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Private Land Acquisitions Information Document



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

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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, 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 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 & 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.



An Ghníomhaireacht Forbartha Talún
The Land Development Agency

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 freehold equivalent with good marketable title and 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 LDA is fully funded to complete any potential acquisitions in a timely manner.
- Agreement on any proposal or submission shall be subject to negotiation and agreement on satisfactory terms and conditions using Law Society of Ireland Conditions of Sale, however heads of terms shall be communicated and agreed upon prior to formal Contracts being negotiated
- 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.
- Applicants are responsible for their own costs and expenses relating to this Private Land Acquisition Initiative



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 their submission together all supporting documentation to the LDA..
- Applicants will be requested to register 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.
- 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.

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. This process is subject to contract. 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 exclude any applicant from this process where the applicant 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 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 LDA into disrepute or is materially adverse to the interests of the LDA.

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

