

Checklist/Step Plan
EOI Document

Action

Comments

Weekly Updates-w/e 28.7.2023

Weekly Updates-w/e 04.8.2023

Approve EOI Documents

Planning, Cost Man, Investment, Construction, Nick Davies & Procurement
LDA Legal
PON/IC
Testing

Draft documents provided to all for review and comments
Denise reviewed the content and disclaimers
Final approval of draft website wording, EOI documents and submission checklist from PON/IC on 19.7.23
Testing undertaken on the website and securemail issue and return of documents trials all completed successfully

[REDACTED]

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EOI Document Print Version/PDF

Declan finalised the PDF's and issued to Communicraft

Media PR

- Formal Press release with media coverage)
- LDA Website
- LDA will directly target:
 - o all Development land & Real Estate Agents and Consultants who will be representing landowners and developers,

PR in the Irish Times, RTE Radio and TV. IC did media on News at 1 on RTE. LDA social media

[REDACTED] issued Press Releases

Documents loaded and website live from 21.7.23
DK issue email with EOI information and invitation to participate to all land agents, and certain Development Managers. List of ideal target acquisition sites to be completed and we will work to try and get the relevant decision makers/vendors to engage these in our EOI process.

A high level of responses received acknowledging the process.

- LDA will issue EOI details directly to the main Property Industry Representative Bodies e.g. SICL, IIP, Property Industry Ireland with associated briefings

[REDACTED] to include a piece on their August updates to members.

Issued

Calls with [REDACTED] centers to follow.

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DK to prepare a summary LDA Internal briefing for all staff on Tuesday 18th

Completed

Decision made to not advertise.

Chris Lowe

From: Donal Kellegher
Sent: Tuesday 25 July 2023 10:50
To: Phelim O' Neill
Cc: John Coleman
Subject: FW: HA Land Acquisitions
Attachments: 23-07-05 Land Acq Extract.xlsx

[REDACTED]

[REDACTED]

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Donal Kellegher
Acquisition Manager
The Land Development Agency
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From: [REDACTED] <[REDACTED]@housingagency.ie>
Sent: Wednesday, July 5, 2023 2:47 PM
To: Donal Kellegher <[REDACTED]@lda.ie>
Cc: Phelim O' Neill <[REDACTED]@lda.ie>; [REDACTED] <[REDACTED]@housingagency.ie>; [REDACTED] <[REDACTED]@housing.gov.ie>
Subject: HA Land Acquisitions

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CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Donal,

[REDACTED]

Regards,

[REDACTED]

An Ghníomhaireacht Tithíochta

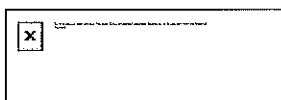
The Housing Agency

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The Housing Agency has been awarded certification from Eco Merit recognising our efforts to reduce carbon emissions.

Chris Lowe

From: Donal Kellegher
Sent: Thursday 27 July 2023 16:30
To: Phelim O' Neill; John Coleman; Robert Farrell
Subject: Land Acquisition -EOI
Attachments: EOI Updates-28.7.23.xlsx; Land acquisition - enquiries_26July2023.xlsx

Hi All

Attached update for week 1 (column D), and a list of the responses to date , any queries give me a call



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Chris Lowe

From: Donal Kellegher
Sent: Wednesday 12 July 2023 15:04
To: Phelim O' Neill; Kevin Feeney
Cc: Barry O'Brien; John Coleman; Declan Hayden
Subject: RE: Media/ PR: PT2 & Private Land
Attachments: EOI Private Land Acquisitions - DRAFT 12.7.23.docx; EOI Land Acquisition -Draft Press Release 12.7.23.docx; Private Land Aquisition EOI Information Form draft.pub; Private Land Aquisition Application Submission Checklist Form draft.pub

Hi Phelim

Further to our meeting yesterday, and your further confirmation last night, I set out an update on the process, timelines (highlighted in yellow below) and attach the EOI documents associated with this initiative.

