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**Croí Cónaithe (Cities) Scheme - Expression of Interest Application Form**

1. **Proposers Details**

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| **1.1 Contact Name** |  |
| **1.2 Proposer Entity Name[[1]](#footnote-2)** |  |
| **1.3 Legal nature[[2]](#footnote-3) of proposer**  **including details of any JV**  **Partners or Subsidiaries** |  |
| **1.4 Name of Parent Company**  **(if applicable)** |  |
| **1.5 Company VAT Number(s)** |  |
| **1.6 Contact Phone Number** |  |
| * 1. **Contact Email Address** |  |
| * 1. **Company Address** |  |

1. **Details of Development**

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| --- | --- |
| **2.1 Site Address and Eircode**  **and Land Folio Number**  **(if available)** |  |
| **2.2 Local Authority Area** |  |
| **2.3 Planning Reference** |  |
| **2.4 Insert link to planning**  **documents (if available)** |  |
| **2.5 Details of any**  **outstanding pre**  **commencement criteria**  **(Including any**  **outstanding legal issues)** |  |
| **2.6 Proposal Tender Status[[3]](#footnote-4)** |  |

1. **Details of Apartment Development Proposed for Funding**

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| **3.1 Description of overall development** |
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| **3.2 Number of apartments (and houses or duplexes if applicable) to be constructed in the overall development** |
| |  |  |  |  | | --- | --- | --- | --- | | **Apartments** | **Houses** | **Duplexes** | **Total Dwellings** | |  |  |  |  | |
| **3.3 Number and type of apartments proposed for inclusion under Croí Cónaithe (Cities)** |
| |  |  |  |  |  | | --- | --- | --- | --- | --- | | **Studio** | **1-Bed** | **2-Bed** | **3-Bed** | **Total Apartments** | |  |  |  |  |  | |
| * 1. **Proposed specification and fit-out in relation to apartments proposed for sale that will avail of e.g. Builders finish, white goods, flooring etc.** |
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1. **Viability Gap**

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| Eligibility for the Croí Cónaithe (Cities) subsidy is subject to a demonstrable viability gap existing between the cost of delivery of an apartment and the open market price for the sale of the apartment to an individual purchaser. The CCC subsidy payable to a proposer will be equal to the viability gap. Measurement of the viability gap will be calculated as follows:  **C = A - B**  Where C is the viability gap in euros, A is the cost of delivery in euros and B is the market sales price to an individual purchaser in euros.  **Please complete the valuations table within the “Costs & Viability Gap” tab in the EOI Excel Document and enter the information below based on the output from that spreadsheet** | |
| **4.1 Based on the output of**  **the “Costs & Viability Gap”**  **tab within the EOI Excel**  **Document, please state**  **whether the apartments**  **proposed for Croí Cónaithe**  **funding have a viability gap**  **Yes/No** |  |
| **4.2 Please upload a**  **valuation report confirming**  **the market values for the**  **apartments[[4]](#footnote-5)** |  |

1. **Proposer Track Record**

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| **Please outline past development delivery experience and provide details of successfully completed residential developments by the proposer or a parent entity connected to the proposing entity. This should include a description of the developments, location, date constructed or estimated completion date.** |
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1. **Project Financing**

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| **Please outline the intended funding solution for the development. Please also outline known funding dependencies at the time of submission, such as intended pre-sale of adjoining apartment blocks if a proposal consists of a portion of a larger scheme. Confirmation of project financing will be the subject of specific due diligence at Stage 3 and will be a condition precedent for entry into a Designation and Development Agreement with the Housing Agency** |
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1. **Selection Criteria**

