

Dún Laoghaire-Rathdown County Council

Report indicating the Programme of Capital Projects proposed 2022 – 2024

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1. Introduction

1.1 Section 135 of the Local Government Act 2001 requires that:

- (1) Before the start of each local financial year the Chief Executive shall prepare and submit to the elected Council a report indicating the programme of capital projects proposed by the local authority for the forthcoming and the following two local financial years having regard to the availability of resources.
- (2) A report prepared under subsection (1) may be considered at the local authority budget meeting or at such other meeting as the elected council may by resolution decide.
- (3) In considering the question of the resources likely to be available to it a local authority shall so consider-
 - a) On the basis of a realistic and prudent assessment of the position, and
 - b) On the basis of the information available to it at the time and having regard to the measures proposed by the local authority to raise funding itself.

1.2. **Basis for the selection of Capital projects being progressed**

The origins of most capital projects are linked to the objectives of the County Development Plan adopted by the Members and the related Development Contribution Schemes (DCSs) adopted in accordance with S48 and S49 of the Local Government Planning & Development Act 2000 (as amended) to provide some of the funding required to deliver the capital projects to achieve the development plan objectives.

Each Development Contribution Scheme includes a listing of the capital projects to be funded/part funded from the development contributions payable under the terms of that scheme. Occasionally, an opportunity may arise enabling a new project to be progressed ahead of existing projects. Where such a scenario arises, the Members will be informed accordingly. Otherwise the Development Contribution Schemes adopted by the Members forms the basis for the selection of capital projects being progressed by the Council.

A small number of projects, not included in the development contribution schemes, may have independent sources of funding such as grants, DLR capital income or other 3rd party funding and are progressed on that basis. These projects are identified as 'non DCS' throughout this report.

Social Housing developments are delivered under the Rebuilding Ireland Programme and are also included as a separate category in this report. These projects are funded

through a combination of Local Property Tax income - assigned centrally to fund housing capital projects - and exchequer grants.

The final category of projects in this report relate to the works required to bring Dún Laoghaire Harbour infrastructure to taking in charge standard. There is currently very limited financial capacity to progress these projects.

1.3. Other reserved functions associated with the delivery of capital infrastructure and amenities.

In addition to adopting the Development Plan and Development Contribution Schemes Members approve individual projects under Part VIII of the P&D Act 2000 and borrowing proposals to fund infrastructure, where appropriate, are also approved by the Members in accordance with Section 106 of the Local Government Act 2001.

1.4. Timeline for delivering capital projects.

The rationale for the selection of individual capital projects is set out above. The timeline for progressing individual projects varies having regard to a variety of factors including:

- **Availability of funding**

Capital projects included in the approved Development Contribution Schemes are funded to varying degrees from development contributions. Some may also require exchequer or other 3rd party funds and almost all have a match funding requirement from the Council's own Capital resources.

Contractually committed countywide projects have the first call on available funds and the entire funding required to complete each project is ring-fenced when the contract is awarded and projects eligible for grant or other 3rd party funds are usually progressed ahead of those with a greater own funding requirement.

Full funding is currently available and has been ring fenced for countywide capital projects in the contractually committed and not committed categories.

- **Complexity and scale of the project:**

The delivery of larger more complex projects usually span several years.

- **Planning requirements:**

Planning requirements for Capital Projects must be fully adhered to - generally in the form of Part VIII and increasingly in the requirement to screen for EIA, AA and other statutory planning and environmental reports. This process regularly

impacts on the progression of the associated projects as some may have to be submitted to Bord Pleanála and are therefore subject to different timelines to other projects and Part VIII.

- **Legal and legislative requirements:**

Resolution of legal issues such as covenants, titles, rights of way, leases, licenses etc. can also delay projects as they can take time to resolve.

- **Public Spending Code:**

Capital projects are subject to the requirements of DPER's Public Spending Code and from a governance perspective there is an obligation on public bodies to ensure they are fully compliant with all statutory and regulatory requirements which may also result in some delays in the delivery of capital projects.

Individual capital projects are progressed as issues such as those outlined above are resolved.

1.5. Categorisation of capital projects:

This report categorises projects according to their primary funding source under the following headings:

- Countywide Projects under Contract (funding available) – S48 DCS 2016-2020
- Countywide Projects progressing to Contract (funding available)– S48 DCS 2016-2020.
- Countywide pipeline Projects (Full funding not currently available) -S48 DCS 2016-2020.
- Cherrywood Planning Scheme projects –DCS 2017 - 2020
- Glenamuck District Roads Scheme – amended S49 DCS 2018.
- Sandyford Urban Framework Plan projects - S48 DCS 2016-2020.
- Social Housing - LPT and exchequer funded.
- Social, Affordable, Cost Rental Housing Scheme - Shanganagh Housing project.
- Dún Laoghaire Harbour – funding not available.

The delivery of many capital projects spans several financial years. The capital programme is a rolling programme and includes numerous projects at various stages of progression and implementation. Many of these projects are of strategic importance to

the County in terms of the positive social and economic impact their delivery will bring to the County as envisaged in the Development Plan.

1.6 Funding available

Projects in the capital programme are funded from a combination of development contributions, grants, loans, DLRs capital funds on hand or 3rd party contributions.

1.6.1 Development Contributions

Development contributions collected are applied to projects listed in the appendices of the associated Development Contribution Schemes and for projects within the associated Class. This means that countywide Class 1 contributions will only be used in respect of countywide parks, libraries, sports and community projects while Countywide Class 2 contributions will be allocated in respect of countywide transportation projects.

1.6.2 DLR capital funds on hand

Very few projects are funded entirely from development contributions and almost all have a match funding requirement. DLR must therefore ensure it has adequate capital funds on hand to match fund development contributions to enable countywide projects to be delivered.

