



Comhairle Cathrach Chorcaí
Cork City Council

Housing Directorate

EXPRESSIONS OF INTEREST TURNKEY HOUSING DEVELOPMENTS

BRIEFING DOCUMENT

Dated This 28th Day of March 2026

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Comhairle Cathrach Chorcaí
Cork City Council

**EXPRESSIONS OF INTEREST
TURNKEY RESIDENTIAL DEVELOPMENTS
FOR THE PROVISION OF
SOCIAL AND AFFORDABLE HOUSING**

Cork City Council's Housing Directorate seeks Expressions of Interest for the provision of turnkey residential developments for the provision of both Social and Affordable Housing.

Turnkey Developments, to be of interest to the Council, must be close to services within an urban settlement/town/village, and within walking distance of shops, schools and local amenities. Housing Design and Construction Standards must at a minimum meet the requirements of all relevant statutory planning and building control requirements.

An Expressions of Interest Briefing Document is available from the Housing Directorate and may be requested by email at housingcapital@corkcity.ie or downloaded at www.corkcity.ie/en/council-services/services/housing/developments-and-european-projects

The Expressions of Interest submission period is now open, and submissions will be accepted from 28th March 2026 to close of business on 30th September 2026. This is an open call, with all submissions being assessed on a regular basis throughout this period. Submissions should be made in writing to the Senior Staff Officer, Housing Directorate, Floor 2, Civic Offices, Anglesea Street, Cork.

Cork City Council is not obliged to purchase any turnkey housing development submitted as part of this process.

Dated this 28th day of March 2026

**Nicky Carroll,
A/Director of Services,
Housing Directorate.**

1. INTRODUCTION

Cork City Council is seeking to increase the number of social and affordable housing units being brought into use, through various delivery mechanisms, including the acquisition of turnkey units on greenfield/brownfield and/or unfinished housing development sites.

It is an objective of the Council to create sustainable communities by encouraging a greater mix of social, affordable and private housing. *Proposals for turnkey housing developments within areas of demand which do not currently have a concentration of social and affordable housing, will be particularly welcome.*

2. SUBMISSIONS

2.1 Background Information

2.1.1 Areas of Need

Proposals are invited for the supply of turnkey housing developments for social and affordable housing in all towns and villages within the functional area of Cork City Council where a housing need exists.

The following table provides a sample of some areas of interest across the city and reflects levels of demand for accommodation in those areas. These figures are subject to fluctuation.

Sample Location	Number of Applicants Citing the Location as an Area of Housing Preference
Ballincollig, Cork	823
Blackrock, Cork	1,373
Ballyphehane, Cork	683
City Centre, Cork	2,428
Glanmire, Cork	394
Rochestown / Douglas, Cork	855
Model Farm Road/Curraheen, Cork	490
Turners Cross, Cork	617
Togher, Cork	657

2.1.2 Housing Waiting List – Approximate Breakdown of Approved Households by Unit Size

▪ 1 Bedroom Units	-	53.1%
▪ 2 Bedroom Units	-	26.1%
▪ 3 Bedroom Units	-	12.7%
▪ 4 Bedroom Units	-	5.1%
▪ Larger Units/Specific Needs/Other	-	3.0%

2.1.3 Proximity to Services/Amenities

Proposals should be well located within or very close to town/village boundaries and be within walking distance of primary services such as school, shop, community facility etc.

Where a zoning map for the town/village has been adopted by the Council, the zoning of the site in the relevant Local Area/County Plan must be compatible with residential development and should not, by virtue of its development for social and affordable housing, lead to an overconcentration of social and affordable housing in that area.

2.2 Submission Process

A Two Stage Process Will be Used

In the Stage 1 submission, basic information in relation to the proposed site location will be sought. *Only those site locations which are deemed acceptable to the Council following evaluation of Stage 1 submissions will progress to the Stage 2 submission and evaluation process*

2.2.1 Stage 1 Submission

The following information must be submitted:

- Details of individual or company submitting the proposal, including a contact name, address, phone number and email
- Site location map showing the proposed site and proximity of local services and amenities

Evaluation of Stage 1 Submissions

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

The three Pass/Fail criteria are as follows:

1. Location and Suitability of the Site for Social and/or Affordable Housing **Pass/Fail**
2. Land Zoning Status (if applicable). Zoning must be compatible with residential development **Pass/Fail**
3. All necessary utilities available e.g. Water, Sewerage, Electricity, Communications etc **Pass/Fail**

Following evaluation of Stage 1 submissions, proposals which are deemed acceptable will move to Stage 2 in the process.

2.2.2 Stage 2 Submission

If your proposal has been advanced to Stage 2, you will be written to at that time under separate cover, outlining the full requirements in respect of the Stage 2 submission. In general, the following information/details will be required to be submitted for Stage 2:

- Details of individual or company submitting the proposal including a contact name, address, phone number and email
- Site location map including site area
- Site Layout, House Types, Floor Plans and Areas
- Schedule of materials and finishes being proposed
- Number and mix of units proposed
- Details of current planning permission on site (if applicable)
- Location of all local amenity services and public utilities and details of the proposed servicing of the site
- The all in cost of the development broken down between land costs, construction costs, design fees and other costs such as development levies, utilities, financing costs, sales, marketing, profit etc
- A timeframe/programme for the completion of the proposed development
- Part V: Proposals to comply with Part V Liability (Identification of Type of & quantity of units, location within the scheme, costs for same), or submission of an exemption certificate or letter of compliance if Part V obligation previously satisfied.

Evaluation of Stage 2 Submissions

Weighted criteria will be used to evaluate Stage 2 submissions.