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| **Viability Gap** | | |
| Any Expression of Interest **must** establish a viability gap within its scheme, otherwise the proposal will be deemed ineligible. | | |
| * 1. **Do the apartments proposed for funding**   **under Croí Cónaithe have a**  **demonstrated viability gap?**  **Yes/No** |  | |
| **Location** | | |
| Location **must** be confined to the [Metropolitan Boundaries](https://data-housinggovie.opendata.arcgis.com/datasets/housinggovie::metropolitan-areas/explore) [of the 5 cities: Dublin, Cork, Limerick,](https://data-osi.opendata.arcgis.com/datasets/osi::cso-urban-areas-national-statistical-boundaries-2022-ungeneralised/explore) Galway and Waterford. | | |
| * 1. **Is the proposal located within the Metropolitan Boundaries of Dublin, Cork, Limerick, Galway or Waterford City?[[5]](#footnote-6) Yes/No**   *Please submit proposals to the relevant ‘Lots’ on eTenders* |  | |
| **Residential Density** | | |
| Developments **must** be a minimum of four stories with a net density threshold of 35 dwellings per hectare or higher. | | |
| * 1. **Are the apartment blocks proposed for funding under Croí Cónaithe four storeys or greater in height?**   **Yes/No** |  | |
| * 1. **Are the apartment blocks proposed for funding under Croí Cónaithe a minimum of 20 units and upwards?**   **Yes/No** |  | |
| * 1. **Please state the number of storeys of each apartment block** | |  |  | | --- | --- | | **Block Number** | **Number of Storeys** | |  |  | |  |  | |  |  | |  |  | |  |  | |  |  | |  |  | | |
| * 1. **Is the net density of dwellings per hectare of the overall development, which includes the proposed apartments, 35 dwellings per hectare or greater? Yes/No** |  | |
| **Planning Permission** | | |
| Full grant of planning approval **must** be in place at the time of submission. Apartment blocks **must** not have commenced construction at the time of submission. However, un-commenced phases of schemes may be considered particularly if the commenced phases are not apartments. | | |
| * 1. **Is there a full grant of planning approval in place for the proposed apartments?**   **Yes/No** |  | |
| * 1. **Date of grant of planning[[6]](#footnote-7)** |  | |
| * 1. **Is the grant of planning subject to any appeals or judicial review proceedings?**   **Yes/No** |  | |
| * 1. **Is there a Build to Rent element within your planning permission or proposal? Yes/No** |  | |
| * 1. **Has construction of the proposed apartments commenced?**   **Yes/No** |  | |
| * 1. **What is the commencement date of apartments proposed for CCC funding?** |  | |
| **Proximity to Transport Infrastructure** | | |
| Developments **must** be located within walking distance (1,250m) of high-capacity urban public transport stops (such as DART or Luas) OR from reasonably frequent (i.e. min 15 minute peak hour frequency) urban bus services or where such services can be provided prior to the stated delivery date of the development. | | |
| * 1. **Is the development located within 1,250m walking distance from high-capacity urban public transport stops (such as DART or Luas) OR from reasonably frequency (i.e. min 20-minute peak hour frequency) urban bus services or will such services be provided prior to the stated delivery date of the development.**   **Yes/No** | |  |
| * 1. **Please provide details of the closest high-capacity urban public transport stops (such as DART or Luas) OR the closest reasonably frequency (i.e. min 20 minutes peak hour frequency) urban bus service stop to the development including interactive map link where possible.[[7]](#footnote-8)** | |  |
| **Sale to Individual Purchasers Only** | | |
| Every apartment within the proposed development **must** be sold to an individual purchaser. | | |
| * 1. **Can the apartments be sold to individual purchasers?**   **Yes/No** | |  |

1. **Ranking Criteria**

**8.1 Residential Density (15 Marks)**

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| Schemes will be awarded marks based on the overall density of the development:   * 150 + dwellings per hectare = 15 marks * 100 up to 149 dwellings per hectare = 12 marks * 75 up to 99 dwellings per hectare = 9 marks * 49 up to 74 dwellings per hectare = 6 marks * 35 up to 49 dwelling per hectare = 3 marks | |
| * + 1. **Net residential density**   **per hectare of overall**  **development[[8]](#footnote-9)** |  |

* 1. **Delivery Timelines (15 Marks)**

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| Subject to agreement being in place, dwellings must have commenced by Q1 to Q4 2027 and be delivering homes in 2028 or a later timeline outlined and agreed by both parties, please note those proposals which can deliver housing quicker than others will be awarded higher marks.  Marks will be awarded as follows:   * Delivery in Q1 and Q2 2027 = 15 * Delivery in Q3 and Q4 2027 = 10 * Delivery in 2028 = 5 * Delivery later than 2028 = 0   **Please provide a program of delivery demonstrating delivery timelines for the development** | |
| * + 1. **Date of delivery of apartments proposed for CCC funding. If delivery is phased, please provide details and timelines for each proposed phase.** |  |
| * + 1. **Please upload a program of delivery demonstrating delivery timelines for the development.** |  |

* 1. **Quality & Strategic Considerations (25 Marks)**

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| Please provide details of the design of the development with particular reference to the quality, scope, scale, and level of ambition and innovation of the development, as well as the approach to context, location and design (2,000-word limit). If an Architect’s Design Report was prepared for the development, a pdf copy of that report can be submitted in place of a specific written statement below.  The following documents must be submitted in addition to either the written statement below or the  Architect’s Design Report:   1. Planning application summary document: A3 pdf 2. Site location map 3. Site layout 4. Plans and elevations of apartments proposed for funding |
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* 1. **Cost Per Apartment (25 Marks)**