1.7 Summary of capital expenditure proposed 2022 – 2024

The following table is a summary of the total projected capital expenditure under the various categories in the period 2022–2024:

Scheme	Projected Project Cost	Projected Expenditure to 31.12.2021	Projected Expenditure 2022-24	Projected Post 2024 Expenditure
Projects Under Contract (Funding Available)	168,599,300	26,699,240	141,862,938	37,123
Projects Not Currently in Contract (Funding Available)	169,948,100	6,597,920	122,429,921	40,920,259
Pipeline Projects* - (Funding Not Currently Available)	21,300,000	828,000	19,972,000	500,000
Glenamuck District & Environs	75,350,000	35,500,000	39,210,000	640,000
Sandyford Urban Framework Plan (SUIP)	26,860,000	169,800	23,313,000	3,377,200
Cherrywood SDZ Common Infrastructure - dlr Delivered	109,581,820	19,024,456	86,837,414	3,719,950
Housing Schemes	78,080,127	6,305,684	70,070,618	1,703,815
Shanganagh Housing Proposal	119,053,000	15,752,945	89,992,307	13,307,748
Harbour Schemes	36,818,300	550,000	1,291,000	34,977,300
Projected Expenditure Total - dlr Delivered Projects	€805,590,647	€111,428,045	€594,979,198	€99,183,395

* Projects will be progressed as the required funding, planning and legal issues are resolved.

Cherrywood SDZ Common Infrastructure - Land Owner Delivered Projects	€112,654,345
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1.8 Governance arrangements in relation to the Capital Programme:

The Council is delivering a very ambitious capital programme of projects as envisaged in the County Development Plan and the related Development Contribution Schemes. Public bodies delivering capital programmes are subject to a high degree of accountability and governance. Failure to comply with statutory and regulatory requirements would expose the Council to both financial and reputational damage. To mitigate against this risk a Project Governance Board was established to provide a consistency of approach across the organisation with increased focus on achieving maximum value for money in line with the Public Spending Code published by the Department of Public Expenditure and Reform. Governance procedures provide a framework for project management and monitoring project progress across the organisation.

Project managers are required to take ownership and to actively manage their projects to ensure maximum value is leveraged from the capital funds available. The individual stages of each capital project are approved and assigned a budget to ensure no project goes beyond scope, that tenders represent best value and that appropriate project management systems are in place.

The purpose of establishing the Project Governance Board and the associated controls was to ensure that projects are delivered as far as possible on time and within budget and that all necessary governance requirements are adhered to.

1.9 Conditions associated with the progression of the Capital Programme.

The programme of capital projects as outlined in this report will be progressed subject to meeting the following conditions:

1. The full funding required to complete each project is in place and ring-fenced before any individual project commences to ensure that the Council is not exposed to an unacceptable level of financial risk,
2. The cost of projects comes in at or below the budget approved by the Project Governance Board,
3. Projected income including development contributions, grants and other third-party funding is realised.
4. A minimum cash balance of €30m will always be retained by the Council and
5. The required sanction is obtained from the Minister for borrowing requirements.

Countywide Contractually Committed Project - DCS 2016 – 2020

2.1. Background:

The Dún Laoghaire-Rathdown Development Contribution Scheme (DCS) 2016 – 2020 was adopted by the Council on 14th December 2015 in accordance with Section 48 of the Planning and Development Act 2000 (as amended). The Scheme provides for the payment of development contributions to fund **Countywide** Infrastructural projects **and** for an additional Contribution payable in relation to developments in the Sandyford Urban Framework Plan area (SUFP).

The category of projects that are included in this section of the report are listed under the Countywide heading in Appendix II in the Scheme and are now contractually committed.

The Contributions for Countywide Infrastructural projects are broken down into the following **three classes** of Public Infrastructure Development:

- Class 1: Community and Parks facilities and amenities
- Class 2: Roads Infrastructure and facilities
- Class 3 Surface Water Infrastructure

Countywide levies collected are assigned to fund projects in the relevant class listed under the Countywide heading in Appendix II of the scheme.

A small number of additional projects not included in the Scheme with alternative sources of funding are also included and identified in the Schedule of projects below as non DCS.

Contractually committed projects have first call on available funds - both development contributions and Council's capital funds on-hand and the entire funding required to complete each project is ring-fenced when the contract is awarded. Adequate funds are available to meet contractual arrangements and complete all projects in this category.

2.2. Funding strategy - Contractually committed projects

S48 countywide development levies are the main source of funding for the contractually committed countywide projects. Other funding sources include capital funds on hand, exchequer grants and third-party income.

The following table outlines the funding strategy for contractually committed projects. As can be seen from this table the total project costs associated with these projects amounts to €168,599,300 of which it is projected €141,900,000 will be incurred 2022-2024.

Contractually Committed Projects – Funding Strategy 2022 to Completion

Projected Project Cost	Expenditure 2022 to Completion	INCOME 2022 to Completion					Total Income 2022 to Completion
		S48 Community & Parks DC's	S48 Transport DC's	S48 Surface Water DC's	dlr Capital Funds on Hand	Grants incl URDF	
€	€	€	€	€	€	€	€
168,599,300	141,900,061	37,505,820	22,017,473	26,600	8,729,080	73,621,088	141,900,061

2.3. Risk and risk mitigation:

As outlined earlier contractually committed projects have first call on available funds and the entire funding required to complete each project is ring-fenced when the contract is awarded. This minimises the financial risk associated with this category of projects. Also, governance processes in place further reduces the financial risks associated with these projects.

Some of these projects are partly funded from grants and any delay in receipt of the grant income would have adverse impact on cash flow. The likelihood of this happening is low but if it did occur the risk would be mitigated by delaying the progression of other projects which are not contractually committed.

2.4. Schedule of contractually committed projects

The following schedule sets out the list of projects currently under contract including project costs and funding sources.

