Comhairle Contae Loch Garman
Wexford County Council

EXPRESSIONS OF INTEREST
IN THE PROVISION OF TURNKEY UNITS
FOR SOCIAL HOUSING

BRIEFING DOCUMENT
(Version 5 – October 2026)

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1. INTRODUCTION

Wexford County Council currently has **1,811** approved applicants on the Social Housing Supports list, with an additional **1,043** approved applicants on the Transfer list. A decision is pending on a further **203** applications.

The Council is seeking to increase the number of social 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 and private housing. *Proposals for turnkey housing developments within areas of demand which do not currently have a concentration of social 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 housing in all towns and villages within the functional area of Wexford County Council where a housing need exists. **We would welcome Expressions of Interest for smaller developments outside of the main urban areas.**

The Council is particularly interested in proposals in the following locations:

Location	Number of Households Approved for Social Housing Supports, excluding transfers. (First Preference)
Wexford	**659**
Gorey / Kilmuckridge	**417**
Enniscorthy	**383**
New Ross	**186**
Rosslare	**166**

Applications for other areas will be considered in line with current housing need. See Appendix 1 for full list of areas for consideration.

2.1.2 Social Housing Supports List

Including transfers – Breakdown of Approved Households (above Areas) by Unit Size

- 1 Bedroomed Units - 52.1 %
- 2 Bedroomed Units - 31.5 %
- 3 Bedroomed Units - 14.0 %
- 4 Bedroomed or larger Units - 2.4 %

Note: Due to current commitments for 3 bedroomed units already included in our delivery pipeline, there is very limited demand for 3 bed units county wide.
Proposed units which meet Universal Design (UD), Universal Desing Plus (UD+) and Age-Friendly requirements will be particularly welcome across all districts.

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 housing, lead to an overconcentration of social housing in that area.

2.2 INFORMATION TO BE SUBMITTED

2.2.1 Applicant Details:

- Details of individual or company submitting the proposal including a contact name, address, phone number and email.

- Interest of individual or company submitting the proposal in the subject lands e.g., owner/option to purchase.

2.2.2 Planning Status of the Lands

- Details of planning permission status on the lands
    - If a live planning permission exists, please confirm planning reference number and relevant time extension if any.
    - If planning permission has expired, please confirm planning reference number.
    - Where no planning permission currently exists, applicants must have held formal Section 247 Pre-Planning Consultations – details to be submitted.

2.2.3 Project Information

- Site location map of the Housing Scheme with the total site area noted.
- Site Layout Drawings:
    - Clearly showing the overall scheme layout. In the case of an unfinished housing development show clearly units completed, units unfinished and units not started, as applicable.
    - Clearly showing the details of site and boundary finishes, development density and % open space & parking provision.
    - Clearly showing the location of all local amenity services and public utilities and details of the proposed servicing of the site
    - **Clearly showing the total number, location and mix of housing units being proposed under the Turnkey offer.**

- House drawings:
    - Dimensioned plans, sections, elevations of each house type proposed to include also a schedule of room areas and an overall floor area of each unit.
    - House outline specification including details of finishes, M&E fit-out and target performance BER.
    - Design Manual for Quality Housing – please see the link for more information on layouts see *www.gov.ie/en/department-of-housing-local-government-and-hertiage/publications/design-manual-for-quality-housing*

2.2.4 Project Costings:

- Full and final price being sought for the units under offer should be set out clearly and the period within which the units remain under offer at that price should also be made clear.
- All-In Cost Details on the units the subject of the turnkey to include constructions costs, land costs, technical fees, financing, marketing, sales cost, legal fees etc. but excluding development contributions.
- **NB Individuals/Companies making a proposal should submit their most competitive asking price for the units being offered for sale as negotiations on price will be limited.**

2.2.5 Multi-Unit Developments (MUD)

For MUD to be considered, an Owner Management Company (OMC) should be incorporated by the Developer, in accordance with the Multi-Unit Developments (MUD) Act 2011. Proof of same must be demonstrated before units are purchased.

2.2.6 Delivery

- A detailed timeframe/programme for the delivery of the project from inception to completion and handover.

