

Partnership Development Agreements

Large Scale Mixed Tenure Developments



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Pre-Market Consultation
19 February 2026 – Wood Quay Venue

Agenda

09:45 – 10:00 : OPENING INTRODUCTIONS

- + Address by *Lord Mayor Ray McAdam*
- + Introduction to Programme, *Mick Mulhern Assistant Chief Executive, DCC Housing Department*

10:00 –10:30 : INTRODUCTION TO PROJECT TEAM & PROGRAMME OVERVIEW

- + *Martin Donlon Executive Manager, Sandra McAleer Programme Manager*

10:30 – 11:00: PRESENTATIONS:

- + Home Building Finance Ireland (HBFI): *Eimear Tully, Commercial & Business Development Executive*
- + Irish Home Builders Ireland Association/ Construction Industry Federation (IHBA/CIF): *Conor O'Connell, Director Housing, Planning & development Services*

11:00 – 12:00: Q&A

Partnership Development Agreements

+ Lord Mayor's Address

Partnership Development Agreements

- + Introduction to Programme, Mick Mulhern Assistant Chief Executive, DCC Housing Department
 - + National and Citywide Context



Delivering Homes, Building Communities 2025 – 2030

An Action Plan on Housing Supply and Targeting Homelessness

Overall National Housing Delivery Target: 300,000 homes

Including 72,000 social homes and 90,000 Affordable homes over the lifetime of the plan
Delivering an average of 12,000 social homes each year up to 2030

DCC Housing Delivery Target 2026 – 2030: TBC

DCC Housing Delivery Action plan will set out delivery targets for the period 2026 – 2030

DCC Current Pipeline January 2026: 17,477 homes

Delivery on DCC owned Lands by DCC

& Appointed partners (AHB, LDA and Private) 2025 – 2035: 11,700 homes

DCC Land	2025	2026	2027	2028	2029	2030	2033	TBC	Grand Total
Social	157	597	1123	1109	465	455	288	2308	6502 (58%)
Cost Rental	24	288	1090	1042	239	64	402	196	3345 (30%)
Affordable Purchase	28	198	325	137	172			168	1028 (9%)
Private				264					264 (3%)
Total	209	1083	2538	2552	876	519	690	3233	11,700

In addition to the above delivery streams DCC Housing are proposing a New Delivery Stream to further increase and support Housing delivery: Call for Large Scale Housing Development delivered through Partnership Development Agreements



