

FAQ – Urban Regeneration and Development Fund

Please note: If you are experiencing issues with the Application Form, please re-download the form at www.npf.ie/urdf. If the issues persist, please contact the URDF team.

- 1. Is there a maximum fee under the Fund regarding technical assistance costs that may be required?***

There is no maximum fee specified.

- 2. Must a project require €10m minimum in project funding and also demonstrate that the completed project will (potentially?) generate €10m+ in new development/economic activity also?***

If a project seeks €10m in funding, it must demonstrate at least 100%, i.e. €10m worth of, leveraged investment.

- 3. It is stated that bids must be valued at a minimum of €2m for the delivery and/or further development of innovative and transformation urban regeneration projects. Can you advise how this requirement would be met in relation to a specific project query where the Category A element would be less than €2m but there would also be Category B elements and the overall project cost would be €35m?***

Overall bid proposals must be valued at least €2m. A proposal for a particular Town may include more than one project element. In relation to the specific project query, it may be appropriate to make two separate applications, i.e. one under each category and cross-referenced.

It would be essential to ensure clarity as to which elements relate to either category A or to category B. In such a case, the Category A proposal must be separately viable, otherwise the entire project will be considered under Category B.

- 4. Will the fund accommodate an application whereby the value of a project is well in excess of €2m but the Category B funding sought for 2019 is less than €2m?**

Yes.

- 5. What supporting documentation is required to substantiate the 100% (euro for euro) leveraging of committed wider private sector investment (i.e. development) arising from fund expenditure?**

While it is a matter for the bidder to provide the best available evidence based on the nature of the proposal, this may include, for example, a firm letter of commitment, heads or terms of agreement, and/or secured investment. Particular attention is drawn to the sections of the application form that relate to outcomes, viability and deliverability. The Department will also utilise independent, expert advice to evaluate proposals as appropriate.

- 6. Is it acceptable to submit the information required under the application form in a separate format/document and to refer to Sections of same under the application form?**

An application form must be completed, but separate, supporting information may also be provided by the bidder.

- 7. Can you confirm that this fund also includes for the LIHAF?**

Yes. Existing LIHAF will projects continue, but the proposed additional, second call for LIHAF proposals has now been superseded by the significantly increased Urban and Rural Regeneration funds (URDF and RRDF) and the new Serviced Sites Fund (SSF). Local authorities can apply to the SSF to support delivery of both off- and on-site infrastructure to unlock local authority-owned lands in order to deliver affordable homes.

- 8. In the event that the land has already been purchased prior to the funding schemes being announced, can the land cost still be included as match funding? It is stated that land costs can be included as the 25% match funding.**

Yes.

- 9. Can you confirm the minimum value of a project under this Fund if an application concerns Category B (proposals that require further development)?**

There is no minimum value of a Category B bid funding proposal, provided it relates to an overall proposal or project that if realised would be worth at least €2m. Requirements for matched funding of at least 25% will apply to Category B Projects.

- 10. In circumstances where, for a metro area, the minimum bid is €10m, if there are a number of separate brownfield sites (in the same town) which individually may not meet the €10m but collectively will meet this criteria, can the sites be 'packaged' to constitute a single bid?**

Yes, provided there is a shared set of complementary objectives for the town and/or metro area as a whole.

- 11. The generation and development of capital projects often straddles a number of years. In terms of URDF applications, for Category A or B, what is the time-frame applicable in relation to match-funding? Is there a particular date from which this spend can be counted?**

It is envisaged that match funding would be provided on an annualised basis from 2019.

- 12. Does the RRDF apply in the Metropolitan areas?**

The RRDF does not apply within the Metropolitan areas. There are other potential sources of funding for rural development projects in such areas.

13. In reference to the assessment criterion “Viability for the Proposal” on page 20 of the URDF application form, and the first part of that criterion (“Leveraged Investment”). Bids must demonstrate a likelihood to leverage significant further public and private sector investment. On the scoring this is worth 10% of overall marks and must demonstrate that the value of leveraged investment will be at least 100% of the bid.

We are considering applying to the URDF in respect of ‘X’ project and would welcome further information on the above criterion and in particular, whether it is pass or fail?

It is not possible to provide a definitive pass/fail response in the absence of a proposal, but this may be eligible, subject to a business case/financial appraisal that provides evidence of investment that would be leveraged as a result of such a project, as well as compliance with the other criteria set out on the application form, which include the need for a proposal to be strategic in nature and to add value in terms of leveraging other sources of funding.

14. Does the €10m minimum project size apply to the actually funding request or is it possible to outline a programme of projects that combined total €10m plus but each is at a different stage of development – some would constitute Category A and others are Category B proposals.

€10m relates to the value of the overall proposal. It is possible that individual project elements could be different and may be submitted as category A or Category B projects.

