

51998-2026 - Competition

Ireland – Construction work for houses – Development Deal Agreement with stage payments
2026/01
OJ S 16/2026 23/01/2026
Contract or concession notice – standard regime
Works

1. Buyer

1.1. Buyer

Official name: Focus Housing Association clg

Email: liz.carey@focusireland.ie

Legal type of the buyer: Body governed by public law, controlled by a central government authority

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Development Deal Agreement with stage payments 2026/01

Description: Focus Housing Association CLG (the “Contracting Authority”) provides the housing function to the Homeless Charity Focus Ireland. Focus Ireland is one of the largest housing and homeless organisations in Ireland providing services for people who are homeless or at risk of homelessness. The charity was founded by Sr Stanislaus Kennedy as a result of research into the needs of homeless women in Dublin. Focus Ireland works with people who are homeless or at risk of losing their homes. Their main areas of operation include Dublin, Cork, Limerick, Kilkenny, Sligo, Kildare, Carlow, Tipperary, Wexford, Waterford and Clare. The Contracting Authority now wishes to seek expressions of interest from developers / builders / land or property owners with existing sites / development sites / developments that are suitable for development / completion for social housing. This expression of interest is the first stage in a competitive procedure with negotiation. This stage of the process will consist of an assessment of the suitability of applicants to participate in the process. Those applicants who are deemed suitable will then be invited to participate in the negotiation stage of the process. It is the intention of Focus Housing Association to acquire the freehold interest of completed developments. Sites / developments in the following locations will be considered; - Dublin – all four (4) Local Authority Areas. - Limerick City. - Kilkenny City. - Sligo Town. - Kildare, - Carlow Town. - Tipperary – towns of Thurles, Clonmel and Nenagh. - Wexford Town. - Clare – town of Ennis. - Waterford City. - Mayo Other locations outside the above list may be considered depending on the housing need in the area.

Procedure identifier: 7c5cfb95-a02f-4bcc-b152-57e863166636

Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45211100 Construction work for houses

Additional classification (cpv): 45211340 Multi-dwelling buildings construction work, 45211000 Construction work for multi-dwelling buildings and individual houses

2.1.2. Place of performance

Town: Place of performance is nationwide with Ireland
Country subdivision (NUTS): Dublin (IE061)
Country: Ireland

2.1.3. Value

Estimated value excluding VAT: 50 000 000,00 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: Development Deal Agreement with stage payments 2026/01

Description: Focus Housing Association CLG (the "Contracting Authority") provides the housing function to the Homeless Charity Focus Ireland. Focus Ireland is one of the largest housing and homeless organisations in Ireland providing services for people who are homeless or at risk of homelessness. The charity was founded by Sr Stanislaus Kennedy as a result of research into the needs of homeless women in Dublin. Focus Ireland works with people who are homeless or at risk of losing their homes. Their main areas of operation include Dublin, Cork, Limerick, Kilkenny, Sligo, Kildare, Carlow, Tipperary, Wexford, Waterford and Clare. The Contracting Authority now wishes to seek expressions of interest from developers / builders / land or property owners with existing sites / development sites / developments that are suitable for development / completion for social housing. This expression of interest is the first stage in a competitive procedure with negotiation. This stage of the process will consist of an assessment of the suitability of applicants to participate in the process. Those applicants who are deemed suitable will then be invited to participate in the negotiation stage of the process. It is the intention of Focus Housing Association to acquire the freehold interest of completed developments. Sites / developments in the following locations will be considered; - Dublin – all four (4) Local Authority Areas. - Limerick City. - Kilkenny City. - Sligo Town. - Kildare, - Carlow Town. - Tipperary – towns of Thurles, Clonmel and Nenagh. - Wexford Town. - Clare – town of Ennis. - Waterford City. - Mayo Other locations outside the above list may be considered depending on the housing need in the area.

Internal identifier: 0

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45211100 Construction work for houses

Additional classification (cpv): 45211340 Multi-dwelling buildings construction work, 45211000 Construction work for multi-dwelling buildings and individual houses

5.1.2. Place of performance

Town: Nationwide within the Republic of Ireland
Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

5.1.3. Estimated duration

Duration: 36 Months

5.1.5. Value

Estimated value excluding VAT: 50 000 000,00 EUR

5.1.6. General information

Reserved participation:

Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.7. Strategic procurement

Aim of strategic procurement: Innovative purchase

Description: In line with OGP guidelines and Circular 05/2023, FI & FHA will incorporate Green Public Procurement (GPP) principles into all relevant purchasing decisions

Innovation procurement: The procured works, supplies, or services entail product innovation

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

Minimum number of candidates to be invited for the second stage of the procedure: 3

The procedure will take place in successive stages. At each stage, some participants may be eliminated

The buyer reserves the right to award the contract on the basis of the initial tenders without any further negotiations

5.1.11. Procurement documents

Languages in which the procurement documents are officially available: English

Languages in which the procurement documents (or their parts) are unofficially available: English

Deadline for requesting additional information: 10/02/2026 15:00:00 (UTC+00:00) Western European Time, GMT

Address of the procurement documents: <https://www.etenders.gov.ie/epps/cft/listContractDocuments.do?resourceId=7345627>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.etenders.gov.ie/epps/cft/viewTenders.do?resourceId=7345627>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Not allowed

Tenderers may submit more than one tender: Allowed

Deadline for receipt of requests to participate: 27/02/2026 16:00:00 (UTC+00:00) Western European Time, GMT

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Required

Electronic ordering will be used: no
Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: The High Court of Ireland

Organisation providing offline access to the procurement documents: Focus Housing Association clg

Organisation providing more information on the review procedures: The High Court of Ireland

Organisation receiving requests to participate: Focus Housing Association clg

Organisation processing tenders: Focus Housing Association clg

8. Organisations

8.1. ORG-0001

Official name: Focus Housing Association clg

Registration number: 20015107

Postal address: 9-12 High Street Christchurch Dublin 8 9-12 High Street Christchurch Dublin 8

Town: Dublin

Postcode: D08E1WO

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: liz.carey@focusireland.ie

Telephone: 01 8815900

Internet address: <https://www.focusireland.ie>

Buyer profile: <https://www.focusireland.ie>

Roles of this organisation:

Buyer

Organisation providing offline access to the procurement documents

Organisation receiving requests to participate

Organisation processing tenders

8.1. ORG-0002

Official name: The High Court of Ireland

Registration number: The High Court of Ireland

Department: The High Court of Ireland

Postal address: Four Courts, Inns Quay, Dublin 7

Town: Dublin

Postcode: D07 WDX8

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Email: HighCourtCentralOffice@courts.ie

Telephone: +353 1 8886000

Roles of this organisation:

Review organisation

Organisation providing more information on the review procedures

8.1. ORG-0003

Official name: European Dynamics S.A.

Registration number: 002024901000

Department: European Dynamics S.A.

Town: Athens

Postcode: 15125

Country subdivision (NUTS): Βόρειος Τομέας Αθηνών (EL301)

Country: Greece

Email: eproc-esender@eurodyn.com

Telephone: +30 2108094500

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: 0ca62082-2b29-4f43-9088-74ade9e1800b - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

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