

## **Expression of Interest**

### **Briefing Document for Small Builders/Developers**

- Turnkey submission made by a small builder/developer by completing the [Turnkey Enquiry Form](#). Additional information, such as planning permission (including planning application reference no), site location map, site layout plan, floor plans, elevations, house types, is required to assess the proposed Turnkey development fully. Files must be uploaded on Turnkey Enquiry Form;
- Proposal assessed by Limerick City and County Council;
- Planning permission, drawings assessed to ensure they meet Government room space standards;
- Planning permission/tender drawings costed up by Council's QS;
- Costs agreed with small builder/developer to the detailed specification funded by the Department of Housing, Local Government and Heritage as contained in [Employer's Requirements for Detail Design of Quality Housing](#). This will include construction costs, development costs including professional fees, builder's profit and bank interest etc.;
- Funding application to be submitted to the Department of Housing, Local Government and Heritage;
- Construction programme agreed;
- Small builder/developer to get necessary statutory approvals and commencement notice;
- Small builder/developer mobilises and construction commences;
- Council clerk of works inspects works on site on completion;
- Funds transferred to small builder/developer on completion;
- Turnkey houses transfer into Council ownership and allocated for social rental.