We have prepared an;

- **EOI Document** -We have a final draft EOI Private Land Acquisitions information document (attached), this will be turned into a final pdf brochure format in LDA logo/colours by Declan (draft samples only attached) and will be available on the website. This document sets out the background, requirements and application and submission process – Let me know if you have any comments on this draft ?
- **Information Submission Checklist (attached)** - this will be turned into a pdf brochure format in LDA logo/colours etc and will be available on the website. This sheet sets out the information we request to support all applications/submission. Any comments ?
- **A draft Press Release** – this will be issued to [REDACTED] once you review/approve

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1. Marketing plan for the Expressions of Interest -Private land Acquisition

- The information regarding EOI initiative will be loaded on the LDA website, under a new tab; projects/Private Land Acquisitions – The target date to go live is now Thursday 20th July
- The EOI initiative will be highlighted on the home page on opening the website.
- We will be asking parties to respond to our dedicated email (privatelandacquisitions@lda.ie) initially to confirm their interest in making a submission, we will then issue them with a securemail with instructions on making a submission by 25th August 2023 (tbc)

2. Press

- We will issue a press release through Murrays, to secure press coverage in the Sunday Business Post, say Sunday 23rd July

3. Direct Market Engagement by LDA

- We will be writing directly to a full list of land agents in Dublin, Cork, Galway, Limerick and Waterford, highlighting the process and inviting engagement from their clients
- We will inform industry bodies, ([REDACTED])
- We will write to certain funders/banks – [REDACTED] and others to inform them directly.
- We will inform the Housing Agency (already discussed with them) and Local Authorities.

We are currently testing the application and submission process ourselves to ensure the process works.

We can give firstly give John/Barry/Kevin/others a demonstration on the website and the steps and process in the application process ahead of going live, and we have also organised to do an information session with all staff on Tuesday next at 11am.

Let me know if you have any comments or required changes on the documents or process and timelines.

Donal



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From: Phelim O' Neill <[REDACTED]@lda.ie>
Sent: Tuesday, July 11, 2023 7:20 PM
To: Donal Kellegher <[REDACTED]@lda.ie>; Kevin Feeney <[REDACTED]@lda.ie>
Cc: Barry O'Brien <[REDACTED]@lda.ie>; John Coleman <[REDACTED]@lda.ie>
Subject: Media/ PR: PT2 & Private Land

Hi All,

Barry and I were speaking to JC this evening and agreed the following:

- No adverts in the papers for either initiative
- Direct marketing of both (like the IHBA webinar)
- Press release to be developed for Private lands [REDACTED]
 - o This will go out late next week when the website is updated and emails etc have been tested

Hope the above is clear

Thanks,

Phelim



Phelim O' Neill
Head of Property
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Chris Lowe

From: Ryan Connell
Sent: Thursday 20 July 2023 08:41
To: Phelim O' Neill; John Coleman; Donal Kellegher; Declan Hayden; Yvonne McDonough
Subject: RE: Staging website - EOI Land acquisition

Thanks Phelim – Declan and I will coordinate with the webpage provider to ensure that the website does not go live today. Will advise on timings etc once we've spoken with Communicraft.

Best regards
Ryan



Ryan Connell
Assistant Development Manager
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From: Phelim O' Neill <[REDACTED]@lda.ie>
Sent: Wednesday, July 19, 2023 9:49 PM
To: John Coleman <[REDACTED]@lda.ie>; Donal Kellegher <[REDACTED]@lda.ie>; Declan Hayden <[REDACTED]@lda.ie>; Ryan Connell <[REDACTED]@lda.ie>; Yvonne McDonough <[REDACTED]@lda.ie>
Subject: RE: Staging website - EOI Land acquisition

Thanks All,

Just to confirm, the website update should go live as early as practicable on Friday morning. Please ensure that it is not live on Thursday as we want to ensure it gets reported correctly in the first instance

Regards,

Phelim



Phelim O' Neill
Head of Property
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From: John Coleman <[REDACTED]@lda.ie>
Sent: Wednesday, July 19, 2023 5:04 PM
To: Donal Kellegher <[REDACTED]@lda.ie>; Phelim O' Neill <[REDACTED]@lda.ie>; Declan Hayden <[REDACTED]@lda.ie>; Ryan Connell <[REDACTED]@lda.ie>; Yvonne McDonough <[REDACTED]@lda.ie>
Subject: RE: Staging website - EOI Land acquisition

Ok with this, thanks



John Coleman
CEO
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From: Donal Kellegher <[REDACTED]@lda.ie>
Sent: Wednesday, July 19, 2023 2:50 PM
To: Phelim O' Neill <[REDACTED]@lda.ie>; John Coleman <[REDACTED]@lda.ie>; Declan Hayden <[REDACTED]@lda.ie>; Ryan Connell <[REDACTED]@lda.ie>; Yvonne McDonough <[REDACTED]@lda.ie>
Subject: FW: Staging website - EOI Land acquisition

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Hi Phelim/John

See below staging link for the website, can you click and check and provide any final comments before we instruct communicraft to update the live website later this afternoon.

