



**Affordable Housing**  
for Latvian specialists

# Investor day

**Public-Private Partnership Programme | Bundle 1**



Finanšu ministrija



Ekonomikas ministrija



Centrālā finanšu un  
līgumu aģentūra



European  
Investment Bank

09.06.2026



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# Technical Parameters

Any information included herein is subject to any amendment, ad on, variation or change of any nature, purpose, scale or scope. Nothing in this presentation constitutes any legally binding promise or guarantee on the part of the Republic of Latvia or any public partner (*with no exception or limitation including any municipality*).




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# OVERALL SCOPE OF PROJECT



 Preliminary estimates, subject to private partner design

## EXPECTED RESULTS

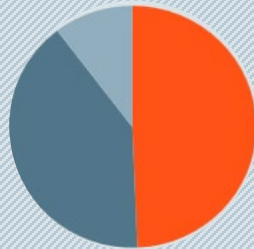
Municipality	Planned units	Estimated total living area (m <sup>2</sup> )	Total land area (m <sup>2</sup> )	Estimated setup
Rīga Ozolciema str.	288	11,836	23,086	5 buildings x 5 floors
Rīga Mežrozišu str.	270	11,111	21,748	4 buildings x 5 floors
Rīga Tīnūžu str.	174	7,178	12,142	2 buildings x 5 floors
Tukums	150	8,540	12,957	2 buildings x 5 floors
Jēkabpils	140	7,546	13,627	2 buildings x 5 floors
Daugavpils	120	7,812	14,160	2 buildings x 5 floors
Cēsis	100	5,818	21,539	3 buildings x 4 floors
Gulbene	48	2,886	5,615	1 building x 4 floors

# UNIT TYPES PER MUNICIPALITY

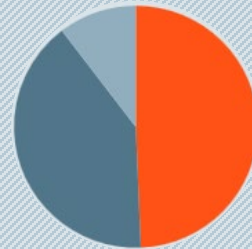
Rīga Tīnužu str.



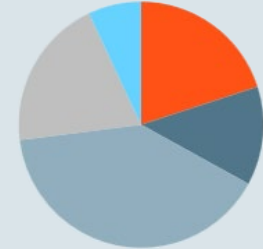
Rīga Ozolciema str.



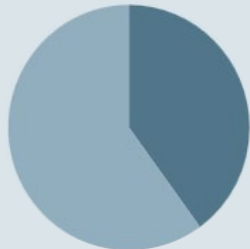
Rīga Mežrozīšu srt.