2.4 SCHEDULE OF PROJECTS UNDER CONTRACT (FUNDING AVAILABLE)

Updated Status	No.	Project Title	Project Detail	Project Status	Area Committee
	Class 1 Community & Parks Development Contribution Funded Schemes				
	19002	Dún Laoghaire Baths	Works at Dún Laoghaire Baths including studio space for artists, an art gallery, a café and public toilet facilities	Construction/ On site	DL
	19005	Hudson Road Park	The proposed development consists of a sports pavilion, pitches, ball stop netting, paths, seating, boules, play and outdoor exercise equipment, sensory garden, landscaping and boundary treatment.	Construction/ On site	DL
	19006	Killiney Hill Accessible Entrance	Accessible path at Victorian Gates entrance beside tea rooms to Park.	Tender	DL
	19008	Pavement Improvement Programme (Parks)	Programme of footpath construction and renewal in Parks and open spaces.	Construction/ On site	DL&D
	19009	Samuel Beckett Civic Campus Phase 2 (including Fitout)	Swimming Pool / Sports Hall Complex.	Detailed design/Pre-tender	D
	19055.1	Rosemont School Pitches and Car Park	Upgrade existing pitch for multi-use	Construction/ On site	D
	19010	Shanganagh Castle Preliminary Works	Works on securing structure and Castle grounds and future use.	Multiple Projects	DL
	Class 2 Roads Infrastructure Development Contribution Funded Schemes				
	19011	Cherrywood SDZ area - Assessment of Strategic Road Network Performance	Assessment of road network performance at set intervals in conjunction with TII and the NTA.	Construction/ On site	DL
	19012	DMURS Minor Junctions etc.	Add value to Roads Programme by application of Design Manual for Urban Roads and Streets (DMURS) which is mandatory. These funds are for installing cycle lanes/cycle paths or slipways on existing roads and not for major road works.	Multiple Projects	DL&D
	19016	Project Feasibility Studies I&CC	Feasibility reports /LAP studies etc. required to inform future development.	Multiple Projects	DL&D
	19017	Road Reconstruction Multi Annual Funding (aka Road & Footpath Improvement)	County wide improvement works to roads and footpaths	Multiple Projects	DL&D
	19018	Safety - Accident Investigations Prevention & 30kph Zones	Accident Investigation and Prevention (AIP) Programme, also Active Travel at schools advancement.	Multiple Projects	DL&D
Moved from NC to C	19028	Blackglenn Road / Harold's Grange Road Improvement Scheme	Phase 1 - Blackglenn Road	Construction/ On site	D
	19041	Stillorgan Village Movement Framework Plan (Phase 3-4) - Village Core (Section 1 & 2)	Development of a Master Plan and realisation of infrastructural measures as well as public realm improvement. This project will be carried out in 4 phases and this is for Phase 3	Preliminary design	D
	Class 3 Water Infrastructure Development Contribution Funded Schemes				
	19043.3	Screen Camera Installation (1-4)	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Construction/ On site	DL&D
	Non Development Contribution Funded Schemes				
	19015	N11 Junctions Upgrades	Allocation to further develop and implement junction upgrading on the N11 Stillorgan Road, as identified in the N11 Junctions Safety Review. Some works on hold until BusConnects works are completed	Multiple Projects	DL&D
	19024	Active Travel – Expansion of Walking & Cycling Infrastructure	Traffic Improvement Schemes (Walking & Cycling) includes the NTA Sustainable Transport Measures. 100% funded from NTA.	Multiple Projects	DL&D
Moved from NC to C	19043.6	Monkstown Flood Risk Assessment	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Preliminary design	DL
	19044	Bray Landfill Coastal Defence	Coastal Protection options for the cliffs at the old landfill North of Bray.	Construction/ On site	DL
	19057	Dun Laoghaire Carnegie Library	Roof refurbishment and future use.	Construction/ On site	DL

3. Countywide Projects not Contractually Committed – Pre contract - DCS 2016–2020

3.1. Background:

Projects in this category are also mainly funded through development contributions levied in accordance with the Dún Laoghaire-Rathdown Development Contribution Scheme (DCS) 2016 – 2020 and are included in Appendix II in that scheme.

The projects in this category are being progressed through various project stages from feasibility to pre – tender towards contract.

A small number of additional projects with alternative sources of funding are also being progressed – they are flagged as Non DCS projects.

The required funding for projects in this category is currently available and has been ring-fenced to enable the projects to be delivered. As planning, legal and regulatory requirements are resolved contracts will be awarded.

3.2. Funding strategy:

These projects will be funded through a combination of S48 (countywide) development contributions, DLR’s capital funds on hand, exchequer and third-party funding. Any shortfall in any of the assumed income streams will result in delays to the associated project pending the identification of alternative funds.

The following table outlines the funding strategy for this category of projects. As can be seen from this table the total project costs associated with these projects amounts to €169,948,100 of which it is projected €163,350,200 will be incurred 2022 – 2024.

Pre-contract projects Not Contractually Committed (Funding available) - Funding Strategy 2021 To Completion

Projected Project Cost €	Expenditure 2022 to Completion €	INCOME 2022 to Completion						Total Income 2022 to Completion €
		S48 Community & Parks DC's €	S48 Transport DC's €	S48 Surface Water DC's €	dlr Capital Funds on Hand €	Grants incl LIHAF & URDF €	Other 3rd Party €	
169,948,100	163,350,180	15,309,970	53,875,108	254,694	10,565,519	74,069,890	9,275,000	163,350,180

3.3. Risk and mitigation of risk:

As outlined in the funding strategy above these projects will be funded from a mix of development contributions, DLR capital receipts, exchequer and third-party funding. The required funding from the various streams will be ring-fenced in full when contracts are awarded.

Any reduction in the projected level of grant funding after a project becomes contractually committed would have an adverse impact on cash flow. The likelihood of this happening is low, but should it occur the risk would be mitigated by delaying the progression of another project.

3.4. Schedule of pre contract projects

The following schedule outlines the list of capital projects being progressed but not currently contractually committed.

