

Handled with care

Lawyers who understand social & affordable housing

The shortage of social and affordable housing in Ireland and Northern Ireland remains top of the political agenda. Government initiatives and legislation have sought to address the situation, however, there is still a long way to go. Increased pressure due to the economic challenges brought about as a result of Covid-19 has further compounded the situation. It has become clear to stakeholders that collaboration between the private and public sector has a significant part to play in increasing delivery of much needed public housing and meeting stated Government objectives.

Increasingly, embedded structural constraints in the sector are coming under scrutiny given the impact these have on availability of much needed private capital to housing providers and the manner in which such capital can be deployed into the sector.

For entities involved in social housing development and investment, it is critical that they receive clear and strategic legal advice on all aspects of the development to overcome these well-publicised challenges.

Why Eversheds Sutherland?

At Eversheds Sutherland, we have a well-established reputation in the social housing sector across the island of Ireland. Our lawyers have been at the forefront of advising on major infrastructure developments occurring on the island for many years, working with housing associations/bodies, funders, private sector house builders, regeneration developers, land owners, contractors, local authorities

and social enterprises on all matters relating to social housing.

Notably, we are advising the National Development Finance Agency on its Social Housing PPP Programme, consisting of three PPP bundles with a combined value exceeding €600 million that will ultimately deliver 1,500 social housing units in the coming years.

As the only full-service global law firm on the island of Ireland, we bring together multi-disciplinary teams to advise various stakeholders on a range of issues, including:

- Construction
- Financing / funding structures
- Corporate structures
- Real estate / landlord & tenant
- Planning and environment
- Tax
- Public procurement
- PPP
- Regulatory funds
- Dispute resolution and litigation

Innovative and multi-jurisdictional

We are thought leaders in our field and part of an innovative global brand. Our lawyers work across Ireland, the UK and 30 other countries in this sector. We can call upon this wide expertise at any time, giving us an unparalleled opportunity to offer clients a seamless multi-jurisdictional offering and commercial insights.



Relevant experience in Ireland and Northern Ireland

- Acting as the legal adviser to the National Development Finance Agency, (as agent for the Department of Housing, Planning and Local Government, and Dublin City Council and Cork County Council as lead local authorities) on Ireland's first Social Housing Public Private Partnership (PPP) programme:
 - PPP Bundle 1 encompassed the financing, design, construction and maintenance of 6 social housing developments creating 534 new homes across 6 sites (financial close 2019).
 - PPP Bundle 2 involved the delivery of 465 social housing units across 8 sites (financial close 2019).
 - PPP Bundle 3 (commenced December 2022) will deliver 441 social housing units across 6 sites.
- Acting for the Land Development Agency on acquisition of sites for development of social housing.
- Acting for Irish pillar banks and non-bank lenders on all aspects of social/affordable housing projects and PRS schemes.
- Acting for developer on forward funded development and sale of a scheme of 210 units in Dublin to Respond.
- Acting for multiple developers on the forward sale of social housing schemes to Tuath and Cluid and Dun Laoghaire Rathdown County Council.
- Acting for developer on forward funded development and sale of multiple schemes to Respond including, 36 units in Wicklow, 48 unit in Tipperary and 96 units in Laois.
- Advised Housing Association in NI successful rebuttal of High Court procurement challenge to award of heating system repair contracts (valued in excess of £30m).
- Advised Irish Government on re-establishment of two government-led social housing schemes, Mortgage to Rent and Enhanced Leasing - two complex products to generate private equity in the provision of social housing in Ireland.
- Acting for a large social housing provider in NI on acquisition of sites and contentious contract matters.
- Advised the largest housing association in NI on the drafting of design and build development agreements used to procure numerous schemes with private developers across NI.
- Advised a major bank in NI on its term loan facility and related real estate due diligence and security requirements.
- Advised NI housing association on banking facilities with Ulster Bank to enable a large social housing project.
- Advised approved housing body on procurement of an innovative social housing project in Co. Donegal.
- Advised housing bodies and associations in Ireland and NI on numerous procurement processes for key contracts; also provided procurement training and advised on procurement policy and strategy.



What our clients say

"Their knowledge, their ability to transcribe such knowledge and to explain to the client the complications of complex clauses in simple terms for accurate decision making on what works and what doesn't work without compromising the deal."

Legal 500 EMEA

"The team has an ability to focus on the core issues of a transaction and offer potential solutions."

Chambers Europe

"They have a great understanding of the commercial risk and advise accordingly."

Chambers Europe

"They are very approachable, commercial, experienced and strong in negotiations. They are also very capable in international work."

Chambers Europe

"Excellent team, very diligent and professional and go above and beyond in their level of service and I could not talk highly enough of them."

Legal 500 EMEA

"Prompt service, professional and experienced advice, good diversity of professionals covering the various disciplines."

Legal 500 EMEA

"The team understands the clients' requirements quickly and highlights the relevant points, taking the time to walk through them."

Legal 500 UK

Key contacts

If you would like to discuss the ways in which we can support your business, please contact us.

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