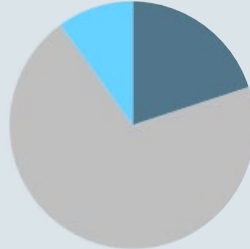
Tukums



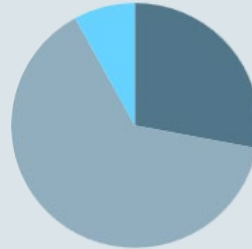
Jēkabpils



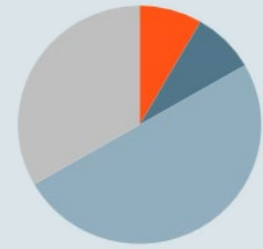
Daugavpils



Cēsis



Gulbene



Studio

1B/2P

2B/3P

2B/4P

3B/5P

# SITE SELECTION BASED ON TECHNICAL READINESS

Land plots size  
and location



Compliance with the  
local spatial plans



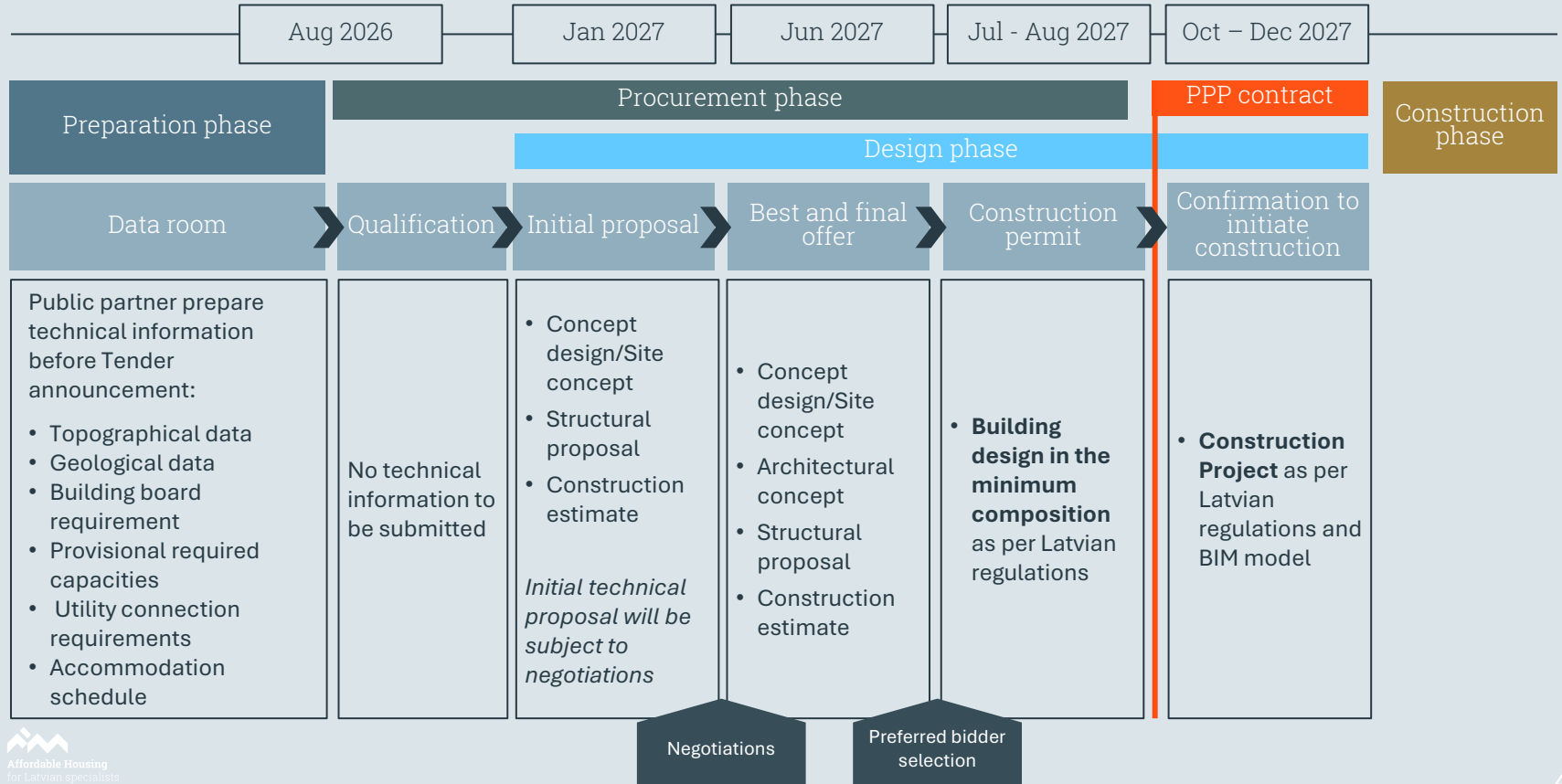
Access to utilities  
infrastructure



Engineering  
surveys



















































# PROCUREMENT, DESIGN AND PERMITTING



# DATA ROOM STATUS

 Available
  In Progress

Location	Topographical survey	Geotechnical survey	Building Board reference	Expected required capacities	Utility connection requirements	Accommodation schedule with min requirements
Tinūžu str. (no No.), Rīga						
Ozolciema str. 82, Rīga						
Mežrozišu str. 39, 41, 45, Rīga						
Smilšu 54, Tukums						
Builders 3B, Jēkabpils						
Nometņu str 103, Daugavpils						
Festival str.45, Cēsis						
Malienas 2, Gulbene						