**Delivering Homes,
Building Communities**
2025-2030

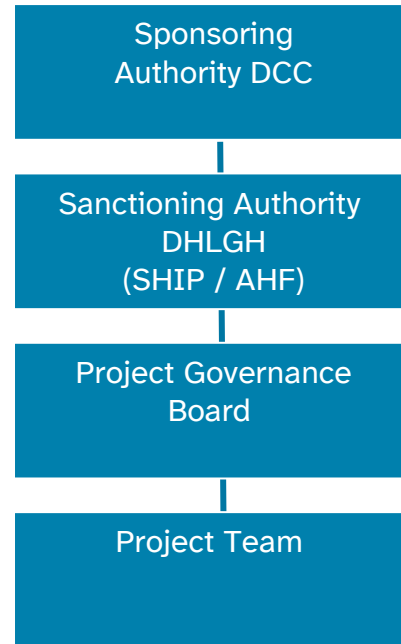
An Action Plan on Housing Supply
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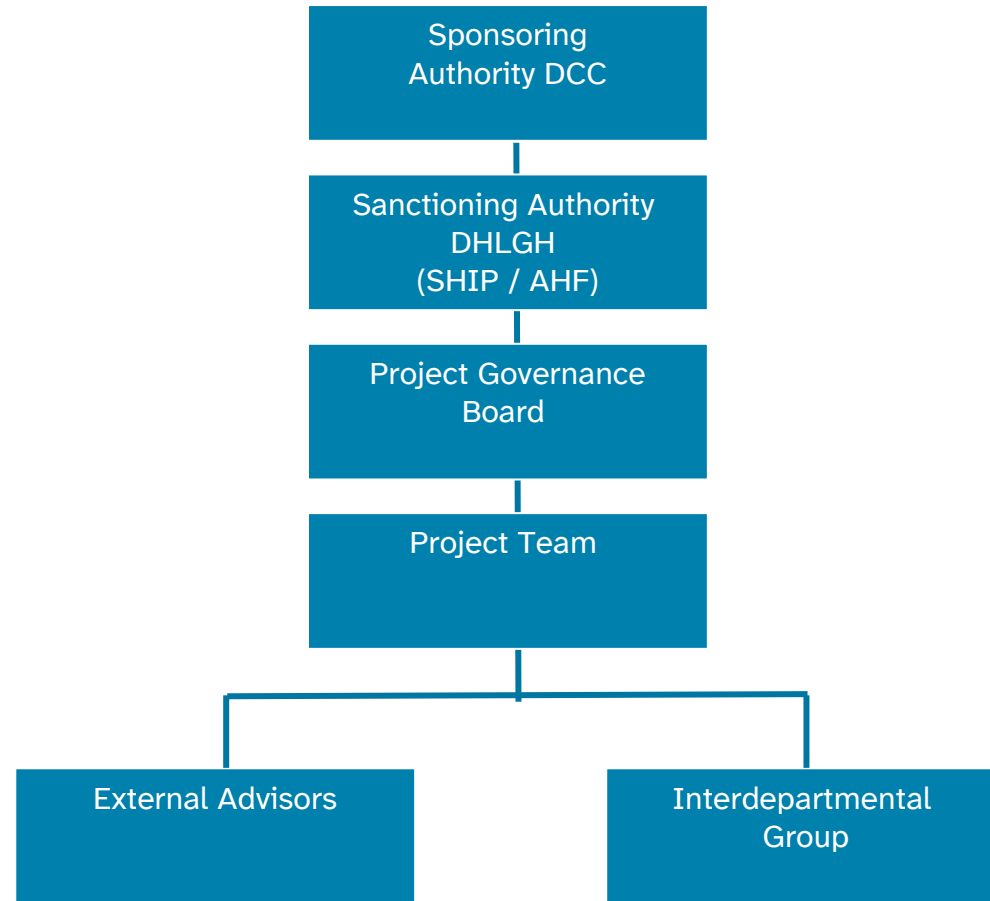
Governance

- + Overall Structure
- + Project Team (Interdepartmental and External Advisors)

Overall Governance Structure



Overall Governance Structure



DCC Housing Project Team

Martin Donlon
Executive Manager

Sandra McAleer
Programme Manager

JJ Curran
Development Manager

Aoife Crofts
Administration



DCC Housing Project Team: External Advisors

Martin Donlon
Executive Manager

Sandra McAleer
Programme Manager

JJ Curran
Development Manager

Aoife Crofts
Administration



External Advisors

Procurement -
Greenville

Development
Management - Mitchell
McDermott

Legal - Beauchamps
Solicitors

Financial - Mazars Forvis

Tax - Crowleys

Insurance - IPB

DCC Housing Project Team: External Advisors & DCC Interdepartmental Group

Martin Donlon
Executive Manager

Sandra McAleer
Programme Manager

JJ Curran
Development Manager

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DCC Interdepartmental Group

Central Procurement Unit

City Valuers

Planning Authority

City Architects Division

Quantity Surveying
Division

Roads & Transportation
planning

Drainage

Parks

Public lighting

Finance

Legal

Previous Project Experience

Development Agreement

- + O'Devaney Gardens - 'Montpelier'
- + Oscar Traynor Road – 'Oscar Traynor Woods'

Direct Delivery – Dublin City Council

- + Emmet Road – 'An Droichead Órga'

Montpelier (Delivered in Partnership with Bartra)



Development Summary

1046 Total residential units

283 (27%) Social housing

264 (25%) Cost Rental

235 (22%) Affordable Purchase

264 (25%) Private



Location: Former O'Devaney Gardens

Site Area: 5 Hectares

5% Cultural & Community:

- Internal space 233 sqm
- Public Open Space 8,094 sqm
- Playground 825 sqm
- Creche 489 sqm
- Pocket Park. 200 sqm
- 2no. Amenity 370 sqm

Mobility: 76 car parking spaces, 2,000 bicycle parking

Status:

- On Site/ Phased Completion
- Block 2 substantially complete
- Phased occupation as Affordable Purchase complete & Social tenants occupy

Next Milestone: Block 4 & 5 complete June 2026

Estimated Delivery: All phases by Q4 2027/Q1 2028

Montpelier (Delivered in Partnership with Bartra)



Next Milestone: Block 4 & 5 complete June 2026
Estimated Delivery: All phases by Q4 2027/Q1 2028



Oscar Traynor Woods (Delivered in Partnership with Glenveagh)



Development Summary

850 Total residential units

342 (40%) Social housing

340 (40%) Cost Rental

168 (20%) Affordable Purchase



Nett Developable Site Area: 17 Hectares

Density: 50 units per Hectare

Status: Under Construction / Phased Completion

Phasing: Delivered over 2 Phases

Next Milestone:

- Phase 1A – Choice Based Lettings,
- Cost Rental applications closed and allocated & occupied in next few weeks.
- Phase 1B & 1C
- Phase 2.1 to follow throughout 2026

Oscar Traynor Woods (Delivered in Partnership with Glenveagh)



Next Milestone:

- Phase 1A – Choice Based Lettings,
- Cost Rental applications closed and allocated & occupied in next few weeks.
- Phase 1B & 1C
- Phase 2.1 to follow throughout 2026

Emmet Road (DCC Direct Delivery – Pilot Cost Rental)



Development Summary

578 Total residential units

137 (24%) Social housing

441 (76%) Cost Rental



Location: Former St Michael's Estate, Inchicore

Site Area: 3.72 Hectares

Density: 155 Units per Hectare

Amenities:

- Communal open space: 4,307 sqm
- Public Open Space 0.72hectares (19.4%).
- Creche 816 sqm.
- Supermarket 2,476 sqm.
- Retail Services 5no units (564 sqm.)
- Café/Restaurant 2no.units (285 sqm.)
- Community Hub/Library c.2,800 sqm.

Mobility: 106 car parking spaces, 1,285 bicycle parking, 8 motorcycle parking

Status: Enabling works contract completed (Hegarty)
Main Contractor - Elliott Group appointed
Construction commenced on Site (487 units)

Next Milestone: Procure 3rd party to deliver commercial (supermarket & retail) incl. 91 residential units (Block C)

Delivery Programme: Main Contract (487 units) Q1 2028

Partnership Development Agreement – FAQ & Guidance

- + What is the Procurement Procedure?
- + Who can apply?
- + How does the process work?
- + How do I make a submission?
- + What happens during dialogue?
- + What are the Mandatory Requirements?
- + What are the other considerations?
- + How is funding managed?
- + What are the Key Dates?

*** Some items are subject to change upon publication of the official tender by Dublin City Council*



What is the Procurement Procedure?

Dublin City Council is seeking expression of interest from candidates to participate in a public procurement competition to deliver social affordable and private homes in Dublin City

DCC is interested in identifying opportunities to deliver an expanded programme of mixed-tenure schemes

Competitive Dialogue, a structured procurement method under EU Directive 2014/24/EU allows Dublin City Council (DCC) to engage with shortlisted developers and landowners to refine proposals and agree on the best housing solutions that satisfy the Council's requirements

It is used when multiple development options may suit the Council's needs



Who can apply?

Developers or landowners with

- + Undeveloped sites with or without planning permission
- + Portion of larger housing schemes with or without planning permission
- + Sites must be located within the DCC administrative area



How does the process work?

Phases

1. Pre-qualification questionnaire (PQQ) via <http://etenders.gov.ie>
2. Shortlisting - Based on planning status, design quality, suitability for purpose and capacity to deliver
3. Dialogue Phase - Shortlisted candidates refine proposals with DCC
4. Final tender - Submit detailed proposal
5. Contract Award - Based on value for money, design quality, and deliverability



How do I make a submission?