3.4 SCHEDULE OF PROJECTS NOT CURRENTLY IN CONTRACT (FUNDING AVAILABLE)

Updated Status	No	Project Title	Project Detail	Project Status	Area Committee
Class 1 Community & Parks Development Contribution Funded Schemes					
Pipeline to NC	19010.1	Shanganagh Castle Sports Facilities (previously 19066)	Redevelopment of an existing building to provide a community sports facility	Preliminary design	DL
	19026	Grass Pitch Refurbishment	Refurbishment of Grass Pitches	Multiple Projects	DL&D
	19027	Stillorgan Library	New public library in Stillorgan.	tender	D
	19052	Blackrock Park Masterplan - Phase 2	Priority projects arising from the Blackrock Park Masterplan	Preliminary design	DL
	19053	Cabinteely Park Projects	Cabinteely Park Priority Projects	feasibility	D
Pipeline to NC	19054	Corke Abbey Woodbrook Glen Improvements (also includes Corke Abbey Valley New Bridge Access)	Upgrade of small pedestrian bridge and installation of seating, wetlands attenuation works and deck platform for improved connectivity.	Detailed design/Pre-tender	DL
Pipeline to NC	19055	Woodbrook College Pitches	Construction of All Weather Pitch	Feasibility	DL
Pipeline to NC	19056	Dalkey Island (Upgrade Tower & Gun Battery)	Dalkey Island Action Plan 2014 - 2024, Action H4.1 - Conservation and repair of Martello Tower and Gun Battery to make safe and	Proposed/Pre feasibility	DL
	19060	Jamestown Park Projects	New paths, boundary planting, playground/adventure sports.	Feasibility	D
	19063	Marlay Park Masterplan	Priority projects arising from the Marlay Park Masterplan	Feasibility	D
	19064	Play Space Development (East)	Development of play spaces throughout the East of the county.	feasibility	DL
	19065	Play Space Development (West)	Development of play spaces throughout the West of the county.	Proposed/Pre feasibility	D
	19067	Shanganagh Park Masterplan Projects Phase 1	Progression of Masterplan Phase 1	Preliminary design	DL
	20098	Finsbury Park	New play space and entrance	Construction/ On site	D
Pipeline to NC	20115	Myrtle Square & Convent Lane Greening	Delivery of a new Civic Space and the upgrade of Convent Lane as envisaged in the Dun Laoghaire Urban Framework Plan	Detailed design/Pre-tender	DL
	21121	Mounttown Boxing Hall	Multi-use sports building	tender	DL
	21123	Fernhill Parks and Gardens - Phase 3	Playground, coffee shop, public toilets, additional paths, renewable energy infrastructure	Detailed design/Pre-tender	D
New	22131	Library & Community Buildings Programme of Works	Planned upgrade works to libraries and community buildings	Feasibility	DL&D
Class 2 Roads Infrastructure Development Contribution Funded Schemes					
New	19019.2	Shanganagh Road Interim Works - Phase 3	Phase 3 Interim Works	Proposed/Pre feasibility	DL
	19029	Blackrock (Main Street & Environs)	Enhancement of Public Realm as per Blackrock LAP.	Feasibility	DL
	19030	Blackrock Seafront Public Realm	Seafront Public Realm adjacent to proposed viewing platform.	Preliminary design	DL
	19032	Cherrywood - Kilternan Link Road & Priorsland Overbridge (previously project 19075)	A new road link over the M50 connecting Cherrywood to Carrickmines and Kilternan/Glenamuck catering for all road users	Preliminary design	DL
	19033	Feasibility Study for Cherrywood Capacity Enhancements to M50/N11/M11	Feasibility Study for Capacity Enhancements to M50/N11/M11 (Cherrywood Planning Scheme) in conjunction with TII and in consultation with the NTA	Feasibility	DL
	19034	Cherrywood to Shankill Greenway	Proposed 900m long Greenway which will provide a pedestrian & cycle link between Brides Glen Luas stop at Cherrywood and the N11 public transport corridor	Preliminary design	D
	19035	Glenamuck LAP associated works (exclusive of S.49 scheme) - Enniskerry Road/Glenamuck Road Junction Upgrade	Upgrading of the Enniskerry Road/Glenamuck Road Junction	Detailed design/Pre-tender	D
	19036	Greenways future projects	Network of greenways linking parks and open spaces.	Multiple Projects	DL&D
	19038	LIHAF - Woodbrook/Shanganagh - Access Road/Avenue	Road improvements to support housing development and access to a future proposed DART station	Detailed design/Pre-tender	DL
	19040	Rochestown Avenue (Interim Works)	Integration of roads and footpaths with redevelopment of National Rehabilitation Centre.	Preliminary design	DL
	19042.1	St Michael's Square & Environs	Redevelopment of open space at St Michael's Church, Dun Laoghaire	Planning (Part VIII)	DL
	20101	Hillcrest Road	Improvement Works	Preliminary design	D
	21116	Cherrywood Road Upgrade	To open up lands for housing and cycle links (to be costed)	Feasibility	DL&D
	21117	Stillorgan Village Movement Framework Plan (Phase 5-7) - Old Dublin Road, N11 Bus Stop Improvement & The Hill	Development of a Master Plan and realisation of infrastructural measures as well as public realm improvement. This project will be carried out in 7 phases and this is for Phase 5	Preliminary design	D
Class 3 Water Infrastructure Development Contribution Funded Schemes					
	19043.7	Dundrum Slang: M50 Jn 13 Environs Flood Storage/ Ballinteer Roundabout Enhanced Flood Storage	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Preliminary design	D
	19043.8	Carysfort Maretimo Stream - Dart Culvert Assessment (1)	Design and Construction of Dart culvert remedial measures	Feasibility	DL
	19043.9	Fernhill Park Flood Storage (1)	Joint project with the Parks Section to provide flood alleviation benefits	Feasibility	D
Non Development Contribution Funded Schemes					
	19043.4	Deansgrange Flood Relief Scheme (ECFRAM) Former name: Glenavon Park Flood Storage (Online Attenuation)	OPW Funded project to alleviate flood risk from the Deansgrange River. Project will incorporate climate change adaption measures.	Preliminary design	DL
	19043.5	Carrickmines/Shanganagh Flood Relief Scheme (ECFRAM)	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Preliminary design	DL&D

