

JOINT VENTURE INITIATIVE TO STIMULATE HOUSING SUPPLY IN SOUTH DUBLIN

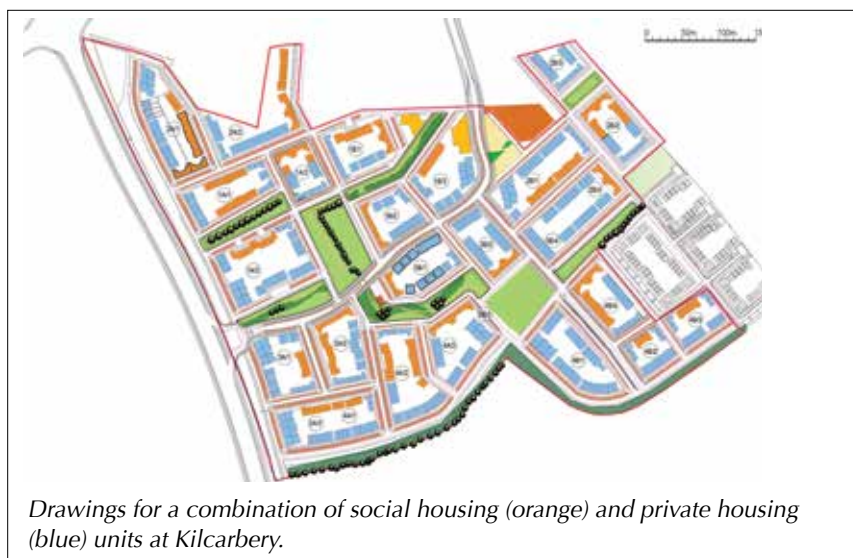
South Dublin County Council has now agreed on the joint venture development of 975 homes on 72 acres of council lands at Kilcarbery in Clondalkin, Dublin 22, following a detailed master planning and competitive tender process.

The mixed tenure development which will include 294 social housing units (30% of the development) is the first of its kind envisaged as part of the major urban sites initiative under “Rebuilding Ireland”.

Prior to tender, South Dublin County Council (SDCC) invested over six months and €500,000 on detailed advance studies including site investigations, archaeological investigations, ecology and environmental impact studies and traffic impact analysis.

This is part of what the council labels the “de-risking process” which gives potential joint venture partners confidence in the context of planning and associated risk analysis.

The architectural framework plan established an overall design strategy for the site to guide the development of detailed designs thereby ensuring compliance with National and Local Development plan standards.



Drawings for a combination of social housing (orange) and private housing (blue) units at Kilcarbery.

The tender process, which commenced in April 2017, involved the shortlisting of an initial nine submissions down to four who engaged with the Council in competitive dialogue before the successful tender was announced.

CONSORTIUM OF BUILDERS

The successful bid by Adwood Ltd is a consortium of established Dublin builders Adroit and Maplewood. Adwood Ltd will pay the council €38m and deliver 294 social housing units at competitive rates over four years.

In return for state support through the Local Infrastructure Housing Activation Fund (LIHAF) of €2m, the developer has also committed to delivering 50 units at prices discounted to the market.

The 681 private houses include a comprehensive range of three and four-bed houses as well as 272 one, two and three-bed apartments. The tender also includes an 847 sq. m. community building which will be handed over to South Dublin County Council.

As much of the master planning and pre-planning studies have been completed Adwood Ltd has committed to securing planning and being on site by early summer of 2019.



An artist's impression of the new Kilcarbery housing development in Clondalkin, Dublin 22.