving requests to participate: Cork City Council
Organisation processing tenders: Cork City Council

5.1 *Lot*: LOT-0002

Title: 1B
Description: The Cork City Council Housing Programme 2026-2028 will form part of the City Council's housing delivery action plan under the Government's Delivering Homes, Building Communities 2025-2030 (DHBC)1, although this procurement process may include schemes that will be delivered beyond the lifetime of the DHBC. The Government's DHBC sets out an overall ambition to activate the supply of 300,000 homes over the lifetime of the plan, including an annual average delivery of 12,000 new social homes and 15,000 starter home supports. There are significant targets to be delivered in Cork City and in this regard the Cork City Council Housing Programme 2026-2028 is a major part of the Council's delivery plan under the DHBC and any subsequent national housing delivery programme. Cork City Council proposes to deliver and facilitate the delivery of social, starter homes and mixed tenure schemes in delivery of its housing programme over the coming years and therefore invites proposals from Candidates which can deliver social, starter homes, or mixed tenure schemes, to include new build construction, conversion of existing residential or non- residential properties, or schemes which form part of a larger development. Starter homes or mixed tenure schemes may include provision for cost-rental delivery in partnership with an Approved Housing Body (AHB).
Internal identifier: 2

5.1.1 *Purpose*

Main nature of the contract: Services
Main classification (cpv): 70111000 Development of residential real estate
Additional classification (cpv): 45111291 Site-development work
Additional classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45211340 Multi-dwelling buildings construction work
Additional classification (cpv): 71220000 Architectural design services
Additional classification (cpv): 71221000 Architectural services for buildings
Additional classification (cpv): 71240000 Architectural, engineering and planning services
Additional classification (cpv): 71320000 Engineering design services
Additional classification (cpv): 79415200 Design consultancy services

5.1.2 *Place of performance*

Country subdivision (NUTS): South-West (IE053)
Country: Ireland
Additional information:

5.1.3 *Estimated duration*

Duration: 36 *Month*

5.1.5 *Value*

Estimated value excluding VAT: 20 000 000 *Euro*

5.1.6 *General information*

Reserved participation: Participation is not reserved.
Procurement Project not financed with EU Funds.
The procurement is covered by the Government Procurement Agreement (GPA): *yes*

5.1.7 *Strategic procurement*

Aim of strategic procurement: Innovative purchase

Description: Procuring housing solutions for 'A' rated housing. consideration of innovative ways of delivering housing solutions.

Innovation procurement: The procured works, supplies or services are novel or significantly improved compared to other works, supplies, or services already on the market.

5.1.9 *Selection criteria*

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 04/12/2026 23:45 +00:00

Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9384594

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=9384594

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 requests to participate: 15/01/2027 17:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Allowed

Electronic ordering will be used: *yes*

Electronic payment will be used: *yes*

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: Cork City Council

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

Organisation receiving requests to participate: Cork City Council

Organisation processing tenders: Cork City Council

5.1 *Lot*: LOT-0003

Title: 1C

Description: The Cork City Council Housing Programme 2026-2028 will form part of the City Council's housing delivery action plan under the Government's Delivering Homes, Building Communities 2025-2030 (DHBC)1, although this procurement process may include schemes that will be delivered beyond the lifetime of the DHBC. The Government's DHBC sets out an overall ambition to activate the supply of 300,000 homes over the lifetime of the plan, including an

annual average delivery of 12,000 new social homes and 15,000 starter home supports. There are significant targets to be delivered in Cork City and in this regard the Cork City Council Housing Programme 2026-2028 is a major part of the Council's delivery plan under the DHBC and any subsequent national housing delivery programme. Cork City Council proposes to deliver and facilitate the delivery of social, starter homes and mixed tenure schemes in delivery of its housing programme over the coming years and therefore invites proposals from Candidates which can deliver social, starter homes, or mixed tenure schemes, to include new build construction, conversion of existing residential or non- residential properties, or schemes which form part of a larger development. Starter homes or mixed tenure schemes may include provision for cost-rental delivery in partnership with an Approved Housing Body (AHB).
Internal identifier: 3