# SCHEDULE OF ACCOMMODATION FOR EACH LOCATION

General requirements	
Energy target	NZEB
Apartment % with min. 10% area above min criteria	10%
Min. net to gross ratio range per building	72%
Average glass to solid ratio in façade min:	30%
Number of apartments to one core	5 - 12
Min. floor to ceiling in living spaces	2,70m
Disabled apartments on first floor per core	1
Basement	No
Space for trolleys	Yes
Safe space requirements	No
Number of elevators per stairs, per core	1

Location specific
Total units
Site density
Min. green space
Max intensity
Max. floors
Preferred number of floors
Landscape m <sup>2</sup> per apartment
Playground m <sup>2</sup> per apartment
Car parking per apartments
Disabled car parking requirements per core
Car parking for visitors
Bike parking per apartment
Covered bike parking or inside parked
Preferred number of cores

# MAINTENANCE

## Regular maintenance

### Regular facilities management

- **Maintain** common areas, building fabric, engineering systems and external areas
- **Cleaning and upkeep** of common parts; site safety management
- **Seasonal works** including grass trimming, snow and ice management

### Reactive maintenance

- **24/7 helpdesk** or fault reporting system
- **Categorized response times** for emergency, urgent and routine defects
- **Emergency response** for leaks, electrical, heating and fire failures

## Periodic maintenance

### Planned preventive maintenance

- **Annual preventive plan** covering MEP systems, lifts, fire safety, roofs, facades, windows, doors, drainage and landscaping

### Lifecycle maintenance and replacement

- Rolling **5-year lifecycle plan**
- **Proactive replacement** of components before failure
- **Coordination** with availability and handback residual life standards

# ADMINISTRATION

## Asset information and BIM

- **Asset register**, as-built docs, O&M manuals and warranties
- **BIM / digital asset data** updated throughout the contract

## Reporting

- **Monthly performance** reports on availability and defects
- Covers **response times**, completed works, tenant complaints and statutory checks

## Inspections and audits

- **Regular inspections** by private partner; public partner audit rights
- **Independent inspections** and documented corrective action plans

## Performance deductions

- **Deductions** for unavailable units, non-functioning systems or late response, repeated defects, failed statutory checks or incomplete records

# HANDBACK REQUIREMENTS



## ASSET CONDITION

- Assets must be **defect-free**, safe, and fully operational
- Must meet **performance standards and availability criteria**
- All defects from pre-handback surveys rectified before expiry or **funded via retention, reserve or security**
- Assets compliant with **legal, fire safety, accessibility and energy performance requirements** at handback



## RESIDUAL LIFE COMPLIANCE

- Key systems must meet agreed **minimum residual life thresholds**, defined by asset category in the Project Agreement, planned lifecycle replacements completed **before handback**
- Replacement works aligned with the **final 5-year lifecycle plan**



## DOCUMENTATION & HANDOVER

- Full as-built **documentation, updated BIM model, O&M manuals and warranties** transferred to the Authority
- **Maintenance history**, statutory inspection records and asset register included in handover package



## INSPECTIONS & VERIFICATION

- **Independent** technical surveys at defined intervals
- Final handback inspection conducted at **contract expiry**