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

The following criteria will be used to evaluate Stage 2 proposals:

- | | |
|--|------------------------------------|
| 1. Response to Briefing Document | 40 Marks (Min Pass Mark 30) |
| <ul style="list-style-type: none">• Compatibility with need identified in the brief• Compliance with minimum floor area requirements• Consistency with Cork City Council Development Plan 2022 - 2028 & associated Development Plans | |
| 2. Value for money of the proposed scheme | 30 Marks (Min Pass Mark 20) |
| <ul style="list-style-type: none">• Cost per unit as against LA Unit Cost Ceilings• Cost per sq mt as against LA Unit Cost Ceilings | |

3. Timescale for Delivery

20 Marks (Min Pass Mark 10)

4. Unfinished Estate (Y/N)

10 Marks

3. CONTRACTUAL ARRANGEMENTS

Where agreement is reached between the proposer and the Local Authority on a scheme of development, the manner of conveyance will be by way of the standard 'Contract for Sale'.

The turnkey contract agreement is not and should not be construed as a building agreement or public works contract.

So as to avoid any confusion over the detail of what has been agreed for purchase between the developer and the local authority, a special condition will be inserted in the contract for purchase which will describe the units being purchased, phasing schedule/handover dates, specifications, defects period, etc.

No stage payments will be made by the local authority but in the case of a phased delivery/handover, payments will be made in respect of units handed over.

Subject to contract / contract denied the acceptance of any proposal(s) by Cork City Council shall be subject to the final agreement of satisfactory terms of contract with the Applicant(s) and will also be ***subject to the availability of funding and the approval of the Department of Housing, Local Government and Heritage, without prejudice.***

All costs and expenses incurred by Applicants relating to and including the engagement of design consultants, securing planning permission, etc. is to be considered as 'work at risk' and no recovery of any costs from Cork City Council will be entertained. Cork City Council will have no financial liability prior to the signing of a contract. Proposers are advised not to make a submission if this condition is considered unacceptable.

4. CONFIDENTIALLY

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

5. IRISH LEGISLATION

Applicants should be aware that national legislation applies in other matters such as Official Secrets, Data Protection and Health and Safety.

Applicants must have regard to statutory terms relating to minimum pay and to legally binding industrial or sectorial agreements in formulating proposals.

6. MEETINGS

Cork City Council reserves the right to meet with Proposers if considered necessary, for the purposes of clarification of information received as part of the submission.

7. CONFLICT OF INTEREST

Any conflict of interest or potential conflict of interest on the part of an Applicant, individual employees, agents, or subcontractors of an Applicant must be fully disclosed to Cork City Council, as soon as the conflict or potential conflict is or becomes apparent. In the event of any conflict or potential conflict of interest, the Council may invite Applicants to propose means by which the conflict might be removed. The Council will, at its absolute discretion, decide on the appropriate course of action, which may in appropriate circumstances, include eliminating an Applicant from the process or terminating any contract entered into by an Applicant.

8. APPLICANT EXCLUSION

An applicant shall be excluded if, to Cork City Council's knowledge at the time of the award decision, it has been convicted of an offence involving participation in a proscribed criminal organisation or corruption, fraud or money laundering.

An applicant may be excluded if s/he:

- Is subject to a bankruptcy or insolvency procedure or process of a kind specified in Regulation 53, paragraph (5) of the European Communities (Award of Public Authorities' Contracts) Regulations 2006 or
- has been found guilty of professional misconduct by a competent authority that is authorised by law to hear and determine allegations of professional misconduct against persons that include the Applicant or has committed grave professional misconduct provable by means that Cork City Council can demonstrate or
- has not fulfilled an obligation to pay a social security contribution as required by a law of Ireland or the country or territory where the Applicant ordinarily resides or carries on business or
- has not fulfilled an obligation to pay a tax or levy imposed by or under a law of Ireland or the country or territory where the Applicant ordinarily resides or carries on business or

- has provided a statement or information to Cork City Council or another contracting authority knowing it to be false or misleading, or has failed to provide to Cork City Council or another such authority, a statement or information that is reasonably required by Cork City Council or other authority for the purpose of awarding the public contract concerned.

9. QUERIES

Queries can be made by email to housingcapital@corkcity.ie FAO / Senior Staff Officer, Housing Directorate. Any queries made that give rise to any new information or clarification, may be issued to all applicants depending on relevance. The identity of the applicant who raised the initial query shall not be disclosed to other interested parties.

10. REFERENCE DOCUMENTS

The following documents may be of assistance to parties interested in making a submission under the call for expressions of interest in the provision of turnkey housing developments:

- Cork City Council – Development Plan 2022 – 2028
<https://www.corkcity.ie/en/cork-city-development-plan/>
- Quality Homes for Sustainable Communities
(<https://www.housing.gov.ie/sites/default/files/migrated-files/en/Publications/DevelopmentandHousing/Housing/FileDownload%2C1979%2Cen.pdf>)
- Delivering Homes Sustaining Communities, 2007
- Design Standards for New Apartments - Guidelines for Planning Authorities (March 2018)
- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) 2009
- Design Manual For Urban Roads and Streets, 2013
- Building Control Regulations 1997 – 2015, as amended.

11. RETURN OF SUBMISSIONS

All submissions must be made in writing and include all information requested.

Submissions will be accepted from the 28th March 2026 to close of business on 30th September 2026. This is an open call, submissions received will be assessed on a regular basis throughout this period.

Applicants to enclose their submission in a sealed envelope marked and addressed as follows:

“Expressions of Interest for the Provision of Turnkey Housing to Cork City Council”

F.A.O. Senior Staff Officer, Housing Directorate, Floor 2, Civic Offices, Anglesea Street, Cork
T12 T997