5.1.1 *Purpose*

Main nature of the contract: Services
Main classification (cpv): 70111000 Development of residential real estate
Additional classification (cpv): 45111291 Site-development work
Additional classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45211340 Multi-dwelling buildings construction work
Additional classification (cpv): 71220000 Architectural design services
Additional classification (cpv): 71221000 Architectural services for buildings
Additional classification (cpv): 71240000 Architectural, engineering and planning services
Additional classification (cpv): 71320000 Engineering design services
Additional classification (cpv): 79415200 Design consultancy services

5.1.2 *Place of performance*

Country subdivision (NUTS): South-West (IE053)
Country: Ireland
Additional information:

5.1.3 *Estimated duration*

Duration: 36 *Month*

5.1.5 *Value*

Estimated value excluding VAT: 20 000 000 *Euro*

5.1.6 *General information*

Reserved participation: Participation is not reserved.
Procurement Project not financed with EU Funds.
The procurement is covered by the Government Procurement Agreement (GPA): *yes*

5.1.7 *Strategic procurement*

Aim of strategic procurement: Innovative purchase
Description: Procuring housing delivery solutions for 'A' rated housing. Innovative delivery of housing solutions.
Innovation procurement: The procured works, supplies or services are novel or significantly improved compared to other works, supplies, or services already on the market.

5.1.9 *Selection criteria*

Sources of selection criteria: Procurement Document
Information about the second stage of a two-stage procedure:
Minimum number of candidates to be invited for the second stage of the procedure: 3
The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 04/12/2026 23:45 +00:00
Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9384594

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=9384594
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 requests to participate: 15/01/2027 17:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No
Electronic invoicing: Allowed
Electronic ordering will be used: *yes*
Electronic payment will be used: *yes*

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: Cork City Council
Organisation providing more information on the review procedures: The High Court of Ireland
Organisation receiving requests to participate: Cork City Council
Organisation processing tenders: Cork City Council

5.1 *Lot*: LOT-0004

Title: 2A
Description: The Cork City Council Housing Programme 2026-2028 will form part of the City Council's housing delivery action plan under the Government's Delivering Homes, Building Communities 2025-2030 (DHBC)1, although this procurement process may include schemes that will be delivered beyond the lifetime of the DHBC. The Government's DHBC sets out an overall ambition to activate the supply of 300,000 homes over the lifetime of the plan, including an annual average delivery of 12,000 new social homes and 15,000 starter home supports. There are significant targets to be delivered in Cork City and in this regard the Cork City Council Housing Programme 2026-2028 is a major part of the Council's delivery plan under the DHBC and any subsequent national housing delivery programme. Cork City Council proposes to deliver and facilitate the delivery of social, starter homes and mixed tenure schemes in delivery of its housing programme over the coming years and therefore invites proposals from Candidates which can deliver social, starter homes, or mixed tenure schemes, to include new build construction, conversion of existing residential or non- residential properties, or schemes which form part of a larger development. Starter homes or mixed tenure schemes may include provision for cost-rental delivery in partnership with an Approved Housing Body (AHB).
Internal identifier: 4

5.1.1 *Purpose*

Main nature of the contract: Services
Main classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work
Additional classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45211340 Multi-dwelling buildings construction work
Additional classification (cpv): 71220000 Architectural design services
Additional classification (cpv): 71221000 Architectural services for buildings
Additional classification (cpv): 71240000 Architectural, engineering and planning services
Additional classification (cpv): 71320000 Engineering design services
Additional classification (cpv): 79415200 Design consultancy services

5.1.2 *Place of performance*

Country subdivision (NUTS): South-West (IE053)
Country: Ireland
Additional information:

5.1.3 *Estimated duration*

Duration: 36 *Month*

5.1.5 *Value*

Estimated value excluding VAT: 20 000 000 *Euro*

5.1.6 *General information*

Reserved participation: Participation is not reserved.
Procurement Project not financed with EU Funds.
The procurement is covered by the Government Procurement Agreement (GPA): *yes*

5.1.7 *Strategic procurement*

Aim of strategic procurement: Innovative purchase
Description: Procuring housing delivery solutions for 'A' rated housing. Innovative delivery of housing solutions.
Innovation procurement: The procured works, supplies or services are novel or significantly improved compared to other works, supplies, or services already on the market.

5.1.9 *Selection criteria*

Sources of selection criteria: Procurement Document
Information about the second stage of a two-stage procedure:
Minimum number of candidates to be invited for the second stage of the procedure: 3
The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 04/12/2026 23:45 +00:00
Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9384594

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=9384594
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 requests to participate: 15/01/2027 17:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Allowed

Electronic ordering will be used: *yes*

Electronic payment will be used: *yes*

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: Cork City Council

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

Organisation receiving requests to participate: Cork City Council

Organisation processing tenders: Cork City Council

5.1 *Lot*: LOT-0005

Title: 2B

Description: The Cork City Council Housing Programme 2026-2028 will form part of the City Council's housing delivery action plan under the Government's Delivering Homes, Building Communities 2025-2030 (DHBC)1, although this procurement process may include schemes that will be delivered beyond the lifetime of the DHBC. The Government's DHBC sets out an overall ambition to activate the supply of 300,000 homes over the lifetime of the plan, including an annual average delivery of 12,000 new social homes and 15,000 starter home supports. There are significant targets to be delivered in Cork City and in this regard the Cork City Council Housing Programme 2026-2028 is a major part of the Council's delivery plan under the DHBC and any subsequent national housing delivery programme. Cork City Council proposes to deliver and facilitate the delivery of social, starter homes and mixed tenure schemes in delivery of its housing programme over the coming years and therefore invites proposals from Candidates which can deliver social, starter homes, or mixed tenure schemes, to include new build construction, conversion of existing residential or non- residential properties, or schemes which form part of a larger development. Starter homes or mixed tenure schemes may include provision for cost-rental delivery in partnership with an Approved Housing Body (AHB).

Internal identifier: 5

5.1.1 *Purpose*

Main nature of the contract: Services

Main classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211340 Multi-dwelling buildings construction work

Additional classification (cpv): 71220000 Architectural design services

Additional classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71240000 Architectural, engineering and planning services

Additional classification (cpv): 71320000 Engineering design services

Additional classification (cpv): 79415200 Design consultancy services

5.1.2 *Place of performance*

Country subdivision (NUTS): South-West (IE053)

Country: Ireland

Additional information:

5.1.3 *Estimated duration*

Duration: 36 *Month*

5.1.5 *Value*

Estimated value excluding VAT: 20 000 000 *Euro*

5.1.6 *General information*

Reserved participation: Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): *yes*

5.1.7 *Strategic procurement*

Aim of strategic procurement: Innovative purchase

Description: Procuring housing delivery solutions for 'A' rated housing. Innovative delivery of housing solutions.

Innovation procurement: The procured works, supplies or services are novel or significantly improved compared to other works, supplies, or services already on the market.

5.1.9 *Selection criteria*

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 04/12/2026 23:45 +00:00

Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9384594

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=9384594

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 requests to participate: 15/01/2027 17:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Allowed

Electronic ordering will be used: *yes*

Electronic payment will be used: *yes*

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: Cork City Council
Organisation providing more information on the review procedures: The High Court of Ireland
Organisation receiving requests to participate: Cork City Council
Organisation processing tenders: Cork City Council

