



Comhairle Contae an Chabháin
Cavan County Council

6th March 2025

Invitation to Submit Expressions of Interest for the Sale of Land/Vacant Buildings for Social Housing to Cavan County Council.

1. Introduction:

Cavan County Council has received more than 1200 applications for housing support. Every year Cavan County Council is involved in the construction of houses and is seeking to increase the number of houses being brought into use by various means. It is intended that part of the housing need in County Cavan will be addressed by purchasing land for the building of houses.

2. Suitable Submissions:

Proposals are invited for the supply of development sites that are fit for purpose for Social Housing in all towns and villages in County Cavan where a housing need exists. The areas of greatest housing need are as follows:

- Cavan Town
- Virginia
- Belturbet
- Ballyjamesduff
- Kilnaleck
- Kingscourt
- Bailieborough
- Cootehill
- Ballyconnell
- Ballinagh
- Ballyhaise
- All other towns/villages where there is a housing need.

The proposed lands for sale should suit the size of the town or village and comply with the following guidelines:

Towns and villages with populations up to 1,000:- scheme size up to 20 houses

Towns and villages with populations > 1,000 up to 5,000:- scheme size up to 30 houses

Towns and villages with populations greater than 5,000:- scheme size up to 40 houses

Suitable lands should be well located in or within close proximity to the respective towns and villages, close to primary services and access to public services and fit for purpose. Lands should be zoned in accordance with the Local Authority Development Plan.

All submissions should include the following information:

1. Details of person, company, joint venture or collaboration submitting the proposal including the following:

- Name,
- Address
- Contact name (phone & email)

2. Site location map of the potential development including site location map and site area.

3. Sketches or Drawings showing the proposal (if available).

4. Details of planning permission or zoning relative to the site.

5. Location of all public utilities and details of the proposed servicing of the site.

6. Asking Price for proposed lands.

3. Selection Criteria:

The criteria for decision to purchase will include the following: - **(Marks available in brackets)**

1. Social Housing need in the area concerned. **Marks - 10**

2. Location: suitability location i.e. proximity to schools, shops, services etc. **Marks – 10**

3. Proposed cost of the lands/vacant buildings and value for money of the property in question. – **Marks- 20**

4. Sustainability and tenure diversity i.e. land in areas that are dominated by social housing will score low, land in other areas with less social housing will score higher. **Marks -10**

5. Planning Permission: does the site have permission for development of the type that the Local Authority is seeking or will a new application be required. **Marks- 10**

6. Land Zoning: ideally the land should be zoned as existing, current or future housing, land zoned for other purposes cannot normally be considered (there may be exceptions to this in some of the towns) – **Marks - 10**

7. Utility services proximity. **Marks - 10**

8. Nature of land i.e. topography, green/brown field, flood risk, ground conditions, access, unfinished housing developments, derelict etc. **Marks - 50**

Cavan County Council intends to accept and approve at least one submission for each location where there is a significant social housing demand and reserves the right to

consider suitable submissions for areas that have lower demand subject to the other selection criteria to deal with the issue of low numbers of applicants in areas where there is a perception that no social housing will become available.

Once the proposals have been assessed and are deemed acceptable, they will be ranked according to the selection criteria. The preferred proposal(s) will be submitted to the Department to ensure that they are supportive of the proposal(s) in principle. If confirmation of this is received, then Cavan County Council will engage further with the proposer at that stage.

Please note that the acceptance by Cavan County Council of an expression of interest is not a guarantee or commitment by Cavan County Council to proceed with a process or enter into any contract. Cavan County Council reserves the right to accept/not accept any expressions of interest.

4. Cost of Preparation of Submission:

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 Cavan County Council will be entertained. Cavan County Council has no financial liability prior to signing of the contract. Tenderers are advised not make a submission if this condition is considered unacceptable.

5. Confidentiality:

Cavan County Council will use its best efforts to hold confidential any information provided by tenderers subject to their obligation under law, including the Freedom of Information Act 2014. Cavan County Council will consult with tenderers about sensitive information before making a decision on any FOI request received. Similarly, Cavan County Council requires that all information provided pursuant to this invitation will be treated in strict confidence by tenderers.

6. 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 sectoral agreements in preparing submissions.

7. Meetings:

Cavan County Council reserve the right to meet with Proposers if considered necessary for the purposes of clarification of information received as part of the submission.

8. 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 the Contracting Authority as soon as the conflict or potential conflict is or becomes apparent. In the event of any conflict or potential conflict of interest, the Contracting Authority may invite Applicants to propose means by which the conflict might be removed. The Contracting Authority will, at its absolute discretion, decide on the appropriate course of action, which may in appropriate circumstances include eliminating an Applicant from the competition or terminating any contract entered into by an Applicant.

9. Applicant Exclusion:

An applicant shall be excluded if, to Cavan County 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 or fraud or money laundering.

An applicant may be excluded if:

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

10. Queries

Queries can be made by email to Seamus McLoughlin – Senior Executive Engineer @ smcloughlin@cavancoco.ie. Latest date for Queries is 24th March 2025. Any queries made by telephone 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.

11. Contract:

Subject to contract / contract denied the acceptance of any proposal(s) by Cavan County Council shall be subject to the final negotiation and agreement of satisfactory terms of contract with the Applicant(s) using Law Society of Ireland Conditions of Sale 2017 Edition and subject to availability of funding and the approval of the Department of the Housing, Planning, and Community & Local Government. Without prejudice.

12. Return Date and Address:

All submissions must be made in writing and must be received in Cavan County Council's offices **by 3pm on Monday 31st March 2025.**

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

“Invitation to Submit Expressions of Interest for the Sale of Land/Vacant Buildings for Social Housing to Cavan County Council.

F.A.O. Seamus McLoughlin, Senior Executive Engineer, Housing Construction, The Courthouse, Cavan County Council, Farnham Street, Cavan