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| Cost per apartment will be awarded marks on the basis of the weighted average dwelling cost of the overall proposal.  It is acknowledged that at Stage 1 Proposers may not have full knowledge of the costs likely to be incurred in the delivery. However, proposers are required to submit an estimate of the delivery costs based on the best available cost information they have available to them at the time of submission rounded to the nearest thousand euro  **Please complete the “Costs & Viability Gap” tab in the EOI Excel Document and enter the information below based on the output from that spreadsheet** | |
| * + 1. **Anticipated average**   **development cost** |  |
| **8.4.2 Please confirm that the**  **“Costs & Viability Gap” tab**  **in the EOI Excel Document**  **has been completed.**  **Yes/No** |  |

**8.5 Proximity to Core Services and Amenities (20 Marks)**

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| --- | --- |
| Allocation of marks are based on the distance between the development and each of the core amenities.  **Please complete the “Proximity to Amenities” tab in the EOI Excel Document and enter the information below based on the output from that spreadsheet. Proposers should use an interactive mapping product e.g., Google Maps to measure the distance between the relevant boundary of the proposed apartment development and the services and amenities set out in the document.** | |
| **8.5.1 Please confirm that the “Proximity to Amenities” tab in the EOI Excel Document has been completed.**  **Yes/No** |  |
| **8.5.2 Marks based on proximity to core services and amenities (as generated by spreadsheet)** |  |

1. **Upload Excel Document**

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| **Please confirm that you have completed and uploaded a copy of the EOI Excel Document with the “Costs & Viability Gap” and “Proximity to Amenities” tabs.**  **Yes/No** |
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1. Proposer name should be the name of the legal entity that would enter a contract with the Housing Agency, subject to contract, due diligence and terms and conditions outlined elsewhere in these documents. [↑](#footnote-ref-2)
2. State if entity is a Limited Company, DAC, SPV, Private Equity fund etc. [↑](#footnote-ref-3)
3. Has the apartment development in the proposal been tendered, partially tendered, is ready to go to tender etc. [↑](#footnote-ref-4)
4. The valuation report must be prepared by a qualified valuer and must be prepared on the basis of:

   * The Royal Institution of Chartered Surveyors (RICS) (Red Book) OR:
   * The International Valuation Standards Committee / TeGoVa (Blue Book).

   The valuation must set out the current open market value of the proposed apartments (setting out each type, 1 bedroom, 2 bedroom etc.) that the valuer estimates the apartments would achieve if sold to individual purchasers if the apartments were completed and ready for sale as of the 15th August 2025. [↑](#footnote-ref-5)
5. To view the Metropolitan Boundaries visit: [https://data-housinggovie.opendata.arcgis.com/datasets/housinggovie::metropolitan-areas](https://data-housinggovie.opendata.arcgis.com/datasets/housinggovie::metropolitan-areas/explore)

   Use the “Find your address ” function to search for the development location. The development location **must** fall within the blued-out box named as **“Metropolitan Areas”** within one of the five cities (Cork, Dublin, Galway, Limerick or Waterford). [↑](#footnote-ref-6)
6. The date of grant of planning for non-SHD planning applications is determined in accordance with [section 34(11)](https://revisedacts.lawreform.ie/eli/2000/act/30/revised/en/html#SEC34) of the Planning and Development Act 2000 (as amended) and is a date following the expiry of the period for taking an appeal to An Bord Pleanála or in the case of an appeal, is a date after which the appeal has been withdrawn or dismissed or decided by the Board. [↑](#footnote-ref-7)
7. Where the public transport link is a DART, Luas or urban Commuter train stop, please provide the name of the stop and the distance from any part of the development.

   Where the public transport link is an urban bus service, please provide the name and number of the stop, the peak-time frequency of the bus service and the distance from any part of the development.

   Where the public transport link is not currently in place, please provide details of the planned link and upload documentation demonstrating that the transport link will be operational prior to the proposed delivery date of the apartments. [↑](#footnote-ref-8)
8. Residential net density should be calculated in accordance with Appendix A of the *Sustainable Residential Developments in Urban Areas Guidelines for Planning Authorities* 2009: [https://www.gov.ie/en/publication/a8c85-](https://www.gov.ie/en/publication/a8c85-sustainable-residential-developments-in-urban-areas-guidelines-for-planning-authorities-may-09/) [sustainable-residential-developments-in-urban-areas-guidelines-for-planning-authorities-may-09/](https://www.gov.ie/en/publication/a8c85-sustainable-residential-developments-in-urban-areas-guidelines-for-planning-authorities-may-09/) [↑](#footnote-ref-9)