# ANNEX

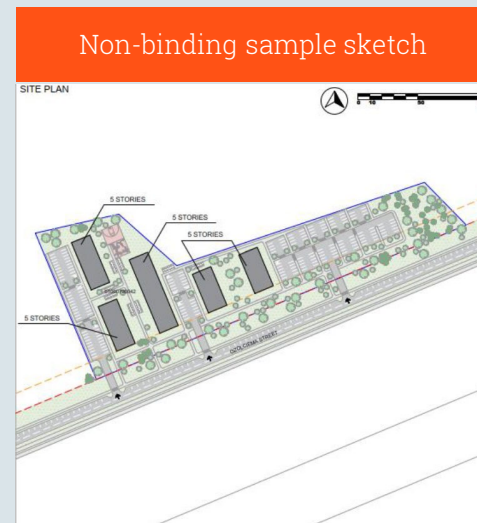
# RIGA MUNICIPALITY | TĪNŪŽU IELĀ

Parameter	Details
<b>Plot Area</b>	12,142.2 m <sup>2</sup>
<b>Building Density and Green Area</b>	Building intensity <160%; minimum green space ≥40%; 5 m <sup>2</sup> landscape and 0.5 m <sup>2</sup> playground per apartment
<b>Building Height</b>	Maximum 6 floors; preferred 4-5 floors; basement not allowed
<b>Parking and Access</b>	0.7 car spaces per apartment; 1 disabled space per core; 1 emergency space per 2 cores; 1 bicycle space per apartment with 90% covered or indoors
<b>Special Planning</b>	NZEB target; minimum 2.7 m clear height in living spaces; at least 25% dual-aspect apartments; minimum 72% net-to-gross; at least 30% façade glazing; 5-12 apartments per core; 1 lift per core; 1 accessible apartment on first floor per core; stroller storage required, no shelter requirement
<b>Development Capacity (Indicative)</b>	174 apartments: 86 studios (50%); 70x1B/2P (40%); 18x2B/3P (10%); 0% 2B/4P; 0% 3B/5P



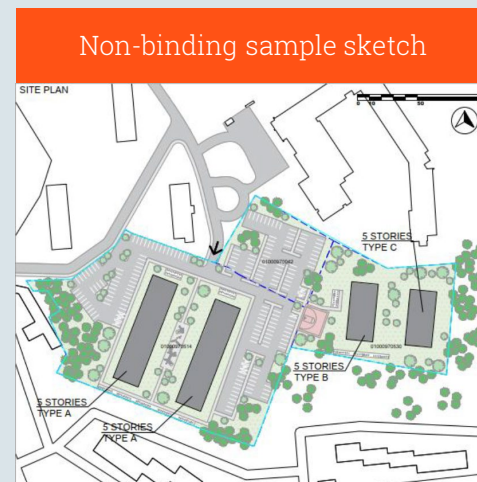
# RIGA MUNICIPALITY | OZOLCIEMA IELA

Parameter	Details
<b>Plot Area</b>	21,748.8 m <sup>2</sup>
<b>Building Density and Green Area</b>	Building intensity <220%; minimum green space >40%; 5 m <sup>2</sup> landscape and 0.5 m <sup>2</sup> playground per apartment
<b>Building Height</b>	Maximum 6 floors; preferred 4-5 floors; basement not allowed
<b>Parking and Access</b>	0.7 car spaces per apartment; 1 disabled space per core; 1 emergency space per 2 cores; 1 bicycle space per apartment with 90% covered or indoors
<b>Special Planning</b>	NZEB; minimum 2.7 m clear height in living spaces; minimum 25% dual-aspect; minimum 72% net-to-gross; minimum 30% façade glazing; 5-12 apartments per core; 1 elevator per core; 1 accessible apartment on first floor per core; stroller space required, no shelter requirement
<b>Development Capacity (Indicative)</b>	288 apartments: 144 studios (50%); 116 1B/2P (40%); 28x2B/3P (10%); 0% 2B/4P; 0% 3B/5P



