



A PARTNERSHIP GUIDE FOR HOUSING PROVIDERS



FROM
NORTH & EAST
HOUSING
ASSOCIATION



North & East
Housing Association

Building & Supporting Communities

Contents

About NEHA	1
Why Developers Work With NEHA	2
What We Do	3
What We Are Looking For	4
Delivery Models	5
Turnkey Delivery Process	6
Proposal Initial Assessment Criteria	7
Development Priorities & Themes	8
Case Studies	9
MMC & Innovation	16

ABOUT NEHA

1993

The year NEHA was established

13

Local Authority areas across the North, East and Midlands of Ireland where NEHA has a delivery and management presence

950

Homes managed by NEHA

28

Professionals in our team supporting delivery across social, cost rental and mixed tenure housing models

4

Development Team Complement

150

Prospective homes in pipeline in 2026

500

Current Strategic Plan homes delivery target 2025 - 2028



- 1 Bayview Gardens, Drogheda, Co Louth
- 2 67 Market Street, Cootehill, Co Cavan
- 3 Oakvale Way, Stradbally, Co Laois
- 4 Market Square View, Arva, Co Cavan

WHY DEVELOPERS WORK WITH NEHA

NEHA provides a funded, structured and reliable pathway for housing delivery. Development team capacity and policy alignment create real opportunities for developer partnerships.

- ✓ Clear approvals pathway
- ✓ Strong local authority relationships
- ✓ Proven funding structures (CALF, CAS, HFA, other pillar lenders)
- ✓ Efficient appraisal and due diligence process
- ✓ Repeat delivery partnerships
- ✓ Balanced risk appetite
- ✓ Borrowing capacity and lender diversity



5 Oakvale Way, Stradbally, Co Laois

6 67 Market Street, Cootehill, Co Cavan

7 Duleek, Co Meath



WHAT WE DO

- Turnkey delivery
- Employer-led construction
- Forward-funded development (mandated)
- Cost rental development (mandated)
- Regeneration and adaptive reuse
- MMC delivery
- Town centre, brownfield and greenfield development

8 Flax Mill Lane, Drogheda, Co Louth



WHAT WE ARE LOOKING FOR

NEHA provides a funded, structured and reliable pathway for housing delivery. The following output objectives should be considered.

- ✓ Schemes with planning permission
- ✓ Appropriately zoned or land rezoning capacity for residential development
- ✓ Turnkey or forward-funded opportunities
- ✓ Brownfield, greenfield and town centre sites
- ✓ MMC-led projects beneficial
- ✓ General need accommodation typology
- ✓ Older persons and rightsizing housing
- ✓ Universally designed (UD) or UD+ accommodation
- ✓ Mixed tenure developments
- ✓ Schemes aligned with Local Authority Housing Delivery Action Plan (location, scale, accommodation typology, tenure mix)
- ✓ Output Schemes supported by Government's Delivering Homes, Building Communities Plan, and Programme for Government supply initiatives



- 9 67 Market Street, Cootehill, Co Cavan
- 10 Oakvale Way, Stradbally, Co Laois
- 11 Flax Mill Lane, Drogheda, Co Louth
- 12 67 Market Street, Cootehill, Co Cavan

DELIVERY MODELS

1

Turnkey Delivery

A streamlined developer-led forward sale model that supports efficient delivery.



2

Forward-Funded Development

Earlier Engagement on forward contract basis with increased stake holding on design, quality, funding structures and programme delivery outputs.



