

Market Research Request (Property Availability)

The Foundation for Social Welfare Services (FSWS) is requesting market information for leasing a larger operational headquarters to support the current and growing needs of the Foundation.

Given the scale of operations and the nature of the services provided, it is recommended that any prospective property be assessed against a comprehensive set of operational, logistical, and strategic criteria rather than relying solely on rental cost.

The key considerations should include:

- **Office Space Requirements**

- Approximately **a minimum of 3,000 square metres** of usable office space **on one site** in the first instance,
- Capacity to accommodate current staff complement and future organisational growth,
- Thus, **should you have a single site which can offer up to approximately 10,000 square metres** of office space ***it would be considered as well,***
- Flexible floor layouts incorporating open-plan workspaces, management offices, meeting rooms, training facilities, staff welfare areas, and records storage.

- **Location**

- Centrally located and easily accessible from all regions of Malta. The preferred localities, in no order of preference, are:
 - Birkirkara (Swatar and Iklin By-pass)
 - Gżira
 - Ħamrun
 - Marsa
 - Mrieħel Central Business District
 - Msida

- Pieta'
 - Qormi
 - Santa Venera
- Good connectivity to public transport networks.
- **Parking Facilities**
 - Adequate staff and visitor parking.
 - Ideally between **a minimum of 100 and 150 parking spaces** to cater for operational requirements.
 - Provision for minimum of 3 electric vehicle charging infrastructure O
- **Public-Facing Services**
 - Suitable reception and waiting areas capable of handling significant daily footfall.
 - Dedicated interview and consultation rooms that ensure privacy and confidentiality.
 - Appropriate facilities for vulnerable persons and families accessing services.
- **Accessibility**
 - Full compliance with accessibility standards.
 - Barrier-free access, lifts, accessible sanitary facilities, and inclusive wayfinding systems.
- **Security**
 - Controlled access systems.
 - CCTV coverage and visitor management facilities.
 - Secure interview rooms, panic alarm systems where required, and appropriate safeguarding measures for staff and clients.
- **Information Technology Infrastructure**
 - High-capacity fibre connectivity.
 - Business continuity and disaster recovery provisions.
 - Secure server and data room facilities with sufficient power and cooling capacity.

- **Building Services**

- Modern HVAC systems.
- Energy-efficient lighting and building management systems.
- Backup power generation and uninterrupted power supply capabilities.

- **Sustainability**

- Preference for energy-efficient buildings and environmentally sustainable facilities.
- Consideration of recognised environmental certifications and reduced operational costs.

We are, thus, currently exploring potential premises that meet the above requirements for lease for a period of three (3) years di fermo and two (2) years di rispetto. ***Should you have a site which fits the above requirements and is available for outright sale we would also consider it very seriously. In this context, even a building which meets the above criteria and is at an advanced state of construction and would be completed within the next 12 to 18 months would be considered.***

We would, therefore, appreciate it if you could advise whether you have any site available that meets, or is similar to, the specifications outlined above.

Should any suitable properties be available, we would be grateful if you could provide:

- A description and location of the site;
- The total area and key specifications;
- Availability and anticipated commencement date;
- Lease and / or sale terms and conditions;
- Any costs involved, including rental rates, service charges, maintenance fees, and any other applicable expenses.

We would appreciate receiving any relevant information or property particulars at your earliest convenience. However, should I not hear from you by **Tuesday, September 1, 2026** EOB, it will be understood that you have no such property available at the moment.

Anyone with this information is to send their information
to: stephen.c.vella@gov.mt and steven-james.borg@gov.mt by EOB of **Tuesday,
September 1, 2026.**