3.4 SCHEDULE OF PROJECTS NOT CURRENTLY IN CONTRACT (FUNDING AVAILABLE)

Updated Status					
	No	Project Title	Project Detail	Project Status	Area Committee
	19047	Park House (Commercial unit)	Commercial unit on ground floor	Detailed design/Pre-tender	DL
	19049	S2S (Boosterstown to Dún Laoghaire)	Sutton to Sandycove, 3 local authorities will be involved and the NTA	Feasibility	DL
	19050	Wetlands + Attenuation (East Area)	Wetlands and attenuation schemes in parks and open spaces including Loughlinstown linear park	Proposed/Pre feasibility	DL
	19051	Wetlands + Attenuation (West Area)	Wetlands and attenuation schemes in parks and open spaces including Cabinteely and Fernhill	Proposed/Pre feasibility	D
	20099	Multi Use Community facility development costs - Blake's site, Stillorgan	Community Sports Hall to be provided as part of the Blake's site land disposal to Cairn Homes	Preliminary design	D
	20100*	Running track & associated facilities - St. Thomas Estate	Multi-use building and running track	Detailed design/Pre-tender	D
	20114	Feasibility assessment to include planning/design of a proposed new National Watersports Centre, Dun Laoghaire Harbour - Stream 1	Feasibility assessment to include planning/design of a new National Watersports Centre, including new building, storage, boat slip/launching area and ancillary works	Feasibility	DL
	21122	Coliemore Harbour	Emergency repair works required following localised failure of bedrock beneath access path to southern pier. Proposed floating walkway and rock anchors to be installed throughout bedrock face.	Proposed/Pre feasibility	DL
New	22132	Dundrum URDF Masterplan and advance Public realm works	URDF Masterplan update and advance Public realm works	Feasibility	DL

* Project being facilitated by the Council & fully funded by external sources.

4. Countywide Pipeline Projects - DCS 2016 – 2020

4.1. Background

This is the final category of countywide projects listed under the Countywide heading in Appendix II in the Development Contribution Scheme 2016-2020.

The full funding has not yet been identified for a small number of these projects. Many of the projects also have outstanding planning, legal or regulatory issues that are being addressed as they proceed to pre-tender stage. The projects are mainly Class 1 Development Contribution Scheme projects such as parks, community, libraries and sports projects.

A number of projects included in the pipeline category last year have moved to the non-committed category this year. Development activity is currently strong in dlr and this is reflected in development contribution receipts. The remaining projects will also be progressed as full funding becomes available and other issues are resolved but a number of them are already in the early stages of progression.

Projects which are eligible for grant or other third-party funding are usually progressed ahead of those with a greater own funding requirement as this reduces the demand on DLR's depleting capital funds.

4.1.1 Sale of assets:

The disposal of assets, where appropriate, would increase the availability of capital receipts and would fast track the progression of these or other projects.

4.2. Funding strategy

It is intended that the pipeline projects will ultimately be funded from a combination of Section 48 (countywide) development contributions, grants, 3rd party income and DLR's own capital funds.

The following table outlines the proposed funding strategy for the FNA projects. The total project costs associated with this project category to completion is €20,472,000.

Pipeline Funding Not Available Projects - Funding Strategy 2022 To Completion

Projected Expenditure 2022 to Completion		Anticipated Income 2022 to Completion				Total Income 2022 to Completion
		S48 Community & Parks DC's	dlr Capital Funds Required	Grants Anticipated	Other 3rd Party Anticipated	
	€	€	€	€	€	€
Funding Strategy	20,472,000	7,927,750	9,494,250	1,250,000	1,800,000	20,472,000

4.3. Risk and mitigation of risk

In addition to the shortfall of some of the funding required to progress these pipeline projects planning, legal and/or other issues may also have to be resolved prior to the commencement of the projects.

The full funding required from development contributions and DLR capital funds must be available and ring-fenced prior to the commencement of individual projects.

Any reduction in the assumed grant or 3rd party income will delay the commencement of the associated project or another project under this heading pending the identification of alternative funding but on the other hand any additional development contributions, grants or 3rd party funding would fast track the progression of the associated projects.

4.4. Schedule of pipeline projects

The following schedule sets out the list of pipeline projects currently flagged FNA:

4.4 SCHEDULE OF PIPELINE PROJECTS

Updated
Status

No	Project Title	Project Detail	Project Status	Area Committee
Class 1 Community & Parks Development Contribution Funded Schemes				
19059	Glenalbyn Pool	Rebuild of Pool	Feasibility	D
19061	Kilbogget Park Sports Building (Detail design)	Replace existing buildings with one shared clubhouse, changing rooms, etc.	Feasibility	DL
19062	Marlay Golf Redevelopment	Redevelop the overall golf amenity at Marlay.	Detailed design/Pre-tender	D
19068	Stonebridge Road Changing Rooms (Remaining phase)	temporarily surfaced paths and car parking in place. Additional development is required to include changing rooms, seating and	Preliminary design	DL
Non Development Contribution Funded Schemes				
19069	Shanganagh Crematorium	Development of a new Crematorium and associated works at Shanganagh Cemetery, Shankill, Co Dublin to include buildings, car parking and landscaping.	Detailed design/Pre-tender	DL
21129	Parks Depots	Upgrade of Depots	Feasibility	D

5. Glenamuck Distributor Road – S49 Development Contribution Scheme 2018

5.1 Introduction

The amended Glenamuck Distributor Roads Development Contribution Scheme was adopted by the Council in December 2018 in accordance with S49 of the Planning and Development Act 2000-2010 (as amended).