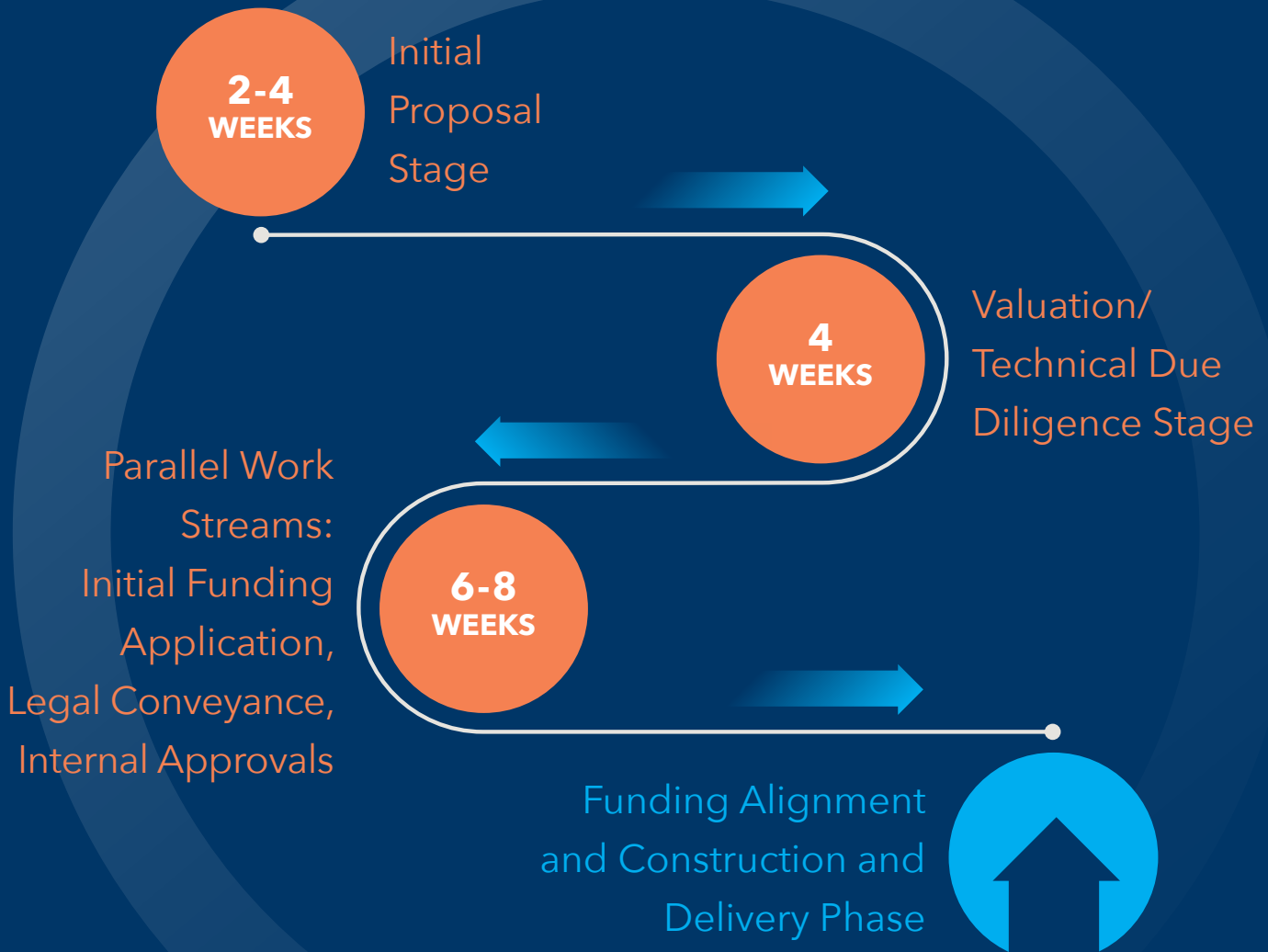
3

Employer-Led Construction

NEHA-led procurement under the Public Works Contract, with full design and delivery oversight.



TURNKEY DELIVERY PROCESS



Each stage includes technical, financial and risk appraisal, supported by structured governance and funder requirements. Indicative timeframes subject to scheme scale and funding model. Designed to provide efficiencies and minimise delays at each stage.

PROPOSAL INITIAL ASSESSMENT CRITERIA

Proposals are assessed against the following criteria at initial review.

- Located within NEHA's operational area
- Supported by the relevant Local Authority
- Technically fit for purpose
- Value for money apparent
- Output type has capacity to align with funding and delivery requirements
- Clear programme timelines
- Aligned with Housing Delivery Action Plan