1. Complete the Pre-qualification questionnaire (PQQ)
2. Upload via the eTenders platform (Pdf format)
3. One submission per site or scheme
4. Deadline for submission as published on the tender notice



What happens during Dialogue Phase?

- + Candidates work with DCC to refine proposals
- + May include design updates, planning details, tenure mix
- + DCC may reduce the number of candidates during this phase



What are the mandatory requirements?

- + Planning permission for the site, or
- + Site that can readily and successfully obtain planning permission
- + Schemes with minimum 100 social units (subject to existing contextual tenure)
- + Demonstrated legal interest in the site (registered title)
- + Financial standing (turnover, audited accounts, tax clearance etc)
- + Technical capacity (experience, resources, health & safety competency)
- + Site suitability and capacity to deliver



What are the other considerations?

- + Tenure mix – provision of at least one other tenure
- + Greatest diversity of tenure (social, cost rental, affordable purchase, private)
- + Cost rental delivery in partnership with AHB, LDA or other
- + Unit mix (incl. a min. percentage 3bed social unit provision (TBC))
- + Delivery timeframe (completion end 2030)
- + Housing design standards compliance with DHLGH Design Manual and Employer's Requirements (2025), LDA unit types or equivalent
- + Use of Modern Methods of Construction (MMCs): min 25% required as per *"Delivering Homes, Building Communities 2025-2030"*
- + Compliance with Dublin City Development Plan and all other relevant City Council Policies



How is funding managed?

- + Site acquisition – upfront payment option subject to due diligence assessment
- + Single stage approval process for social homes under SHIP (Social Housing Investment Programme) – requires Department of Housing, Local Government and Heritage (DHLGH) approval
- + Forward funding model available – allocated on stage basis after contract awarded and subject to funding approval
- + Affordable Housing Fund (AHF) available for Affordable Purchase units – max €100k per unit
- + Cost rental may be delivered in partnership with AHB, LDA or others
- + Candidates must finance all pre-contract costs (design, planning, legal) at their risk



What are the key dates?

- + PQQ - Tender publication: 27 April 2026 (subject to confirmation)
- + Submission Deadline: 25 May 2026 (subject to confirmation)



Pre-Market Consultation Questionnaire

Feedback summary

Feedback: Desirables

- + Upfront site acquisition
- + Forward funding
- + Programme Certainty:
 - + Firm timeline
 - + Efficient approval process
 - + Clear and timely decision making
- + Procurement model: D&B and Turnkey - both options preferable
- + Clear parameters: specification
- + Strong Governance



What would
make this
partnership
opportunity
attractive?

Feedback: Concerns

- + Basements
- + Viability / Affordability challenges
- + Social integration with mixed-tenure development
- + Site legacy issues: contamination, demolition, archaeology
- + Delays with legals
- + Timelines for allocating homes e.g. Affordable Purchase
- + Administrative and legal complexities
- + 5% Cultural Space provision – excessive non-residential space
- + Design changes arising from legislative amendments
- + Cost in providing larger unit types



What are the
main
concerns?

Feedback: Challenges to delivery

- + Planning uncertainty/delays – Judicial reviews
- + Existing infrastructure: lack/upgrades
- + Utilities providers capacity, cost & delays
- + Finance: availability (investor appetite) & fluctuating interest rates
- + Market Capacity: labour, supply chain
- + Market demand for affordable homes – what is affordable?
- + Procurement constraints & timelines incl. Legal
- + Policy risk – regulatory impacts
- + Global economic risk
- + Affordability – strict criteria to achieve viability
- + VAT & Tax uncertainty



What are the
key
challenges
to delivering
housing?

PRESENTATIONS:

- + **Home Building Finance Ireland (HBFI):** *Eimear Tully, Commercial & Business Development Executive*
- + **Irish Home Builders Ireland Association/ Construction Industry Federation (IHBA/CIF):** *Conor O'Connell, Director Housing, Planning & Development Services*

Contact Details

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