<https://staging.lda.ie/projects/private-land-acquisition>



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Acquisition Manager
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From: [REDACTED] <[REDACTED]@communicraft.com>
Sent: Wednesday, July 19, 2023 12:40 PM
To: Ryan Connell <[REDACTED]@lda.ie>
Cc: Donal Kellegher <[REDACTED]@lda.ie>; Declan Hayden <[REDACTED]@lda.ie>
Subject: Re: Staging website - EOI Land acquisition

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Hi Ryan,

I've now added this XL download as the 3rd link on this page:

<https://staging.lda.ie/projects/private-land-acquisition>

Any issues, let me know
best regards
[REDACTED]

On Wed, 19 Jul 2023 at 12:24, Ryan Connell <[REDACTED]@lda.ie> wrote:

Hi [REDACTED]

Can you please update the staging website for EOI with the attached excel document. Running through our final internals for sign off.

Best regards

Ryan



Ryan Connell
Assistant Development Manager
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[REDACTED] ~ [REDACTED]

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Smart Internet Solutions

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www.communicraft.com

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Private Land Acquisitions Application Form

July 2023
Version 1.0



The Land Development Agency
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Get in touch
info@lda.ie
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www.lda.ie

Media Queries: media@lda.ie
Freedom of Information: foi@lda.ie
Protected Disclosure: protected.disclosures@lda.ie

PRIVATE LAND ACQUISITION APPLICATION DETAIL REQUIREMENTS:

The following details will be required in the full application with all supporting document to be attached.

Contact Name:

Organisation:

Land Owner Entity Details:

Phone Number

Email Address

Postal Address:

SITE DETAILS

Site Details & Description

- 1.1 Address of the site: (include Eircode and google map link)
- 1.2 Site Area (ha) and site plan –
- 1.3 Description of the site, location (demographic/socioeconomic characteristics), local shopping, transport, amenities summary details on town planning, planning status
- 1.4 Provide details on any residual adjoining land not included in the sale/other land in vendors ownership or under separate construction
- 1.5 Brochure or sale particulars (please attach) - provide summary description
Site asking price and supporting pricing rationale.

2.0 Legal title

- 2.1 Title Map -Land Registry Folio/other
- 2.2 Confirmation that vacant possession available and unencumbered title
- 2.3 Provide details on any 3rd party reliances/easements or rights of way required to facilitate redevelopment of the site.
- 2.4 Are any internal/external or lender approvals & consents required

3.0 Site Conditions/Services/Utilities:

- 3.1 Uisce foul & potable water availability and agreements status
- 3.2 ESB Agreements status
- 3.3 Surface water drainage
- 3.4 Other utilities status
- 3.5 Hydrology and ground condition surveys undertaken
- 3.6 Environmental Risk or Issues from any existing buildings



PRIVATE LAND ACQUISITION APPLICATION DETAIL REQUIREMENTS (cont'd):

4.0 Planning Status/statutory agreements/infrastructure:

Planning Summary

4.1 Copy of Planning Consents/applications - provide Planning Reference Number and website details

4.2 Planning Compliance status (provide detail on compliance with planning consents)

4.3 Site Layout Plan (in compliance with any planning consent)

4.4 Schedule of Accommodation (SOA) *(please provide a summary and attach detailed SOA)*

4.5 Part V Agreements

4.6 Enabling or abnormal Infrastructure costs & associated housing phasing requirements

4.7 Design/Typology Specification Document (provide summary housing and externals specification, sustainability credentials/BER Rating)

5.0 Other Reports (if available)

5.1 Planning Report

5.2 Architectural Design Statement & Housing Quality Assessment

5.3 Infrastructure Design Report

A Summary Schedule of Accommodation form will also be provided to be completed.

Disclaimer:

The LDA has prepared and issued this EOI Application Form for the sole purpose of inviting expressions of interest from potential vendors. This EOI Form does not purport to be, in any way, comprehensive in respect of all matters relevant to the LDA's requirements for their Land Acquisition Process.