13 Bayview Gardens, Drogheda, Co Louth

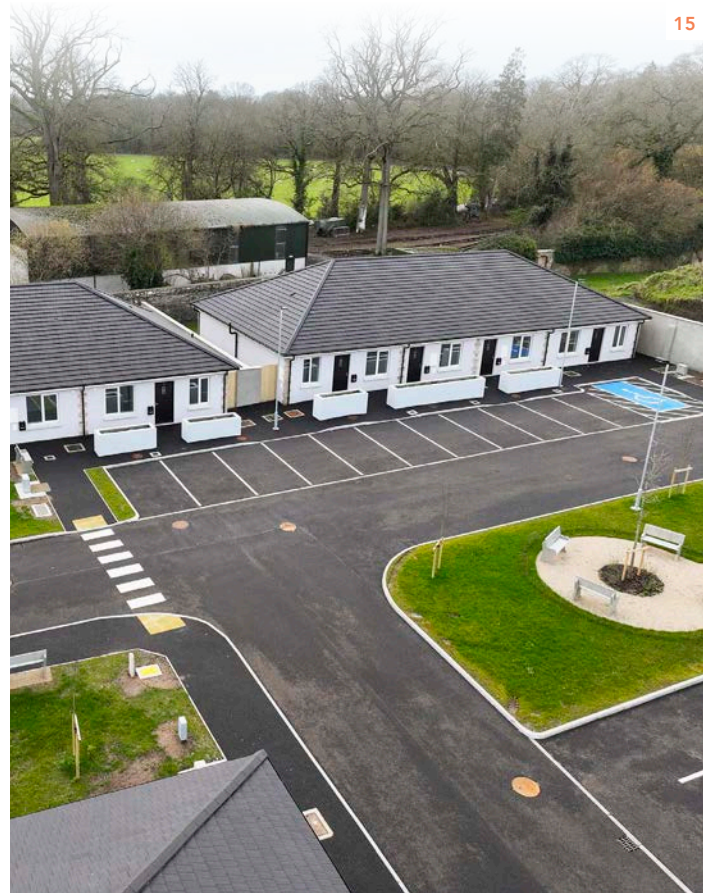


DEVELOPMENT PRIORITIES & THEMES

- ✓ MMC and sustainability innovation
- ✓ Universal Design and UD+ integration - where achievable
- ✓ A-rated energy performance
- ✓ Town Centre Living and compact growth
- ✓ Reuse of protected structures
- ✓ Older persons and rightsizing developments
- ✓ Strategic scaling and forward funding models

14 Flax Mill Lane, Drogheda, Co Louth

15 Oakvale Way, Stradbally, Co Laois



CASE STUDY

Ard Cul Seana, Coolshannagh, Co Monaghan



10 homes

A greenfield residential development delivering A-rated, high specification family homes near Monaghan Town, providing a balanced mix of terrace, semi detached and detached houses.

Outcome: Greenfield site developed into energy efficient, accessible homes with shared amenity space and sustainable heating solutions.



CASE STUDY

Bayview Gardens, Drogheda



58 homes



Winner of Social Housing Development of the year 2026 at The National Property Awards

A regeneration scheme combining new build and adaptive reuse, delivering A-rated homes with solar PV.

Outcome: Large scale regeneration delivering A-rated homes through mixed new build and reuse.





CASE STUDY

Market Square View, Arva



4 homes

Conversion of a former bank into modern apartments while retaining its historic character.

Outcome: Town centre bank conversion delivering modern apartments with retained heritage.



CASE STUDY



67 Market Street, Cootehill



9 homes

Refurbishment and new-build maisonettes delivered on a heritage site within the town centre.

Outcome: Heritage town centre site delivering refurbished and new build homes.





