

A row of modern, two-story white houses with dark grey roofs and brick accents. The houses are numbered 10, 11, and 12. A silver car is parked in front of house 11. A stone wall runs along the front of the houses. The sky is blue with white clouds.

# SOCIAL HOUSING PPP PROGRAMME

IRELAND



***BTY is the trusted connection between investment objectives and real estate and infrastructure development.***

Established in 1978, we have supported the world's leading developers, owners and financial institutions to help safeguard their real estate and infrastructure investments, deliver projects efficiently, and manage risk proactively.

Our professionals are construction and project finance experts who are leaders in their markets and trusted advisors to our clients. Well positioned in growing economies across Europe and North America, we bring a combination of quality and commitment that has enabled us to build productive and trusted working relationships with long-term clients across all sectors.

***Award-winning services for Real Estate, Infrastructure and Energy assets.***



**SILVER AWARD  
TECHNICAL ADVISOR OF THE YEAR**

*Partnership Awards, 2020*



**SILVER AWARD  
TECHNICAL ADVISOR OF THE YEAR**

*P3 Awards, 2017*



**GOLD AWARD  
TECHNICAL ADVISOR OF THE YEAR**

*P3 Awards, 2019*



**TECHNICAL ADVISOR  
OF THE YEAR, AMERICAS**

*IJ Global Awards, 2017*

# Social Housing PPP Programme – Ireland

1,500 housing units through 3 project Bundles

Bundle One – 6 Sites – Construction/Operations


Bundle Two – 8 Sites – Construction/Operations

Bundle Three – 6 Sites – Pre-Procurement

## Quick Facts

- Availability based PPP model
- 25-year operating period post construction
- Housing units returned to local authorities after 25 years in prime condition
- National geographic spread
- Mix of houses, duplexes and apartments



A background image showing a close-up of a wooden table covered with various documents, including a circular diagram with colored segments, and several colorful sticky notes (yellow, pink, green). A person's hand is visible, pointing at one of the documents.

## Pre-Procurement and Preparation

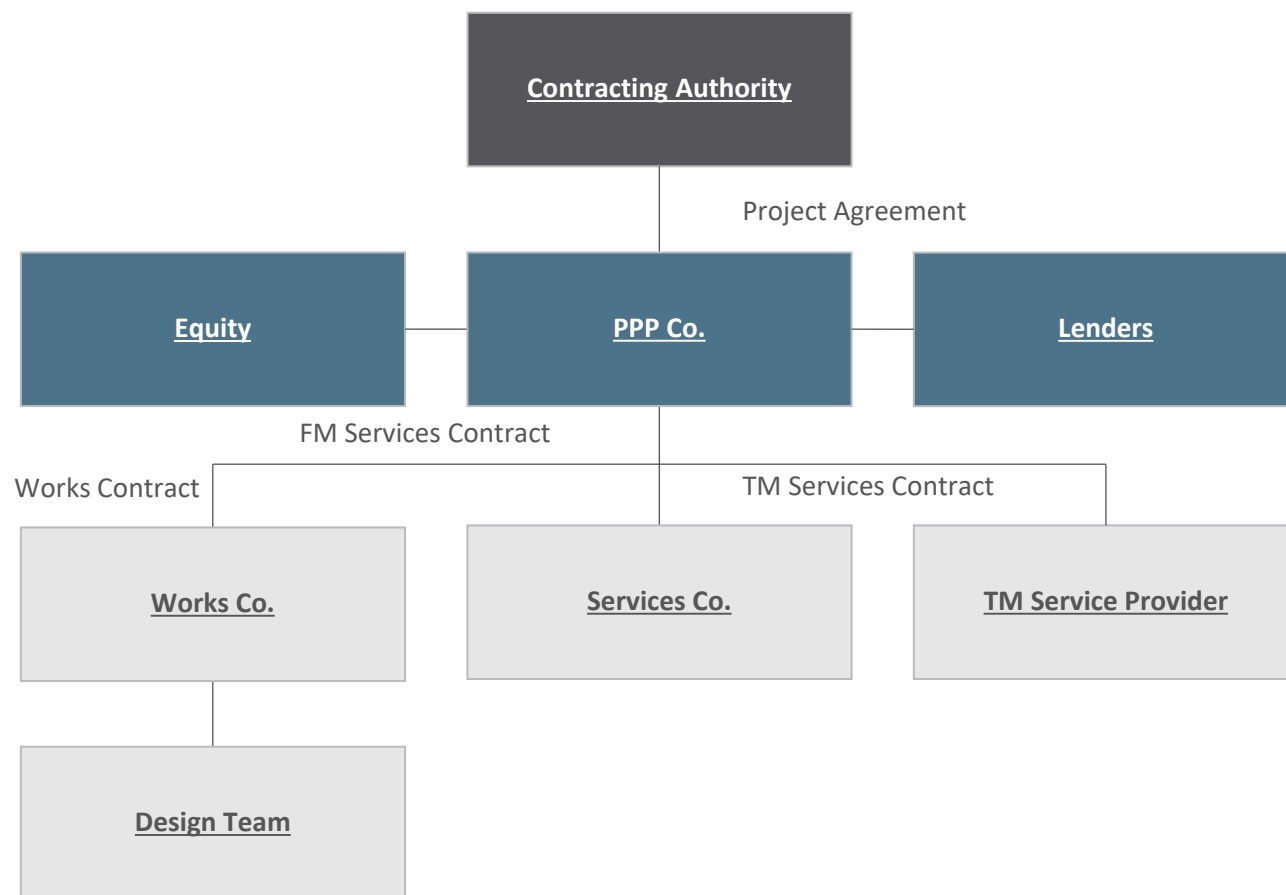
- Bundled Sites
  - ✓ Increase project size to encourage interest from international equity
- Geographic Spread
  - ✓ Efficiencies in minimising spread of sites, but not a pre-requisite. Bundle Two sites are spread nationally
- Pipeline
  - ✓ 3 bundles of projects in the current pipeline
  - ✓ Promotes bidding interest
- Well Prepared Sites
  - ✓ Planning permission granted
  - ✓ Site investigations completed
  - ✓ Good Site access and local utility connections