Development contributions collected under the Scheme will ultimately fund the infrastructure i.e. the Glenamuck District Roads Scheme and Surface Water Attenuation Ponds Scheme.

The infrastructure in question will open up the lands in the area for development but related development contributions will only accrue after the associated developments commence.

In addition to the road and attenuation ponds schemes to be funded by the S49 development contributions there are also a small number of ancillary projects in the Glenamuck area which are included in the S48 Development Contribution Scheme 2016 – 2020 countywide project list. These projects will be funded from the S48 Countywide development contributions and are included in the relevant category of countywide projects having regard to the stage each project is at.

There is capacity to deliver c3000 homes in the Glenamuck LAP area when the road and attenuation ponds are in place.

5.2 Funding strategy:

As outlined above the Glenamuck District Roads Scheme and Surface Water Attenuation Ponds Scheme will ultimately be funded from S49 Development Contributions.

There will be an upfront borrowing requirement to put the infrastructure in place which will open the lands for development and will in time result in the payment of the associated Development Contributions.

The Council is currently in the process of acquiring the necessary lands which will enable the scheme to be progressed.

The Council approved a loan facility of €70m to fund up-front the infrastructure at the Council meeting held on 14 January 2019. €30m was drawn down in December 2019 to fund the land acquisition costs. The loan repayments will be funded from the future S49 Development Contributions.

The following table outlines the funding strategy for the Glenamuck LAP area projects to be funded by the S49 Development Contribution Scheme adopted by the Council in December 2018. The total costs associated with these projects amounts to €75,350,000 of which it is projected €39,850,100 will be incurred 2022– 2024.

Glenamuck Distributor Road - Funding Strategy 2022 to Completion

Projected Project Cost	Projected Expenditure 2022 - 2024	Projected Expenditure Post 2024	Expenditure 2022 to Completion	INCOME	
				Borrowings in advance of S49 Dev. Contributions	Total Income 2022 to Completion
€	€	€	€	€	€
75,350,000	39,210,000	640,000	39,850,000	39,850,000	39,850,000

5.3 Risk and Risk Mitigation

The main risk in relation to this scheme is that the projected development contributions may not be realised in the event of a slowdown in development activity. As the Council has drawn down a loan of €30m it is liable for the loan repayments. In such a scenario the loan repayments would have to be funded from the Revenue budget which would result in a reduction in the level of day to day services.

It is difficult to mitigate this risk, but options that would be open to the Council in a worst-case scenario:

1. Stagger the drawdowns to minimise the level of repayments
2. Try to negotiate an interest only repayment facility

A further risk associated with this funding strategy is that the Department of Housing, Local Government and Heritage has indicated that it has limited capacity to sanction borrowings by local authorities. This could ultimately mean that the Council may not be able to drawdown the balance of the funds required to meet contractual obligations.

This risk will be mitigated in part as development contributions are collected under the S49 scheme. Also, projects under other headings could be scheduled to ensure the required cash is available to meet contractual obligations. Discussions have also been

held with the Department to advise them of the potential borrowing requirements associated with this scheme.

However, these risks must be weighed against the housing benefit that will be derived once the infrastructure is in place. Without it the development potential of the area cannot be realised.

5.4 Schedule of projects

Table 5.2 The following schedule sets out the Glenamuck District Roads Scheme. (Funding Available)

No	Project Title	Project Detail	Project Status	* Area	Committee
19070	Glenamuck District Roads Scheme (aka Kilternan/Glenamuck S.49 Projects)	Glenamuck District Roads (GDR) consisting of GDDR and GLDR	Detailed design	NC	D

* NC = Not Contractually Committed

6. Development Contribution Scheme 2016 – 2020 incorporating Sandyford Urban Framework Plan (SUFPP)

6.1 Introduction

This Development contribution scheme provides for the payment of development contributions to fund Countywide Infrastructural projects and for an additional Contribution payable in relation to developments in **the Sandyford Urban Framework Plan area (SUFPP)** to fund projects related specifically to that area as listed under that heading in Appendix II of the scheme.

Countywide levies collected are assigned to fund projects in the relevant class listed under the Countywide heading in Appendix II of the scheme.

Appendix II of the Scheme also included a separate list of projects relating specifically to and benefiting the Sandyford Urban Framework Plan area. Under the terms of the Scheme planning permissions granted in the SUFP area will be conditioned with the payment of specific contributions to solely fund projects listed in the SUFP area heading in Appendix II in addition to the requirement to pay the standard countywide development contributions and assigned to fund countywide projects.

6.2 Funding strategy

Development contributions relating to the SUFP area collected under the provisions of the DCS Scheme 2016 - 2020 will ultimately fund the infrastructure in the SUFP area. There may be an upfront borrowing requirement to put some of the infrastructure in place which will facilitate the granting of permissions for developments and will in time result in the payment of the Development Contributions. These contributions will be used to fund loan repayments in the first instance. Other projects will only proceed as the SUFP development contributions are collected.

The Council will only borrow when there is reasonable certainty that the development contributions will become available to fund the loan repayments but there is still a residual risk.

The Council approved a loan facility of €8m at the Council meeting held on 10th September 2018 to fund the M50/J14 project which is one of the SUFP projects. The loan will be drawn down when the land is acquired subject to GGB capacity at a national level.

Sandyford Urban Framework Projects - Funding Strategy 2022 To Completion

Projected Full Projects Cost	Expenditure 2022 to Completion	INCOME 2022 to Completion			Total Income 2022 to Completion
		S48 Community & Parks DC's	advance of Future S48 SUFP Contributions	S48 SUFP Contributions	
€	€	€	€	€	€
26,860,000	26,690,200	3,500,000	8,000,000	15,190,200	26,690,200

6.3 Risk and risk mitigation:

The main risk associated with this category of projects is that the Council could drawdown the borrowings but the associated SUFP development contributions may not become available to fund the loan repayments. This could occur if there was a significant slowdown in development activity and the development contributions were not collected in line with projections.