5.1 *Lot*: LOT-0006

Title: 2C
Description: The Cork City Council Housing Programme 2026-2028 will form part of the City Council's housing delivery action plan under the Government's Delivering Homes, Building Communities 2025-2030 (DHBC)1, although this procurement process may include schemes that will be delivered beyond the lifetime of the DHBC. The Government's DHBC sets out an overall ambition to activate the supply of 300,000 homes over the lifetime of the plan, including an annual average delivery of 12,000 new social homes and 15,000 starter home supports. There are significant targets to be delivered in Cork City and in this regard the Cork City Council Housing Programme 2026-2028 is a major part of the Council's delivery plan under the DHBC and any subsequent national housing delivery programme. Cork City Council proposes to deliver and facilitate the delivery of social, starter homes and mixed tenure schemes in delivery of its housing programme over the coming years and therefore invites proposals from Candidates which can deliver social, starter homes, or mixed tenure schemes, to include new build construction, conversion of existing residential or non- residential properties, or schemes which form part of a larger development. Starter homes or mixed tenure schemes may include provision for cost-rental delivery in partnership with an Approved Housing Body (AHB).
Internal identifier: 6

5.1.1 *Purpose*

Main nature of the contract: Services
Main classification (cpv): 70111000 Development of residential real estate
Additional classification (cpv): 45111291 Site-development work
Additional classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45211340 Multi-dwelling buildings construction work
Additional classification (cpv): 71220000 Architectural design services
Additional classification (cpv): 71221000 Architectural services for buildings
Additional classification (cpv): 71240000 Architectural, engineering and planning services
Additional classification (cpv): 71320000 Engineering design services
Additional classification (cpv): 79415200 Design consultancy services

5.1.2 *Place of performance*

Country subdivision (NUTS): South-West (IE053)
Country: Ireland
Additional information:

5.1.3 *Estimated duration*

Duration: 36 *Month*

5.1.5 *Value*

Estimated value excluding VAT: 20 000 000 *Euro*

5.1.6 *General information*

Reserved participation: Participation is not reserved.
Procurement Project not financed with EU Funds.
The procurement is covered by the Government Procurement Agreement (GPA): *yes*

5.1.7 *Strategic procurement*

Aim of strategic procurement: Innovative purchase
Description: Procuring housing delivery solutions for 'A' rated housing. Innovative delivery of housing solutions.

Innovation procurement: The procured works, supplies or services are novel or significantly improved compared to other works, supplies, or services already on the market.

5.1.9 *Selection criteria*

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 04/12/2026 23:45 +00:00

Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9384594

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=9384594

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 requests to participate: 15/01/2027 17:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Allowed

Electronic ordering will be used: *yes*

Electronic payment will be used: *yes*

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: Cork City Council

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

Organisation receiving requests to participate: Cork City Council

Organisation processing tenders: Cork City Council

5.1 *Lot*: LOT-0007

Title: 3

Description: The Cork City Council Housing Programme 2026-2028 will form part of the City Council's housing delivery action plan under the Government's Delivering Homes, Building Communities 2025-2030 (DHBC)1, although this procurement process may include schemes that will be delivered beyond the lifetime of the DHBC. The Government's DHBC sets out an overall ambition to activate the supply of 300,000 homes over the lifetime of the plan, including an annual average delivery of 12,000 new social homes and 15,000 starter home supports. There are significant targets to be delivered in Cork City and in this regard the Cork City Council Housing Programme 2026-2028 is a major part

of the Council's delivery plan under the DHBC and any subsequent national housing delivery programme. Cork City Council proposes to deliver and facilitate the delivery of social, starter homes and mixed tenure schemes in delivery of its housing programme over the coming years and therefore invites proposals from Candidates which can deliver social, starter homes, or mixed tenure schemes, to include new build construction, conversion of existing residential or non- residential properties, or schemes which form part of a larger development. Starter homes or mixed tenure schemes may include provision for cost-rental delivery in partnership with an Approved Housing Body (AHB).
Internal identifier: 7