# Risk Sharing – Public / Private Responsibilities

RISK	Authority	PPP Co.
Planning	✓	
Provision of Land	✓	
Tenant Nominations	✓	
Design and Construction		✓
Operations, Maintenance & Lifecycle		✓
Tenancy Management		✓

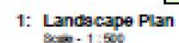


# Consortium Organisation





### 3D View 02 - Towards Public Open Space & MUGA



# Design and Construction



# Construction Methods

## Multiple Construction Methodologies Employed

- Traditional block build
- Timber Frame Housing
- Insulated concrete formwork (ICF)
- Precast concrete panels (Apartment blocks)

## Factors in Choice

- Aggressive timelines warranted benefits of Off-Site Construction
- Timber Frame Housing was manufactured off site
  - Shortens construction duration
  - Achieve better quality with factory setting
- ICF housing offers quick construction and excellent thermal and noise insulation properties
- Traditional block construction was utilised where location of site or housing typology such as duplexes lent itself to the flexibility of blockwork
- Apartment buildings constructed in pre-fabricated solid concrete panels





# Tenancy Management

## Social Housing Provision in Ireland – Context

- Social Housing is provided by local municipalities directly and through Approved Housing Bodies (AHBs).
- AHBs are independent, not-for-profit housing organisations.

## Applied to PPP Model

- Bidding consortia include an AHB to undertake the tenancy management obligations of the Project Agreement
- Management Co. acts as Agent on behalf of the Local Authorities in the management of Tenancy Agreements
- Obligations include rent collection from Tenants and Local Authority's duties as Landlord under the Tenancy Agreement to enable Tenants to have safe, secure and quiet enjoyment of their Dwellings
- Management Co. will appoint a Community Development Officer who will assist Tenants to develop a community organisation at each Social Housing Development



## Lessons Learned

- High emphasis on quality of build – these are homes
- Developments are designed with long term lifecycle in mind reflecting whole life value analysis – not lowest installation cost
- Dwellings are highly energy efficient – close to passive house equivalent
- Off-Site prefabrication methods offered substantial quality and time benefits at scale
- Standardise design across building programme to greatest extent possible
- Significant effort required in managing interface of construction and tenancing
- Early engagement with municipalities on tenant allocations
- Private consortium manages communications to future tenants via series of letters and interviews starting over 6 months ahead of construction completion
- Highly structured all party communications in the final months of construction, including weekly all-party calls to ensure construction issues are understood and informs tenancy management

