

Handled with care

We understand social and 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 the pandemic 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 and affordable 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 ESG issues and 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 capital value of circa €300 million that will ultimately deliver 1,500 new homes 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
- Corporate structures
- Dispute resolution and litigation
- Financing / funding structures
- Planning and environment
- PPP
- Public procurement
- Real estate / landlord and tenant
- Regulatory funds
- Tax

Innovative and multi-jurisdictional

We are thought leaders in our field and part of an innovative global brand. Our lawyers work across the island of Ireland, the UK and 32 other countries in this sector. We can call upon this breadth of experience at any time, giving us 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) project worth €300 million
- Bundle 1 encompassed the financing, design, construction and maintenance of six social housing developments creating 534 new homes and apartments across six sites (financial close 2019)
- Bundle 2 involved the delivery of 465 social housing units across eight sites (financial close 2019)
- Bundle 3 (expected to commence shortly) will deliver 441 social housing units across six sites
- Advising Principal Global Real Estate on the acquisition of a portfolio of 55 residential units subject to the standard long term lease with various local authorities in Dublin
- Acting for developer on forward funded development and sale of scheme of 59 units in Dublin to Respond
- Acting for developer on forward sale of a residential scheme of 43 units in Dublin to Tuath
- Acting for developer on the forward sale of a residential scheme of 61 units to Dun Laoghaire Rathdown County Council
- Acting for developer on the forward sale of a residential scheme of 43 units in Laois to Cluid
- Acting for Irish pillar banks and non-bank lenders on all aspects of social/affordable housing projects and PRS schemes
- 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
- Representing 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 a NI housing association on banking facilities with Ulster Bank to enable for 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
- Advising on a range of multi-million pound design and build social housing schemes across Northern Ireland

What our clients say

Clients state that the lawyers are "approachable and responsive" and "the team has a solutions-focused approach."

Chambers Europe 2021

"Very strong & personalised client service. Ability to problem solve & generate creative solutions that assist both the client & the transaction. Strong attention to detail on the conveyancing completion basics at associate level."

Legal 500 Europe 2021

"Firstly they have years of experience in conveyancing and real estate – it becomes very obvious as one deals and engages with partners and staff. Their knowledge is wide-ranging, as evidenced by client portfolio."

Legal 500 Europe 2021

The firm "offer a very professional friendly calm and approachable service to us as clients."

Legal 500 UK 2021

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

Chambers Europe 2020

"Leaders in the real estate field in Dublin. Quality partners providing thorough due diligence and good commercial advice."

Legal 500 Europe 2020

"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 Europe 2020



Key contacts

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

If you are in Ireland, please contact:



Conall McLoughlin
*Partner, Construction
& Projects*

T: +353 1 6644 270
ConallMcLoughlin@
eversheds-sutherland.ie



Peter Curran
Partner, Public Procurement

T: +353 1 6644 990
PeterCurran@
eversheds-sutherland.ie



Mark Varian
*Partner, Head of Construction
& Projects*

T: +353 1 6644 341
MarkVarian@
eversheds-sutherland.ie



Terry O'Malley
Partner, Real Estate

T: +353 1 6644 281
TerryOMalley@
eversheds-sutherland.ie



Piaras Power
*Partner, Head of Banking &
Finance*

T: +353 1 6644 216
PiarasPower@
eversheds-sutherland.ie



Darragh Blake
Partner, Banking & Finance

T: +353 1 6644 213
DarraghBlake@
eversheds-sutherland.ie



Pamela O'Neill
*Partner, Head of Dispute
Resolution & Litigation*

T: +353 1 6644 241
PamelaONeill@
eversheds-sutherland.ie



Marie O'Riordan
Partner, Real Estate

T: +353 1 6644 914
MarieORiordan@
eversheds-sutherland.ie



Cian MacGinley
Partner, Real Estate

T: +353 1 6644 346
CianMacGinley@
eversheds-sutherland.ie



Tim Kiely
Partner, Tax

T: +353 1 6644 290
TimKiely@
eversheds-sutherland.ie



Nina Campbell
*Associate, Construction
& Projects*

T: +353 1 6644 339
NinaCampbell@
eversheds-sutherland.ie

If you are in Northern Ireland, please contact:



Gareth Planck
Partner, Real Estate

T: +44 28 95262060
GarethPlanck@
eversheds-sutherland.ie



Damian McElholm
*Senior Associate, Banking &
Finance*

T: +44 28 95262063
DamianMcElholm
@eversheds-sutherland.ie

Disclaimer

The information is for guidance purposes only and should not be regarded as a substitute for taking legal advice. Please refer to the full terms and conditions on our website.

Data protection and privacy statement

Your information will be held by Eversheds Sutherland. For details on how we use your personal information, please see our Data Protection and Privacy Policy.