5.1.1 *Purpose*

Main nature of the contract: Services
Main classification (cpv): 70111000 Development of residential real estate
Additional classification (cpv): 45111291 Site-development work
Additional classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45211340 Multi-dwelling buildings construction work
Additional classification (cpv): 71220000 Architectural design services
Additional classification (cpv): 71221000 Architectural services for buildings
Additional classification (cpv): 71240000 Architectural, engineering and planning services
Additional classification (cpv): 71320000 Engineering design services
Additional classification (cpv): 79415200 Design consultancy services

5.1.2 *Place of performance*

Country subdivision (NUTS): South-West (IE053)
Country: Ireland
Additional information:

5.1.3 *Estimated duration*

Duration: 36 *Month*

5.1.5 *Value*

Estimated value excluding VAT: 20 000 000 *Euro*

5.1.6 *General information*

Reserved participation: Participation is not reserved.
Procurement Project not financed with EU Funds.
The procurement is covered by the Government Procurement Agreement (GPA): *yes*

5.1.7 *Strategic procurement*

Aim of strategic procurement: Innovative purchase
Description: Procuring housing solutions for 'A' rated housing. Innovative delivery of housing solutions.
Innovation procurement: The procured works, supplies or services are novel or significantly improved compared to other works, supplies, or services already on the market.

5.1.9 *Selection criteria*

Sources of selection criteria: Procurement Document
Information about the second stage of a two-stage procedure:
Minimum number of candidates to be invited for the second stage of the procedure: 3
The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 04/12/2026 23:45 +00:00

Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9384594

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=9384594

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 requests to participate: 15/01/2027 17:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Allowed

Electronic ordering will be used: *yes*

Electronic payment will be used: *yes*

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: Cork City Council

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

Organisation receiving requests to participate: Cork City Council

Organisation processing tenders: Cork City Council

5.1 *Lot*: LOT-0008

Title: 4

Description: The Cork City Council Housing Programme 2026-2028 will form part of the City Council's housing delivery action plan under the Government's Delivering Homes, Building Communities 2025-2030 (DHBC)1, although this procurement process may include schemes that will be delivered beyond the lifetime of the DHBC. The Government's DHBC sets out an overall ambition to activate the supply of 300,000 homes over the lifetime of the plan, including an annual average delivery of 12,000 new social homes and 15,000 starter home supports. There are significant targets to be delivered in Cork City and in this regard the Cork City Council Housing Programme 2026-2028 is a major part of the Council's delivery plan under the DHBC and any subsequent national housing delivery programme. Cork City Council proposes to deliver and facilitate the delivery of social, starter homes and mixed tenure schemes in delivery of its housing programme over the coming years and therefore invites proposals from Candidates which can deliver social, starter homes, or mixed tenure schemes, to include new build construction, conversion of existing residential or non- residential properties, or schemes which form part of a larger development. Starter homes or mixed tenure schemes may include provision for cost-rental delivery in partnership with an Approved Housing Body (AHB).

Internal identifier: 8

5.1.1 *Purpose*

Main nature of the contract: Services

Main classification (cpv): 70111000 Development of residential real estate

Additional classification (cpv): 45111291 Site-development work

Additional classification (cpv): 45210000 Building construction work

Additional classification (cpv): 45211340 Multi-dwelling buildings construction work
Additional classification (cpv): 71220000 Architectural design services
Additional classification (cpv): 71221000 Architectural services for buildings
Additional classification (cpv): 71240000 Architectural, engineering and planning services
Additional classification (cpv): 71320000 Engineering design services
Additional classification (cpv): 79415200 Design consultancy services

5.1.2 *Place of performance*
Country subdivision (NUTS): South-West (IE053)
Country: Ireland
Additional information:

5.1.3 *Estimated duration*
Duration: 36 *Month*

5.1.5 *Value*
Estimated value excluding VAT: 20 000 000 *Euro*

5.1.6 *General information*
Reserved participation: Participation is not reserved.
Procurement Project not financed with EU Funds.
The procurement is covered by the Government Procurement Agreement (GPA): *yes*

5.1.7 *Strategic procurement*
Aim of strategic procurement: Innovative purchase
Description: Procuring housing solutions for 'A' rated housing. Innovative delivery of housing solutions.
Innovation procurement: The procured works, supplies or services are novel or significantly improved compared to other works, supplies, or services already on the market.