It is not possible to completely mitigate this risk, but options open to the Council would include:

1. Stagger the drawdowns to minimise the level of repayments
2. Try to negotiate an interest only repayment facility

Regardless there would still be a negative impact on the Council's revenue budget as the necessary loan repayments would have to be funded from revenue if the SUFP development contributions were not available. This would have a negative impact on the level of services the Council would be able to provide.

A further risk associated with this funding strategy is that the Department of Housing Local Government and Heritage has indicated that it has limited capacity to facilitate local authority requests for borrowing due to national and EU fiscal constraints.

This could ultimately mean that the Council may not be able to drawdown the funds to meet its contractual obligations associated with the scheme.

This risk could be partly mitigated by delaying projects under other headings to secure the required cash to meet its obligations.

6.4 Schedule of projects

The following schedule sets out the list of Sandyford Urban Framework projects.

6.4 SANDYFORD URBAN FRAMEWORK PLAN SCHEDULE OF PROJECTS (FUNDING AVAILABLE)

Updated
Status

No	Project Title	Project Detail	Project Status	* Area Committee
19071	Bracken Link Road	Bracken Link Road SUPP.	Detailed design	NC D
19072	M50 Junction 14 Link Road	Provision of a new road link between the existing signalised roundabout at M50 Junction 14 and Blackthorn Road.	Detailed design	C D
19073	Sandyford urban open space	Acquire sites and develop new parks.	Proposed/Pre feasibility	NC D
20103	Leopardstown Link Road (Phase 2)	Phase 2 of Leopardstown Link Road	Preliminary design	NC D

* C = Contractually Committed

* NC = Not Contractually Committed

7. Cherrywood Planning Scheme Development Contribution Scheme 2017 - 2020

7.1 Background

Strategic Development Zones (SDZs) were established to enable the Government to designate certain parcels of land that are considered to be of strategic national importance to be fast tracked through the planning process. The aim is to deliver more quickly new residential and non-residential developments in areas considered to be of economic and social importance. Planning applications are made to the Planning Authority with no right of appeal – when the landowners comply with the related SDZ planning scheme permissions must be granted.

Cherrywood was designated an SDZ in May 2010 and the Cherrywood Planning Scheme was approved by Bord Pleanala in April 2014.

Dlr has been specified as the Development Agency by Government Order and is the Planning Authority for the Planning Scheme area.

The Cherrywood SDZ Planning Scheme provides for c.8700 residential units and 350,000sq.m of commercial floor space along with 29 ha. of recreational space and incorporating 3 Parks to serve future residents and is one of the most significant developments being delivered in the state. In addition, the Cherrywood SDZ will also deliver c 20,000 jobs during and post construction. It is therefore deemed to be a project of national, regional as well as local importance from a housing and economic development perspective and remains a priority for the Council.

7.2 Cherrywood Planning Scheme Development Contribution Scheme 2017 - 2020

This Scheme supersedes the 2016-2020 Development Contribution Scheme for the Cherrywood Planning Scheme area. This Scheme provides for the payment of development contributions in respect of Countywide Infrastructural projects listed in Appendix II **and** for an additional Contribution in respect of the **Cherrywood Planning Scheme projects listed in Appendix III** of the scheme. Planning permissions granted in the Cherrywood Planning Scheme area are conditioned with the additional development contributions.

When the Scheme was adopted it was recognized that there was a residual funding gap in relation to these projects as the Cherrywood specific levy was not set at a level that was capable of funding in full the projects listed in Appendix III.

The Contributions for both the Countywide Infrastructure and the Cherrywood Planning Scheme Infrastructure are also each broken down into three classes of Public Infrastructure Development.

- Class 1: Community and Parks facilities and amenities
- Class 2: Roads Infrastructure and facilities
- Class 3: Surface Water Infrastructure

Countywide levies collected are assigned to fund projects in the relevant class listed under the Countywide heading in Appendix II of the scheme.

The Cherrywood Planning Scheme Area element of the Development Contribution shall be used solely in respect of infrastructure in the relevant class listed in Appendix III – Cherrywood Planning Scheme Projects List.

7.3 Delivery of Cherrywood Planning Scheme Projects

The Cherrywood Planning Scheme projects listed in Appendix III of the scheme are being delivered by the landowners, with the exception of those funded by LPT, LIHAF and URDF grants secured by the Development Agency. In accordance with the general requirements associated with such grants the related projects must be delivered by DLR.

The delivery of the Cherrywood SDZ Planning Scheme comes with challenges for the landowners not least among them the provision of the required infrastructure due to:

- The greenfield nature of the majority of the scheme area
- The complexity of delivering the required infrastructure due to the difficult topography and undulating nature of the site which also straddles the motorway.
- The infrastructure to be delivered including roads, bridges, underpass, bus and cycle facilities, flood attenuation areas, public open space, parks and greenways.
- The large number of landowners required to work together so as to realise the potential of the Scheme.
- The complex legal agreements to deliver and fund the infrastructure are not yet in place.

- The cost of delivering the common infrastructure and the existence of a funding gap.

The Development Agency continues to work with all Cherrywood stakeholders to secure the overall objectives of the SDZ Planning Scheme including the delivery of the infrastructure by the landowners to open up the development capacity of the land.

There has been significant engagement by the Council with the Cherrywood landowners in relation to securing a common infrastructure agreement but due to the complexity of the issues involved, with many conflicting views, it has not been possible to finalise this agreement to date.

A dispute has arisen between the Council and one of the landowners in relation to the entitlement to offset development contributions in respect of common infrastructure provided. Legal proceedings transferred into the Commercial Court in early January 2021, and this process is ongoing.