Nothing in this EOI Form constitutes an offer to enter into a contract, or a commitment or representation to enter into a contractual arrangement. No legal relationship or other obligation shall arise between the LDA and any interested party until formal legal agreements have been put in place and any deposit paid.

Each completed EOI Application which is returned to the LDA constitutes agreement to, and acceptance of, this disclaimer. The LDA may terminate the Engagement with any Prospective Partner who commits any gross misconduct affecting the business of the LDA; or is convicted of any criminal offence (other than an offence under any road traffic legislation for which a fine or non-custodial penalty is imposed); or is in the reasonable opinion of the Board negligent or incompetent in the performance of the Services; or is declared bankrupt or makes any arrangement with or for the benefit of his creditors; or commits any fraud or dishonesty or acts in any manner which in the opinion of the LDA or Board brings or is likely to bring the Prospective Partner or the LDA into disrepute or is materially adverse to the interests of the LDA.



Private Land Acquisitions Information Form

July 2023
Version 1.0



An Ghníomhaireacht Forbartha Talún
The Land Development Agency

The Land Development Agency
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Request For Expressions of Interest, from Land owners for the sale of Residential Land/Development Sites to the Land Development Agency

Private Land Acquisition Initiative

In addition to the LDA's existing housing delivery plans, the LDA will consider purchasing land from private landowners to supplement their State Lands programme and to help accelerate their objectives in delivering affordable housing.

The LDA are now seeking expressions of interest and submissions from the private market on lands suitable for residential redevelopment.

1. Introduction / Context

The LDA is a commercial, State-sponsored body that has been created to coordinate land within public control to provide affordable and social homes and build communities across the nation.

The Land Development Agency's Purpose is to maximise the supply of affordable and social homes on public land in a financially sustainable manner, supporting the creation of thriving communities and delivering ongoing positive social impact. The two broad strategic aims are:

- (1) **Strategic land assembly and housing delivery;** which involves consolidating and advancing plans for larger, immediate longer-term and more complex strategic parcels of land owned by the State. Developing a strategic approach to the development and management of a pipeline of state land to expedite the provision of affordable homes.
The LDA recently published their first report on State-Owned Land in Ireland, covering lands in the 5 major cities and regional centres. The LDA plan to assist the Government to designate public lands to build a pipeline of Affordable and Social housing to meet the needs of our growing population.
- (2) **Near-term delivery of homes;** which comprises less complex but often significant land that can be advanced to deliver housing more quickly than strategic areas. In this regard, the LDA are currently delivering affordable homes on a number of sites together with their partners, including:
 - Shanganagh, Shankill, Co. Dublin: the LDA has appointed a building contractor to progress the construction of 597 new homes.
 - St. Kevin's Hospital, Cork City: works have commenced at this prominent Cork location, which will deliver 265 homes on strategic brownfield land.

The LDA also has a substantial pipeline of new homes with several major schemes in the planning system or recently granted planning permission, including; Planning has been granted for 219 homes at Devoy Barracks, Naas, Co. Kildare, 852 units at Dundrum, Dublin 14, and 543 units at St Teresa's Gardens, 345 units in Skerries and 817 units in Balbriggan. . .



Overall, the LDA's state land direct-delivery pipeline comprises land for over 5,000 homes which are at various stages of advancement, from design development through to construction stage.

The LDA's near-term delivery pipeline is bolstered by a programme, known as Project Tosaigh (a forward purchase and forward funding initiative) to achieve delivery of affordable housing on land that currently is not state-owned. This will deliver a further 5,000 + affordable homes in addition to the 5,000 homes being advanced on state-sourced land.

2. Approach and Methodology

LDA now seek expressions of interest and submissions from the private market for the sale of lands suitable for residential redevelopment.

While the process is open to all proposals, the LDA will prioritise land acquisition proposals for higher density homes in the 5 main cities of Dublin, Cork, Limerick, Galway and Waterford.

In assessing all submissions received under this Land Acquisition EOI process, in summary the main criteria, requirements and characteristics will be as follows:

Location: Greater Dublin Area, Cork, Galway, Limerick, Waterford, in Cities to support the National Planning Framework / compact growth agenda

Transport adjacency: sites adjacent to existing public transport nodes.

Scheme Size; Serviced and appropriately zoned lands capable of delivering housing schemes from 200 units upwards, in the short term.

Planning Status: Sites with a valid grant of planning permission, or a positive planning context / history will be given priority.

