Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

Stiúrthóireacht na Forbartha Tithíochta
Comhairle Cathrach agus Contae Luimnigh
Ceannchéathrú Chorparáideach
Cé na gCeannaithe
Luimneach

Housing Development Directorate
Limerick City and County Council
Corporate Headquarters
Merchant's Quay
Limerick

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Date: 02/11/26

Re: Expression of Interest Contractor Led Buy and Renew Scheme for the Provision of Social Housing

Limerick City and County Council is seeking expressions of interest for the provision of turnkey housing developments for Social Housing purposes, through the Contractor Led Buy and Renew Scheme.

Contractor Led Buy and Renew Scheme Developments, to be of interest to the Council, must meet the below criteria:

- Be on the Local Authority Derelict Site Register or be a site or property which meets the definition of a derelict site per S3 of the Derelict Sites Act 1990. Evidence in the form of a report and photographs must accompany project submissions.
- Have been vacant as a residence for a continuous period of two or more years, as at 31st December 2025. If the property proposed for return to use is an "over the shop" property, an ongoing commercial occupancy within the property is permitted.
- Be close to services within an urban settlement/town/village, and within walking distance of shops, schools and local amenities, in an area where there is a housing need
- Housing Design and Construction Standards must at a minimum meet the requirements of all relevant statutory planning and building control requirements.

Limerick City and County Council will have an evaluation panel in place to assess each proposal over two stages.

Stage 1 Assessment:

- Ensure property is on the Derelict Sites register or meets the definition of a derelict site per S3 of the Derelict Sites Act 1990
- Ensure property has been vacant for the required period of time, as at 31st December 2025.
- Ensure demand for units and that it meets tenure mix policy

If the proposal passes the Stage 1 assessment, it will move to Stage 2.

Stage 2 Assessment:
This assessment requires more detailed information about the proposal.

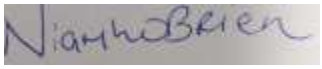
- Building condition survey
- Current BER, if applicable

- Schedule of works to be carried out
- Outline of materials and finishes (which should align with the level of specification set out in the *Employer's Requirements for Detail Design of Quality Housing*
- Planning details, if applicable
- Details of engagement with LA conservation officer, if applicable
- A firm all-in cost for the properties
- A timeframe and programme for the completion of the project

If the proposal passed Stage 2, Limerick City and County Council will engage a Quantity Surveyor to agree costs.

An 'Expressions of Interest' Briefing Document is available from the Housing Directorate of Limerick City and County Council or can be requested by email at turnkey@limerick.ie

Submissions must be received no later than **5pm on Friday 27th November 2026.**



Niamh O'Brien | Staff Officer
Housing Strategy and Mixed-Tenure Partnership Unit
Limerick City and County Council