2.3 EVALUATION OF SUBMISSIONS

All submissions will initially be evaluated against three Pass/Fail criteria. Only those submissions which achieve a Pass mark against all three criteria, will be considered further.

The three Pass/Fail criteria are as follows:

1. Location and Suitability of the Site for Social 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**

Proposals which are deemed acceptable will be further evaluated using a weighted criteria.

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 acceptable proposals:

2.3.1 Response to Briefing Document

- Compatibility with need identified in the brief
- Compliance with minimum floor area requirements
- Consistency with statutory development plan

2.3.2 Value for money of the proposed scheme

- Cost per unit as against LA Unit Cost Ceilings

2.3.2 Timescale for Delivery

Proposals will be required to provide confirmation of project status information. Proposals which can deliver housing sooner than others will be awarded higher 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.***

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 Wexford County 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, Planning and Local Government, 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 Wexford County Council will be entertained. Wexford County 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. CONFIDENTIALITY

Wexford County 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. Wexford County Council will consult with proposers about sensitive

information before deciding on any FOI request received. Similarly, Wexford County 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

Wexford County 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 Wexford County 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 Wexford County Council's knowledge at the time of the award decision, it has been convicted of an offence involving participation in a prescribed 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 Wexford 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 Wexford County Council or another contracting authority knowing it to be false or misleading or has failed to provide to Wexford County Council or another such authority, a statement or information that is reasonably required by Wexford County Council or other authority for the purpose of awarding the public contract concerned.

9. QUERIES

Queries can be made by email to housingcapital@wexfordcoco.ie 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:

- Wexford County Development Plan
- Wexford County Council – Housing Strategy
- Design Manual for Quality Homes
- Quality Homes for Sustainable Communities
- Standard Specification for Materials and Finishes for Social Housing (WCC)
- 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.
- Uisce Eireann Capacity Registers https://www.water.ie/connections/developer-services/capacity-registers

11. RETURN OF SUBMISSIONS

All submissions must be made in writing and include all information requested. Applications may also be submitted by email to Housingcapital@wexfordcoco.ie

Submissions must be received in Wexford County Council offices by **deadline advertised.** Applicants should enclose their submission in a sealed envelope marked and addressed as follows:

"Expressions of Interest for the Provision of Turnkey Housing Developments to Wexford County Council" F.A.O. - Senior Executive Officer, Housing Dept., Wexford County Council, Carricklawn, Wexford Y35 WY93

APPENDIX 1 – APPLICANTS CHOICE OF AREA AND NO. OF BEDROOMS

We would welcome Expressions of Interest for smaller developments outside of the main urban areas.

Municipal District	Area of Choice	Total Approved	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed	SHS List
Enniscorthy	Ballindaggin	3	1	1	1	0	0	3
Enniscorthy	Ballycarney	1	0	1	0	0	0	1
Enniscorthy	Ballyhogue	2	1	1	0	0	0	2
Enniscorthy	Bree	10	6	2	2	0	0	10
Enniscorthy	Bunclody	29	12	10	6	1	0	29
Enniscorthy	Caim	6	3	2	1	0	0	6
Enniscorthy	Clohamon	4	2	2	0	0	0	4
Enniscorthy	Davidstown	3	2	1	0	0	0	3
Enniscorthy	Enniscorthy	293	171	84	33	4	1	293
Enniscorthy	Ferns	28	13	9	6	0	0	28
Enniscorthy	Kiltealy	4	1	2	1	0	0	4
Enniscorthy	Marshalstown	1	0	1	0	0	0	1
Total Enniscorthy		**384**	**212**	**116**	**50**	**5**	**1**	**384**
Gorey Kilmuckridge	Ballycanew	17	9	6	1	1	0	17
Gorey Kilmuckridge	Ballygarrett	7	6	1	0	0	0	7
Gorey Kilmuckridge	Ballymurn	2	0	2	0	0	0	2
Gorey Kilmuckridge	Blackwater	12	9	2	1	0	0	12
Gorey Kilmuckridge	Boolavogue	1	0	1	0	0	0	1
Gorey Kilmuckridge	Camolin	9	6	1	2	0	0	9
Gorey Kilmuckridge	Coolgreany	8	4	1	3	0	0	8
Gorey Kilmuckridge	Craanford	1	0	1	0	0	0	1
Gorey Kilmuckridge	Glenbrien	1	1	0	0	0	0	1
Gorey Kilmuckridge	Gorey	319	190	87	39	3	0	319
Gorey Kilmuckridge	Killinerin	1	0	0	0	1	0	1