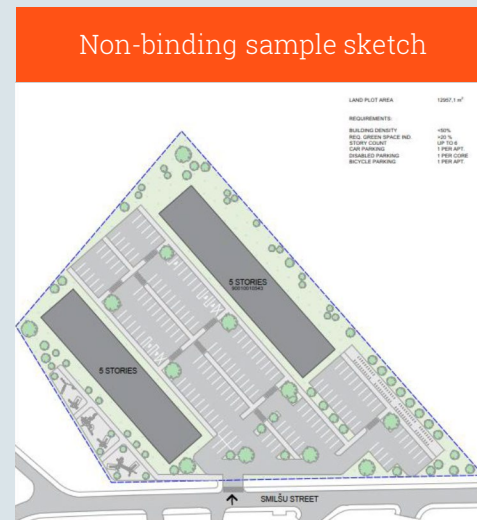
# RIGA MUNICIPALITY | MEŽROZĪŠU IELĀ

Parameter	Details
<b>Plot Area</b>	23,086.4 m <sup>2</sup>
<b>Building Density and Green Area</b>	Building intensity <220%; minimum green space ≥40%; 5 m <sup>2</sup> landscape and 0.5 m <sup>2</sup> playground per apartment
<b>Building Height</b>	Maximum 6 floors; preferred 4-5 floors; basement not allowed
<b>Parking and Access</b>	0.7 car spaces per apartment; 1 disabled space per core; 1 emergency space per 2 cores; 1 bicycle space per apartment with 90% covered or indoors
<b>Special Planning</b>	NZEB; minimum 2.7 m clear height in living spaces; minimum 25% dual-aspect apartments; minimum 72% net-to-gross; minimum 30% façade glazing; 5-12 apartments per core; 1 lift per core; 1 accessible apartment on first floor per core; stroller space required, shelter not required
<b>Development Capacity (Indicative)</b>	270 apartments: 135 studios (50%); 108x1B/2P (40%); 27x2B/3P (10%); 0% 2B/4P; 0% 3B/5P



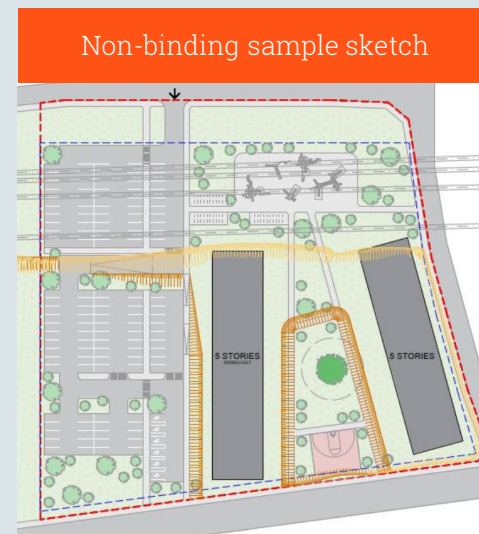
# TUKUMS MUNICIPALITY

Parameter	Details
<b>Plot Area</b>	12,957.1 m <sup>2</sup>
<b>Building Density and Green Area</b>	Site density 50%; building density <50%; minimum green space >20%
<b>Building Height</b>	Up to 6 floors; preferred 4-5 floors; no basement
<b>Parking and Access</b>	1 car and 1 bicycle space per apartment; 1 disabled parking per core
<b>Special Planning</b>	NZEB energy target; accessibility, dual-aspect and façade glazing rules; 5-12 apartments per core; minimum 72% net-to-gross; minimum 30% façade glazing; 1 elevator per core; 1 accessible apartment on first floor per core; stroller space required, shelter not required
<b>Development Capacity (Indicative)</b>	150 apartments: 30 studios (20%); 20x1B/2P (13%); 60x2B/3P (40%); 30x2B/4P (20%); 10x3B/5P (7%)



# DAUGAVPILS MUNICIPALITY

Parameter	Details
<b>Plot Area</b>	14,160.5 m <sup>2</sup>
<b>Building Density and Green Area</b>	Building intensity: up to 250% Green Area at least 35% of the site; 10 m <sup>2</sup> landscaped area per apartment
<b>Building Height</b>	Up to 12 floors; preferred 9 floors; no basement
<b>Parking and Access</b>	1-1.5 car spaces per apartment plus 10% visitor spaces; 5% disabled spaces; bicycle parking required (incl. covered/indoor); vehicle entrance from Nometņu iela
<b>Special Planning</b>	NZEB standard; min 2.7 m clear height; dual-aspect ≥25% of flats; façade glazing ≥30%; 72% min net-to-gross; accessibility standards per core; 1 lift per core; 1 accessible apartment on first floor per core; stroller space required, shelter not required
<b>Development Capacity (Indicative)</b>	120 apartments: 0% studios; 24×1B/2P (20%); 84×2B/3P (70%); 0% 2B/4P; 12×3B/5P (10%)