15. In respect of Category B projects is a separate application form required for each piece of technical assistance sought or can one application cover an entire project / programme?

Category B application forms must be completed for each proposal or project element and must include details of all technical assistance sought for that proposal or project element.

16. *Is it possible to apply for funding for technical assistance for work that is currently being done?*

While it is not possible to seek funding for technical work that has already been done, there may be scope to seek funding for the unmet balance of an ongoing contract, where a bid proposal is in compliance with the criteria set out on the application form.

17. *What is the extent of economic impact required for Category B projects?*

At minimum, Category B projects must provide evidence of economic impact in terms of outcomes (Section A7) and leverage of wider public and private investment (Section B5(ii)). While it is a matter for the bidder to provide the best available evidence based on the nature of the proposal, this may include, for example, a firm letter of commitment, heads or terms of agreement, and/or secured investment. Particular attention is drawn to the sections of the application form that relate to outcomes, viability and deliverability

18. *Is it possible to extend the closing date for receipt of applications?*

It is not possible to extend the closing date. In particular, Category B is intended to accommodate proposals that, on the closing date for receipt of applications, require further development. There will be a further call for proposals in 2019.

19. *For funding that would normally be applied for via Central Departments e.g. Capital funding for projects, is it envisaged that this will still be the process or is it required to submit an application under the URDF Scheme?*

Applications for capital funding may continue to be made to Government Departments, but it is also an option to make a joint application with a Government Department or Agency to the Urban Fund, where eligible.

20. *Where an authority may be working with another state body on pre-implementation of a large Urban Capital project should we continue to liaise or is it foreseen that we should apply under the URDF?*

It is a matter for a local authority and a state body to determine whether to make a joint application to the Urban Fund, for an eligible proposal.

21. *Is VAT an allowable cost under the Fund?*

Yes, VAT is an allowable cost.

22. *In relation to leveraged Co-Funding, and how the proposal will enable investment in urban development that might not otherwise occur in the timeframe - what consists of a committed private sector development to match the cost of the proposed project? What evidence is required of committed development?*

It is desirable that Category A proposals would either have planning approval or be in a formal planning process at the time of bid submission. However, it is recognised that this may not be possible.

It would therefore be acceptable for Category A bid proposals to be submitted on the basis of a realistic prospect of securing all necessary planning consents by 31st January 2019. While there may be limited flexibility for some proposals that remain in planning beyond that date, Category A status approval for 2019 cannot be guaranteed thereafter.

23. *It is possible to apply for a project that is part category A and Part B?*

It is possible to make two or more separate applications, i.e. under either category A or B and cross-referenced where necessary. It would be essential to ensure clarity as to which elements relate to either category A or to category B. In such a case, the Category A proposal must be separately viable, otherwise the entire project will be considered under Category B.

24. Can one submit a range of inter related regeneration projects to run over some years including short term and long term projects?

Yes, projects may run over some years.

25. Can a percentage of a URDF funding application be put towards ART and if so what percentage would that be?

No, it is not intended that this provision would operate on a percentage basis. While an element of an overall proposal may include some provision for art, this is subject to overall compliance with the criteria set out on the application form, which include the need for a proposal to be strategic in nature and to add value in terms of leveraging other sources of funding. The Fund is not intended to be a substitute for other funding streams, however.

26. Does the fund cover a project under which a body would purchase a site for a School or PLC College and a School/PLC college is built on this site?

The principal purpose of the URDF is not the provision of school sites, which is subject to a separate Department of Education and Skills programme. While an educational proposal may be considered, possibly as part of a joint bid that forms an element of an overall proposal, this would be subject to compliance with the criteria set out on the application form, which include the need for a proposal to be strategic in nature and to add value in terms of leveraging other sources of funding.

27. Is there any clarity on the definition of 'procurement ready' and 'advanced stage of design'?

'Procurement ready' is intended to mean a proposal that will conclude a procurement process in sufficient time to draw down expenditure in 2019. Alternatively, this may be programmed to enable draw-down in subsequent years.

An 'advanced stage of design' means a proposal that will conclude the detailed construction design stage in sufficient time to draw down expenditure in 2019 or where this can be programmed for subsequent years.

28. Can you confirm that in a submission to the value of 10 million, that the 25% match funding (2.5 million euro) may be solely in the form of land or a building?

Yes, subject to compliance with the other criteria set out on the application form.

29. Is there flexibility on the 25% match funding or is this a fixed requirement?

No, this is a fixed, minimum requirement.

30. With regard to the requirement to submit 10 hard copies of additional documentation, does this documentation need to be submitted by 12 noon on the 28th September?

No, as long as the soft copies are submitted by 12 noon on the 28th, it is acceptable for hard copies of additional documentation to be sent by post on the 28th September.