Comhairle Contae an Chabháin
Cavan County Council

04th November 2026

Cavan County Council invites the following Expressions of Interest:

- **Developers/Contractors to submit Expressions of Interest in the provision of Turnkey Social Housing Developments/Affordable Housing in County Cavan.**

Introduction

Cavan County Council has received more than 1187 applications for housing support. Every year Cavan County Council is involved in the construction/purchase/financing of houses and is seeking to increase the number of houses being brought into use by various means.

- **Cavan County Council (CCC) is inviting expressions of interest from Developers/Contractors to provide new, Turnkey Social Housing developments/ Affordable housing in County Cavan.**

The successful Proposer of turnkey units will take contractual and organisational responsibility for supplying the site and delivering the project.

Proposals are invited from Developers/Contractors to provide new, turnkey social housing developments/Affordable Housing that are fit for purpose for Social Housing in all towns and villages in County Cavan (listed below) where a housing need exists.

The areas of greatest housing need are as follows:

- Cavan Town
- Virginia
- Bailiboro
- Kingscourt
- Belturbet
- Ballyjamesduff
- Ballinagh

- Cootehill
- Ballyhaise
- All other towns/villages in County Cavan where there is a Housing Need

The house types needed are as follows:
1 bedroom 40% (0.3% for elderly and people with disabilities)

2-bedroom 35% (0.4% for elderly and people with disabilities)
3-bedroom 21% (0.4% for elderly and people with disabilities)
4-bedroom 4.5% (0.25% for elderly and for people with disabilities)

Suitable projects 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. Schemes should preferably have a minimum size of 5 units (smaller numbers may be considered) and comply with the conditions of Planning Permission, Local Authority Development Plan 2022-2028 and should ideally comply with the Housing Guidelines issued by the Department of Housing, Planning, Community and Local Government including:
 Sustainable Communities 2007
 Quality Housing 2007
 Sustainable Residential 2009
 Design Manual for Urban Roads & Streets 2013

Employers Requirements for Detail Design of Quality Housing. –2022 - Prepared by the Dept of the Dept of Housing, Planning and Local Government.

Required Information

All submissions should include the following information:

Expressions of Interest in the provision of Turnkey Social Housing Developments/Affordable Housing in County Cavan.

1. Details of entity (company, joint venture or consortium) submitting the proposal; including contact name, address, contact phone number(s) and business profile, including details of relevant experience in the delivery of similar projects
2. Site location map or proposed development and confirmation of ownership
3. Confirmation of zoning and planning status; provide planning reference number.
4. Layout of development and number and type of units.
5. Details of each type of unit including, floor plans and/or description of rooms, room sizes and overall size (if available)
6. Specify building and design standards used or to be used for the project including proposed heating system and target BER
7. Proposed time-frame for scheme delivery (provide outline schedule)

8. Asking price per type of unit proposed and breakdown of cost in accordance with cost headings shown in Table 1 below; **complete and return Table 1 for each house type to meet this requirement**

Table 1 – Asking Price Cost Breakdown

Ref.	Nature of Cost	Cost (€)
1	Normal construction costs (ex VAT and Builders profit)	
2	Builder's profit	
3	Professional fees including legal fees	
4	Service connection cost	
5	Development contributions	
6	Site investigation cost	
7	Planning fees and charges	
8	Financing charges	
9	Land value	
10	***Enter Subtotal of 1 to 9 above***	
11	Enter for VAT at 13.3%	
12	***Enter Total (sum of 10 plus 11)***	

Selection Criteria

Based on information provided, the selection criteria and marking system used to assess and rank proposals are outlined in Table 2 below:

Table 2 – Selection Criteria for Expressions of Interest in the provision of Turnkey Social Housing Developments/Affordable Housing in County Cavan.

Ref	Criteria	Desired	Marks Available
1	Housing Need	Social Housing Need in the Area	10
2	Location	(residential zoning) – in close proximity to services/amenities	10
3	Planning status	Planning approval in place	10
4	Layout and scale of development	Optimum range 5 to 40 units, depend on size of town and village.	5
5	House type	Mix of 2 and 3 bedrooms Mix of one and two storeys (current demand is approximately 75% 1/2-bed; 21% 3-bed; 4.5% 4 bed)	10
6	Quality of housing and compliance	• Current Building Regulations • Quality Housing for Sustainable Development 2007	5

	with current standards	• Design Manual for Quality Housing 2022 • Sustainable Residential Development in Urban Areas 2009 • DMURS 2013	
7	Time for delivery	<12 months from decision date	10
8	Value for money	Costs must represent good VFM and be mindful of Department thresholds	30
9	Relevant Experience	Developers History in delivering similar housing schemes.	10

Post Selection Process

CCC reserves the right to schedule meetings with Proposers to clarify any information provided in response to this request for expressions of interest.

Once proposals have been assessed and ranked, the preferred proposal(s) will be submitted to the Department for funding support (approval in principle). If Department approval is secured, the applicant will be required to submit additional information including but not limited to project details, proof of insurance, financial capacity/standing, tax compliance, compliance with pay agreements and Safety & Health requirements. Failure to comply with these or any other requirements deemed reasonable by CCC may be grounds for exclusion from this request for expressions of interest. Grounds for exclusion shall be at the sole discretion of CCC.

Proposals shall be valid for 12 months from date of return. At its discretion, the Proposer shall have the option to extend the valid duration of the proposal by a further six months. CCC makes no commitment to accept the preferred or any proposal. Without prejudice, the acceptance of any proposal by CCC shall be subject to contract/contract denied.

Conflict of Interest

Any conflict of interest or potential conflict of interest on the part of a Proposer, individual employees, agents, or subcontractors of a Proposer 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 the Proposer to propose means by which the conflict might be removed. The Contracting Authority will, at its sole discretion, decide on the appropriate course of action, which may in appropriate circumstances include eliminating a Proposer from the competition or terminating any contract entered into by a Proposer.

Confidentiality and Freedom of Information

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

Cost of Proposal Preparation

All costs and expenses incurred by the Proposer in the preparation of this submission must be borne by same. No claim shall be made to Cavan County Council for the recovery of any costs or expenses and CCC shall have no financial liability prior to signing of Contracts.

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.

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.

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.

Queries

Queries can be made by email tcarty@cavancoco.ie . **Deadline for Queries is 3pm on 04th December 2026.** 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.

Tenderers should note that the Contracting Authority will not respond to individual Tenderers privately.

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.

Return Date and Address:

All submissions must be made in hardcopy and must be received in Cavan County Council's offices **by 3pm on Friday 11th December 2026 (Please note not by email)**

Please be advised incomplete submissions may be rejected and submissions received after the specified date and time will not be considered.

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

"Invitations for expressions of interest from Developers/Contractors to provide new, Turnkey social housing developments/Affordable Housing in County Cavan."
F.A.O. Thomas Carty, Senior Executive Engineer, Housing Construction, The Courthouse, Cavan County Council, Farnham Street, Cavan