CASE STUDY

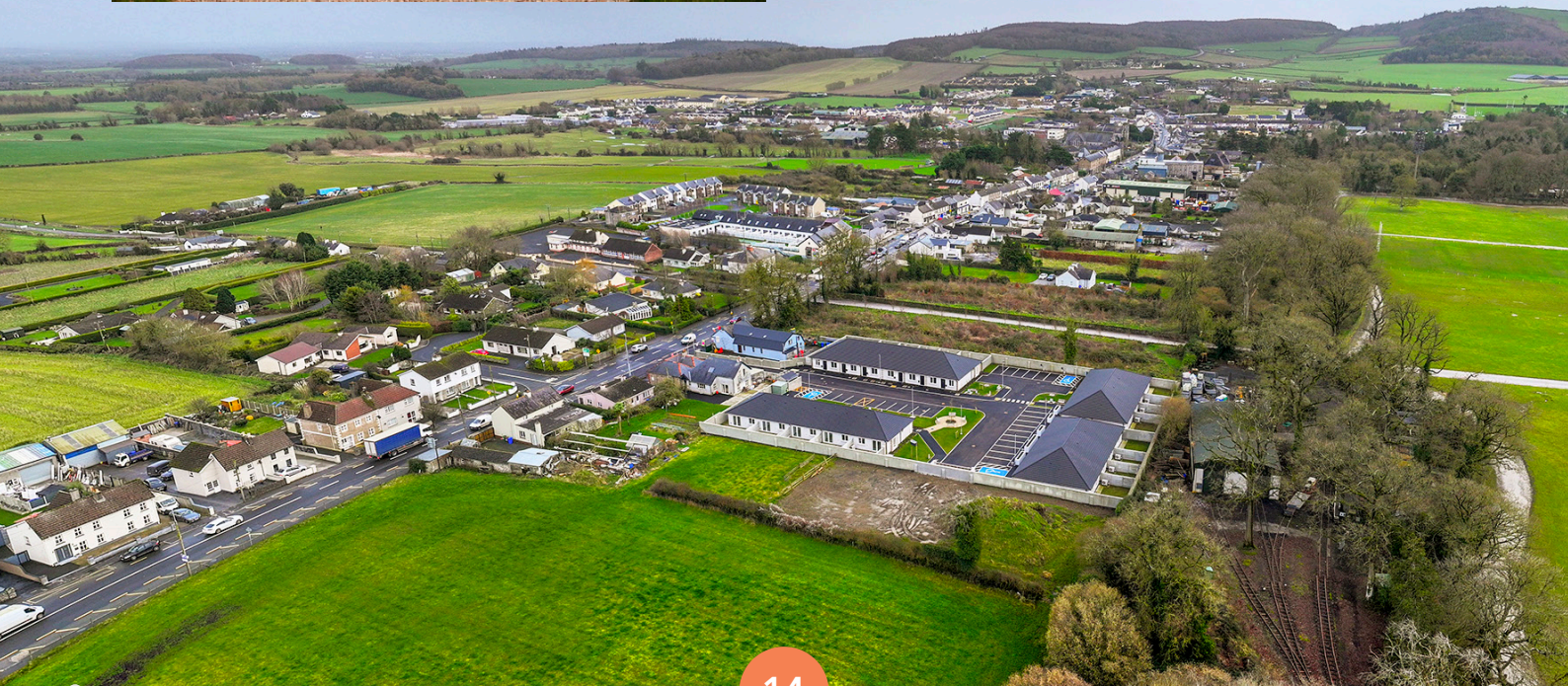
Oakvale Way, Stradbally



19 homes

An age-friendly development of single-storey homes supporting independent living in Co. Laois.

Outcome: Single storey age friendly homes supporting independent community living.



PART V AND ENHANCED PART V

A-rated homes delivered and managed under Part V of the Planning and Development Acts in partnership with local authority and housing partners.

CASE STUDY

Tandy's Lane, Lucan, Dublin



A Part V residential development delivering 15 A-rated 2, 3 and 4 bedroom houses, completed in 2024 and finished to modern standards.



Glenamuck Manor, South Dublin



Delivery of 28 A-rated family homes comprising 14 Part V and 14 Enhanced Part V units within a large-scale residential development in a strategic suburban location.

Outcome: Mixed tenure A-rated housing provision



MMC & INNOVATION

NEHA is advancing multiple schemes using Modern Methods of Construction, including light gauge steel and timber-frame Passive House approaches.

These methods support faster delivery, improved energy performance and predictable construction programmes. These approaches support programme certainty, predictable costs, repeatable delivery and scalable delivery across multiple sites.



- 16 Fire Station Development, Castleblayney, Co Monaghan
- 17 Marian House, Ballbrigan, Co Dublin

Policy Context

NEHA aligns with the Government's *Delivering Homes, Building Communities Plan, Programme for Government* supply initiatives, *Local Authority Housing Delivery Action Plans*, mixed tenure accommodation provision and MMC targets.

Schemes consistent with these priorities are well placed for progression through funding and approval structures.

Scheme	Developer/Housing Provider
Bayview Gardens Drogheda	Urbanlife
67 Market Street Cootehill	Galetech Sustainable Living
Oakvale Way Stradbally	Zilic Developments Ltd
Market Square Arva	Galetech Sustainable Living
Duleek Co Meath	Zilic Developments Ltd
Flaxmill Lane Drogheda	Zilic Developments Ltd
Ard Cul Seana Monaghan	Bright Square Property Ltd
Tandy's Lane Lucan	Evara
Glenamuck Manor	Dwyer Nolan
Old Fire Station Castleblaney	North & East Housing Association CLG/ Monaghan Co Co
Marian House Balbriggan	North & East Housing Association CLG

Get In Touch

Pat Costelloe

Development Manager
p.costelloe@neha.ie
087 096 5574

Thomas King

Senior Development Officer
t.king@neha.ie
086 107 2330

David O'Neill

Development Officer
d.oneill@neha.ie
087 162 0549

Stephen Miller

Senior Development Officer (Construction)
s.miller@neha.ie
087 445 1793

General enquiries:

development@neha.ie

Early engagement is encouraged where proposals align with NEHA delivery models.

Submit an Expression of Interest at: northandeast.ie/eoi

Or contact our development team to discuss opportunities: development@neha.ie



First Floor,
Cobalt House One
Blanchardstown Corporate Park 1
D15 EDT4

www.northandeast.ie