Typology: those sites suited to mixed and higher density typologies are preferable, with sustainable transport links and access to key services

Design & Operational Cost Efficiency; For sites submitted with a valid grant of planning, we require the consented housing scheme to be cost effective, sustainably planned (NZEB designed) & designed, demonstrate maximum building cost efficiencies, and development viability, which will support value for money and can be delivered as Cost Rental or Affordable for Sale and hence maximum affordability for our occupiers.



3. Evaluation Criteria

An efficient land acquisitions assessment and approvals framework is in place for this process to support the sale completion of all selected sites. Proposals will be screened at an early stage to establish suitability, deliverability and timing, and proposals will be selected and/or ranked based on criteria as outlined below. Criteria may be altered at the discretion of the LDA. Criteria will include, but are not limited to:

Location/ Proximity to Core Services and Amenities: The primary target of the process is the acquisition of development land with implementable planning consents, and development land suited to the design of higher density housing schemes in Dublin and Cork, Limerick, Galway and Waterford. The review process will look positively on sites with public transport linkages, proximity to key employment areas, education facilities, public amenities

- **Legal Status:** The applicants must be the legal owner and have the right to sell the land to the LDA in respect of any proposal submitted. Sites should be freehold or have good marketable title with vacant possession and be free from all encumbrances. Sites should have access to all mains services, and applicants should demonstrate that there is public services capacity available to facilitate site redevelopment.
- **Scale:** The project(s) will preferably be at a scale of at least 200 units upwards.
- **Site Price:** Applicants should state their asking price. The LDA will seek value for money, cost to the LDA will be a significant factor affecting the ranking of submissions, and all acquisitions will be negotiated in line with current market value.
- **Delivery Timelines:** The sites will ideally have already received planning permission and should be capable of commencing construction / delivery in the near term. Sites that have been partially activated or commenced will also be considered. Sites with a positive planning context and pathway to planning permission will also be considered.

Planning Status -Quality and Strategic Considerations: Planning consents, with design innovation, consideration of sustainability, combined with cost efficient overall scheme design and efficient unit typology layouts and floor sizes, will be considered positively. Efficient and cost effective car parking design and provision is important.

4. Clarifications

- This process does not comprise of a public procurement process.
- The Government has committed funding of up to €1.25bn to the LDA with similar borrowing levels permitted under the LDA Act. This should ensure that the LDA will be in a position to complete as quickly as possible.
- Standard form contract terms and conditions to be communicated and agreed early in the evaluation / assessment process.
- Evaluation criteria and timetables in relation to the process may be altered or changed without notice at the sole discretion of the LDA.
- The LDA may amend the process and criteria as it deems necessary to ensure the best outcome for the LDA, including requesting and furnishing additional information.

If applicants comprise of a consortium, the consortium members should be identified with a consortium leader



5. Application & Submission Process

The LDA encourages interested parties that can satisfy the above criteria to;

- Confirm your interest in participating in this Expressions of Interest process by replying to privatelandacquisitions@LDA.ie
- The LDA will then issue interested parties with instructions, including a secure link to transfer any supporting documentation, the completed checklist to the LDA..
- Applicants will be requested to register their Expression of Interest submission via the secure email before **4pm on Friday 18th August 2023**. The LDA will acknowledge receipt of all submissions received.
- The LDA will then prepare a shortlist of preferred submissions, which in the opinion of the LDA are deemed to best meet the selection criteria.
- Successful submissions will proceed to the second stage which will include a detailed due diligence in conjunction with commercial negotiation, with a view to completing sale contracts for the land acquisition by the LDA..

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Further details : www.lda.ie/projects/home-building-partnership



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In this regard, the LDA are currently delivering affordable homes on a number of sites together with their partners, including,

- Shanganagh, Shankill, Co. Dublin: the LDA has appointed a building contractor to progress the construction of 597 new homes.
- St. Kevin's Hospital, Cork City: works have commenced at this prominent Cork location, which will deliver 265 homes on strategic brownfield land.

The LDA also has a substantial pipeline of new homes with several major schemes in the planning system or recently granted planning permission, including; Planning has been granted for 219 homes at Devoy Barracks, Naas, Co. Kildare, 852 units at Dundrum, Dublin 14, and 543 units at St Teresa's Gardens, 345 units in Skerries and 817 units in Balbriggan.