5.1.9 *Selection criteria*
Sources of selection criteria: Procurement Document
Information about the second stage of a two-stage procedure:
Minimum number of candidates to be invited for the second stage of the procedure: 3
The procedure will take place in successive stages. At each stage, some participants may be eliminated

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: 04/12/2026 23:45 +00:00
Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9384594

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=9384594
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 requests to participate: 15/01/2027 17:00 +00:00
Terms of contract:
The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Allowed
Electronic ordering will be used: *yes*
Electronic payment will be used: *yes*

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: Cork City Council
Organisation providing more information on the review procedures: The High Court of Ireland
Organisation receiving requests to participate: Cork City Council
Organisation processing tenders: Cork City Council

5.1 *Lot*: LOT-0009

Title: 5A
Description: The Cork City Council Housing Programme 2026-2028 will form part of the City Council's housing delivery action plan under the Government's Delivering Homes, Building Communities 2025-2030 (DHBC)1, although this procurement process may include schemes that will be delivered beyond the lifetime of the DHBC. The Government's DHBC sets out an overall ambition to activate the supply of 300,000 homes over the lifetime of the plan, including an annual average delivery of 12,000 new social homes and 15,000 starter home supports. There are significant targets to be delivered in Cork City and in this regard the Cork City Council Housing Programme 2026-2028 is a major part of the Council's delivery plan under the DHBC and any subsequent national housing delivery programme. Cork City Council proposes to deliver and facilitate the delivery of social, starter homes and mixed tenure schemes in delivery of its housing programme over the coming years and therefore invites proposals from Candidates which can deliver social, starter homes, or mixed tenure schemes, to include new build construction, conversion of existing residential or non- residential properties, or schemes which form part of a larger development. Starter homes or mixed tenure schemes may include provision for cost-rental delivery in partnership with an Approved Housing Body (AHB).
Internal identifier: 9

5.1.1 *Purpose*

Main nature of the contract: Services
Main classification (cpv): 70111000 Development of residential real estate
Additional classification (cpv): 45111291 Site-development work
Additional classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45211340 Multi-dwelling buildings construction work
Additional classification (cpv): 71220000 Architectural design services
Additional classification (cpv): 71221000 Architectural services for buildings
Additional classification (cpv): 71240000 Architectural, engineering and planning services
Additional classification (cpv): 71320000 Engineering design services
Additional classification (cpv): 79415200 Design consultancy services

5.1.2 *Place of performance*

Country subdivision (NUTS): South-West (IE053)
Country: Ireland
Additional information:

5.1.3 *Estimated duration*

Duration: 36 *Month*

5.1.5 *Value*

Estimated value excluding VAT: 20 000 000 *Euro*

5.1.6 *General information*

Reserved participation: Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): *yes*

5.1.7 *Strategic procurement*

Aim of strategic procurement: Innovative purchase

Description: Procuring housing solutions for 'A' rated housing. Innovative delivery of housing solutions.

Innovation procurement: The procured works, supplies or services are novel or significantly improved compared to other works, supplies, or services already on the market.