Gorey Kilmuckridge	Kilmuckridge	12	4	7	1	0	0	12
Gorey Kilmuckridge	Monageer	2	2	0	0	0	0	2
Gorey Kilmuckridge	Monamolin	3	1	2	0	0	0	3
Gorey Kilmuckridge	Oulart	2	1	0	1	0	0	2
Gorey Kilmuckridge	Oylegate	4	3	1	0	0	0	4
Gorey Kilmuckridge	Riverchapel / Courtown	20	13	5	2	0	0	20
Gorey Kilmuckridge	The Ballagh	1	1	0	0	0	0	1
Total Gorey Kilmuckridge		**422**	**250**	**117**	**50**	**5**	**0**	**422**
New Ross	Adamstown	7	1	5	1	0	0	7
New Ross	Arthurstown	13	5	3	5	0	0	13
New Ross	Ballycullane	10	3	6	1	0	0	10
New Ross	Ballywilliam	3	2	0	1	0	0	3
New Ross	Campile	6	1	5	0	0	0	6
New Ross	Clonroche	8	2	4	2	0	0	8
New Ross	Duncannon	7	3	4	0	0	0	7
New Ross	Fethard-on-sea	4	0	2	2	0	0	4
New Ross	Foulksmills	3	2	0	1	0	0	3
New Ross	New Ross	121	72	26	21	2	0	121
New Ross	Newbawn	3	3	0	0	0	0	3
New Ross	Ramsgrange	0	0	0	0	0	0	
New Ross	Rathnure	1	1	0	0	0	0	1
New Ross	Terrerath	1	1	0	0	0	0	1
Total New Ross		**187**	**96**	**55**	**34**	**2**	**0**	**187**
Rosslare	Bridgetown	18	7	9	2	0	0	18
Rosslare	Carrig-on-bannow	13	6	4	3	0	0	13
Rosslare	Clongeen	1	0	1	0	0	0	1
Rosslare	Duncormick	5	1	4	0	0	0	5
Rosslare	Killinick	6	3	2	1	0	0	6
Rosslare	Kilmore	4	2	1	1	0	0	4
Rosslare	Kilmore Quay	3	2	1	0	0	0	3

Rosslare	Kilrane	7	7	0	0	0	0	7
Rosslare	Murrintown	10	2	4	4	0	0	10
Rosslare	Our Ladys Island	6	2	4	0	0	0	6
Rosslare	Piercestown	3	2	1	0	0	0	3
Rosslare	Rosslare Harbour	32	19	11	2	0	0	32
Rosslare	Rosslare Strand	23	13	10	0	0	0	23
Rosslare	Taghmon	18	7	8	3	0	0	18
Rosslare	Tagoat	7	4	2	0	1	0	7
Rosslare	Tomhaggard	1	1	0	0	0	0	1
Rosslare	Wellingtonbridge	8	3	2	3	0	0	8
Total Rosslare		**165**	**81**	**64**	**19**	**1**	**0**	**165**
Wexford	Barntown	28	17	8	3	0	0	28
Wexford	Castlebridge	30	19	4	7	0	0	30
Wexford	Crossabeg	7	5	2	0	0	0	7
Wexford	Curracloe	9	4	3	0	2	0	9
Wexford	Glynn	2	1	1	0	0	0	2
Wexford	Screen	4	3	1	0	0	0	4
Wexford	Wexford	581	369	173	37	2	0	581
Total Wexford		**661**	**418**	**192**	**47**	**4**	**0**	**661**
Grand Total		**1819**	**1057**	**544**	**200**	**17**	**1**	**1819**