Overall, the LDA's state land direct-delivery pipeline comprises land for over 5,000 homes which are at various stages of advancement, from design development through to construction stage.

The LDA's near-term delivery pipeline is bolstered by a programme, known as Project Tosaigh (a forward purchase and forward funding initiative) to achieve delivery of affordable housing on land that currently is not state-owned. This will deliver a further 5,000 + affordable homes in addition to the 5,000 homes being advanced on state-sourced land.

2. Approach and Methodology

LDA now seek expressions of interest and submissions from the private market for the sale of lands suitable for residential redevelopment.

While the process is open to all proposals, the LDA will prioritise land acquisition proposals for higher density homes in the 5 main cities of Dublin, Cork, Limerick, Galway and Waterford.

In assessing all submissions received under this Land Acquisition EOI process, in summary the main criteria, requirements and characteristics will be as follows:

- **Location:** Greater Dublin Area, Cork, Galway, Limerick, Waterford, in Cities to support the National Planning Framework / compact growth agenda
- **Transport adjacency:** sites adjacent to existing public transport nodes.
- **Scheme Size;** Serviced and appropriately zoned lands capable of delivering housing schemes from 200 units upwards, in the short term.
- **Planning Status:** Sites with a valid grant of planning permission, or a positive planning context / history will be given priority.
- **Typology:** those sites suited to mixed and higher density typologies are preferable, with sustainable transport links and access to key services
- **Design & Operational Cost Efficiency;** For sites submitted with a valid grant of planning, we require the consented housing scheme to be cost effective, sustainably planned (NZEB designed) & designed, demonstrate maximum building cost efficiencies, and development viability, which will support value for money and can be delivered as Cost Rental or Affordable for Sale and hence maximum affordability for our occupiers.

3. Evaluation Criteria

An efficient land acquisitions assessment and approvals framework is in place for this process to support the sale completion of all selected sites. Proposals will be screened at an early stage to establish suitability, deliverability and timing, and proposals will be selected and/or ranked based on criteria as outlined below. Criteria may be altered at the discretion of the LDA. Criteria will include, but are not limited to:

- **Location/ Proximity to Core Services and Amenities:** The primary target of the process is the acquisition of development land with implementable planning consents, and development land suited to the design of higher density housing schemes in Dublin and Cork, Limerick, Galway and Waterford. The review process will look positively on sites with public transport linkages, proximity to key employment areas, education facilities, public amenities.

- **Legal Status:** The applicants must be the legal owner and have the right to sell the land to the LDA in respect of any proposal submitted. Sites should be freehold or have good marketable title with vacant possession and be free from all encumbrances. Sites should have access to all mains services, and applicants should demonstrate that there is public services capacity available to facilitate site redevelopment.
- **Scale:** The project(s) will preferably be at a scale of at least 200 units upwards.
- **Site Price:** Applicants should state their asking price. The LDA will seek value for money, cost to the LDA will be a significant factor affecting the ranking of submissions, and all acquisitions will be negotiated in line with current market value.
- **Delivery Timelines:** The sites will ideally have already received planning permission and should be capable of commencing construction / delivery in the near term. Sites that have been partially activated or commenced will also be considered. Sites with a positive planning context and pathway to planning permission will also be considered.
- **Planning Status -Quality and Strategic Considerations:** Planning consents, with design innovation, consideration of sustainability, combined with cost efficient overall scheme design and efficient unit typology layouts and floor sizes, will be considered positively. Efficient and cost effective car parking design and provision is important.

4. Clarifications

- This process does not comprise of a public procurement process.
- The Government has committed funding of up to €1.25bn to the LDA with similar borrowing levels permitted under the LDA Act. This should ensure that the LDA will be in a position to complete as quickly as possible.
- Standard form contract terms and conditions to be communicated and agreed early in the evaluation / assessment process.
- Evaluation criteria and timetables in relation to the process may be altered or changed without notice at the sole discretion of the LDA.
- The LDA may amend the process and criteria as it deems necessary to ensure the best outcome for the LDA, including requesting and furnishing additional information.
- If applicants comprise of a consortium, the consortium members should be identified with a consortium leader appointed.