# JĒKABPILS MUNICIPALITY

Parameter	Details
<b>Plot Area</b>	13,627.6 m <sup>2</sup>
<b>Building Density and Green Area</b>	Green Area at least 40% of the site; building intensity up to 130%
<b>Building Height</b>	Maximum 5 floors; preferred 4-5 floors; no basement
<b>Parking and Access</b>	1 car space per apartment; 10% visitor car spaces; 1 disabled space per core; 1 bicycle space per apartment (90% covered/indoor)
<b>Special Planning</b>	NZEB target; minimum 2.7 m clear height in living spaces; dual-aspect apartments ≥25%; façade glazing ≥30%; net-to-gross ≥72%; 1 accessible apartment on first floor per core; 5-12 apartments per core with 1 elevator each
<b>Development Capacity (Indicative)</b>	140 apartments: 0% studio; 56x1B/2P (40%); 84x2B/3P (60%); 0% 2B/4P; 0% 3B/5P



# CĒSU MUNICIPALITY

Parameter	Details
<b>Plot Area</b>	21,539.6 m <sup>2</sup>
<b>Building Density and Green Area</b>	Site density up to 40%; building density <40%; building intensity <180%; required green space indicator >40%
<b>Building Height</b>	Up to 7 floors; preferred 3-4 floors; no basement; min. 2.7 m clear height in living spaces
<b>Parking and Access</b>	1.5 car spaces per apartment; 5% of all parking spaces for disabled users plus at least 1 disabled space per core; 1.5 bicycle spaces per apartment, 100% covered or indoors; vehicle access from surrounding streets
<b>Special Planning</b>	NZEB energy target; min. dual-aspect apartments 25%; min. net-to-gross 72%; façade glazing ≥30%; 5-12 apartments per core; 1 elevator per core; 1 accessible apartment on first floor per core; playground 1.15 m <sup>2</sup> per apartment
<b>Development Capacity (Indicative)</b>	100 apartments: 0% studios, 28×1B/2P (28%), 64×2B/3P (64%), 0% 2B/4P, 8×3B/5P (8%)



# GULBENES MUNICIPALITY

Parameter	Details
<b>Plot Area</b>	5,615.6 m <sup>2</sup>
<b>Building Density and Green Area</b>	Site density 40%; building density <40%
<b>Building Height</b>	Maximum 5 floors; preferred 4-5 floors; no basement
<b>Parking and Access</b>	1 car space per apartment; 1 disabled parking space per core; 1 bicycle space per apartment (100% covered/indoors)
<b>Special Planning</b>	NZEB target; ≥25% dual-aspect apartments; minimum net-to-gross 72%; façade glazing ≥30%; 5-12 apartments per core; 1 elevator per core; 1 accessible apartment on first floor per core; preferred 3 cores; no basement; shelter not required
<b>Development Capacity (Indicative)</b>	48 units: 4 studios (8%), 4×1B/2P (8%), 24×2B/3P (50%), 16×2B/4P (33%), 0×3B/5P

## Non-binding sample sketch



Information contained in this presentation may assist any interested third party to commence preparation for the prospective procurement to select the most appropriate private partner for the implementation of this public – private partnership project for designing, building, financing, maintenance and hand-back of affordable housing in six municipalities. However, this information is of informative character only and shall in no case be relied upon by any third party. Any information included herein is subject to any amendment, ad on, variation or change of any nature, purpose, scale or scope. Nothing in this presentation constitutes any legally binding promise or guarantee on the part of the Republic of Latvia or any public partner (with no exception or limitation including any municipality).

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