5.1.9 *Selection criteria*

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.10 *Award criteria*

Description of the method to be used if weighting cannot be expressed by criteria: As per procurement documents

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: 04/12/2026 23:45 +00:00

Address of the procurement documents: https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=9384594

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=9384594

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 requests to participate: 15/01/2027 17:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Allowed

Electronic ordering will be used: *yes*

Electronic payment will be used: *yes*

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: Cork City Council
Organisation providing more information on the review procedures: The High Court of Ireland
Organisation receiving requests to participate: Cork City Council
Organisation processing tenders: Cork City Council

5.1 *Lot*: LOT-0010

Title: 5B
Description: The Cork City Council Housing Programme 2026-2028 will form part of the City Council's housing delivery action plan under the Government's Delivering Homes, Building Communities 2025-2030 (DHBC)1, although this procurement process may include schemes that will be delivered beyond the lifetime of the DHBC. The Government's DHBC sets out an overall ambition to activate the supply of 300,000 homes over the lifetime of the plan, including an annual average delivery of 12,000 new social homes and 15,000 starter home supports. There are significant targets to be delivered in Cork City and in this regard the Cork City Council Housing Programme 2026-2028 is a major part of the Council's delivery plan under the DHBC and any subsequent national housing delivery programme. Cork City Council proposes to deliver and facilitate the delivery of social, starter homes and mixed tenure schemes in delivery of its housing programme over the coming years and therefore invites proposals from Candidates which can deliver social, starter homes, or mixed tenure schemes, to include new build construction, conversion of existing residential or non- residential properties, or schemes which form part of a larger development. Starter homes or mixed tenure schemes may include provision for cost-rental delivery in partnership with an Approved Housing Body (AHB).
Internal identifier: 10

5.1.1 *Purpose*

Main nature of the contract: Services
Main classification (cpv): 70111000 Development of residential real estate
Additional classification (cpv): 45111291 Site-development work
Additional classification (cpv): 45210000 Building construction work
Additional classification (cpv): 45211340 Multi-dwelling buildings construction work
Additional classification (cpv): 71220000 Architectural design services
Additional classification (cpv): 71221000 Architectural services for buildings
Additional classification (cpv): 71240000 Architectural, engineering and planning services
Additional classification (cpv): 71320000 Engineering design services
Additional classification (cpv): 79415200 Design consultancy services

5.1.2 *Place of performance*

Country subdivision (NUTS): South-West (IE053)
Country: Ireland
Additional information:

5.1.3 *Estimated duration*

Duration: 36 *Month*

5.1.5 *Value*

Estimated value excluding VAT: 20 000 000 *Euro*

5.1.6 *General information*

Reserved participation: Participation is not reserved.
Procurement Project not financed with EU Funds.
The procurement is covered by the Government Procurement Agreement (GPA): *yes*

5.1.7 *Strategic procurement*

Aim of strategic procurement: Innovative purchase

Description: Procuring housing solutions for 'A' rated housing. Innovative delivery of housing solutions.

Innovation procurement: The procured works, supplies or services are novel or significantly improved compared to other works, supplies, or services already on the market.

5.1.9 *Selection criteria*

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

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5.1.10 *Award criteria*

Description of the method to be used if weighting cannot be expressed by criteria: As per procurement documents

5.1.11 *Procurement documents*

Languages in which the procurement documents are officially available: English

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Terms of submission:

Electronic submission: Required

Address for submission: https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=9384594

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

Electronic catalogue: Not allowed

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Deadline for receipt of requests to participate: 15/01/2027 17:00 +00:00

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Allowed

Electronic ordering will be used: *yes*

Electronic payment will be used: *yes*

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: Cork City Council

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

Organisation receiving requests to participate: Cork City Council

Organisation processing tenders: Cork City Council

8 *Organisations*

8.1 ORG-0001

Official name: Cork City Council
Registration number: 0005426M
Postal address: City Hall
Town: Cork
Postcode: T12 T997
Country subdivision (NUTS): South-West (IE053)
Country: Ireland
Email: procurementcorkcity@corkcity.ie
Telephone: +353 214924000
Internet address: https://www.corkcity.ie/
Buyer profile: https://www.corkcity.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
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
Telephone: +30 2108094500
Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: e5af6335-ef40-40cc-8dec-105a5fb1c367 - 01

Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice dispatch date: 04/11/2026 16:03 +00:00
Languages in which this notice is officially available: English