5. Application & Submission Process

The LDA encourages interested parties that can satisfy the above criteria to;

- A. Confirm your interest in participating in this Expressions of Interest process by replying to privatelandacquisitions@LDA.ie

- B. The LDA will then issue interested parties with instructions, including a secure link to transfer their submission together all supporting documentation to the LDA..
- C. Applicants will be requested to submit their Expression of Interest submission via the secure email before **4pm on Friday 25th August 2023**. The LDA will acknowledge receipt of all submissions received.
- D. The LDA will then prepare a shortlist of preferred submissions, which in the opinion of the LDA are deemed to best meet the selection criteria.
- E. Successful submissions will proceed to the second stage which will include a detailed due diligence in conjunction with commercial negotiation, with a view to completing sale contracts for the land acquisition by the LDA..

Disclaimer:

The LDA has prepared and issued this EOI Form for the sole purpose of inviting expressions of interest from potential vendors. This EOI Form does not purport to be, in any way, comprehensive in respect of all matters relevant to the LDA's requirements for their Land Acquisitions process.

Nothing in this EOI Form constitutes an offer to enter into a contract, or a commitment or representation to enter into a contractual arrangement. No legal relationship or other obligation shall arise between the LDA and any interested party until formal legal agreements have been put in place and any deposit paid.

Each completed EOI Form which is returned to the LDA constitutes agreement to, and acceptance of, this disclaimer.

The LDA may terminate the Engagement with any Prospective Partner who commits any gross misconduct affecting the business of the LDA; or is convicted of any criminal offence (other than an offence under any road traffic legislation for which a fine or non-custodial penalty is imposed); or is in the reasonable opinion of the Board negligent or incompetent in the performance of the Services; or is declared bankrupt or makes any arrangement with or for the benefit of his creditors; or commits any fraud or dishonesty or acts in any manner which in the opinion of the LDA or Board brings or is likely to bring the Prospective Partner or the LDA into disrepute or is materially adverse to the interests of the LDA.

Draft Press Release

Request For Expressions of Interest from Land owners for the sale of Residential Land/Development Sites to the Land Development Agency (LDA)

The Land Development Agency, has announced another initiative in their ongoing plans to maximise and accelerate the delivery of affordable homes.

In addition to the LDA's existing housing delivery plans, the LDA has identified the need and opportunity to purchase land from private landowners to supplement their State Lands programme and to help accelerate their objectives in delivering affordable housing in the short term. The proposed Land acquisition programme will support and supplement the LDA's objective of increasing their output of units annually through direct delivery mechanisms.

This new initiative comes after a recent report that the Agency has agreed terms to acquire a large landbank in Clongriffin, Dublin 13 with capacity of between 2,200 and 2,500 units, which will deliver phased housing output to the market over the coming years.

The LDA is the commercial, State-sponsored body that has been created to coordinate land within public control to provide affordable and social homes and build communities across the nation.

The two broad strategic aims are strategic land assembly and housing delivery. LDA are currently working with all public bodies to select the lands suitable for acquisition and the advancement of housing delivery plans for larger, immediate and more longer-term complex strategic parcels of land owned by the State.

The Agency has made significant progress to date on several fronts in delivering on their housing mandate. Overall, the LDA's state land direct-delivery pipeline comprises land for over 5,000 homes which are at various stages of advancement, from design development through to construction stage.

LDA are currently delivering affordable homes on a number of sites throughout the country together with their partners, including inter alia, 597 new homes at Shanganagh, Shankill, Co. Dublin, and the construction of 265 new homes at St. Kevin's Hospital, Cork City.

The LDA also has a substantial pipeline of new homes comprising approx.: 5,000 homes, with several major schemes at various stages in the planning process, including; planning granted for 219 homes at Devoy Barracks, Naas, Co. Kildare, 852 units at Dundrum, Dublin 14, 543 units at St Teresa's Gardens, in Dublin 8, and 345 units in Skerries and 817 units in Balbriggan.

In this current land acquisition initiative, the LDA will prioritise land for higher density homes in the 5 main cities of Dublin and Cork, Limerick, Galway and Waterford.

In assessing all submissions received under this Land Acquisition EOI process, LDA will be focussing on scale sites with existing planning permissions for 200+ units, which support the National Planning Framework / compact growth agenda. Other key requirements will include, transport adjacency, and schemes which are priced competitively and demonstrate a mix of typologies and optimum building cost efficiencies, development viability, and potential development synergies with existing state lands.

Interested parties can find the Expressions of Interest information and submission documents and requirements on the LDA website, www.LDA.ie