The current cost estimate for the delivery of the common infrastructure is c. €200m. It is the collective responsibility of the respective landowners to deliver this common infrastructure in accordance with the Cherrywood Planning Scheme. The only exception will be in relation to infrastructure delivered through grant funding including LIHAF, LPT and URDF where the associated projects are/will be delivered by DLR.

Part of the cost of delivering this Cherrywood common infrastructure will be funded through the additional Cherrywood Development Contributions provided for in the Development Contribution Scheme 2017-2020. Substantial exchequer funding including Local Property Tax, LIHAF and URDF funding has been allocated. To date c.€80m has been secured by the Council to fund elements of the common infrastructure in Cherrywood. Despite this there is a current residual funding gap of c.€76m. It is not the Council's responsibility to provide the funding to bridge this gap as the responsibility for the delivery of the common infrastructure in accordance with the Cherrywood Planning Scheme rests with the landowners. As outlined above this funding gap was recognised at the time of the making of the Cherrywood Contribution Scheme 2017-2020.

The delivery of the Cherrywood SDZ is expected to be an 8-10 year project – at least – so it is reasonable to assume that further tender price inflation will occur but it is envisaged that this will be largely offset through indexation of the Cherrywood specific development contribution.

In addition to the Cherrywood Planning Scheme projects listed in Appendix III to be funded by the Cherrywood area specific area levy there are also a small number of ancillary projects which are included in the S48 Development Contribution Scheme 2016 – 2020 countywide project list in Appendix II including the Kiltiernan Link Road. These projects will be funded in part from the S48 Countywide development contributions and are included in the relevant category of countywide projects having regard to the project stage each project is at. These are specifically identified as phased infrastructure in the Planning Scheme and identified as strategic projects.

7.4 Funding strategy

7.4.1 Cherrywood SDZ Common Infrastructure – dlr Delivered Projects - Funding Strategy

Total Projected Cost €	ANTICIPATED AVAILABLE INCOME					Total Projected Income €	Residual Funding Gap €
	S48 Cherrywood Specific Dev Contribution €	Grants TII & NTA €	LIHAF €	URDF €	LPT €		
109,581,820	20,214,905	1,586,300	11,390,025	54,013,590	14,377,000	101,581,820	8,000,000

The residual funding gap in the above table relates to the development agency costs for which no funding is currently available. This will be considered during the review of the development contribution scheme.

7.4.2 Cherrywood SDZ Common Infrastructure – projects to be delivered by the Cherrywood Land Owners - Funding Strategy

Total Projected Cost €	ANTICIPATED INCOME		Residual Funding Gap €
	S48 Cherrywood Specific Dev Contribution €	Total Projected Income €	
112,654,345	43,812,295	43,812,295	68,842,050

The Cherrywood Planning Scheme DCS 2017-2020 was approved in accordance with Section 48 of the Planning and Development Act, 2000 (as amended) in June 2017. The scheme provided for both countywide and Cherrywood specific development contributions. It is estimated that Cherrywood specific contribution will raise circa €64m (after indexation) towards the cost of the projects listed in Appendix 3 of the 2017 Scheme.

In addition, the following grant funding has been secured to contribute to the funding solution for the common infrastructure – relevant projects are being delivered by the Development Agency as required under relevant grant funding rules.

- Local Property Tax Income – €14.38m
- LIHAF – €11.39m
- URDF Round 1 – €13.39m
- URDF Round 2 – €40.31m

7.5 Ancillary Countywide infrastructure

In addition to the common infrastructure listed in Appendix III in the scheme the following ancillary infrastructural projects are listed under the Countywide Heading in Appendix II. These projects will have a countywide benefit and will be funded/part funded from the countywide development contributions. The most significant of these projects is the Kilternan Link Road and it is assumed that 50% grant funding will be made available to fund this scheme.

Ancillary County Wide Projects

Capital
Project
Listing

19032	Kilternan Link Road & Priorsland Overbridge	A new road link over the M50 connecting Cherrywood to Carrickmines and Kilternan/Glenamuck catering for all road users
19011	Assessment of Strategic Road Network Performance	Assessment of road network performance at set intervals in conjunction with TII and the NTA.
19033	Capacity Enhancements to M50/N11/M11	Capacity Enhancements to M50/N11/M11 (Cherrywood Planning Scheme) in conjunction with TII and in consultation with the NTA
19034	Cherrywood to Shankill Greenway	Proposed 900m long Greenway which will provide a pedestrian & cycle link between Brides Glen Luas stop at Cherrywood and the N11 public transport corridor

7.6 Risk and risk mitigation

Failure to securing the common infrastructure agreement presents a significant risk to the delivery of the Cherrywood SDZ as it means that the current funding gap relating to the delivery of the common infrastructure remains unresolved.

If the required funding is not available, it may delay the development with a consequential negative impact on the delivery of homes and employment.

Recognising the extensive housing and economic benefits that will derive from the delivery of Cherrywood and recognising the magnitude of the funding required to deliver the common infrastructure the Council successfully sought and obtained grant funding to reduce the burden on the landowners. €80m of grant funding has been secured from various funding streams including LPT, LIHAF and URDF and the Development Agency continues to engage with all stakeholders to ensure the required funding is in place to enable Cherrywood to be developed in accordance with the Planning Scheme.

The successful delivery of Cherrywood is also subject to other legal and planning risk due to the complexity and scale of the development.

One option to resolve the funding issue would be to review the Cherrywood Planning Scheme Development Contribution Scheme 2017 – 2020, and this work is currently being advanced. That and all other options open to the Development Agency will continue to be examined.

7.7 SCHEDULE OF CHERRYWOOD SDZ COMMON INFRASTRUCTURE PROJECTS - dlr DELIVERED

Updated Status	No	Project Title	Project Detail	Project Status *	Area Committee
Cherrywood SDZ Common Infrastructure Schemes - dlr Delivered					
	19074.1	Cherrywood SDZ Infrastructure Commercial/Land Transfers	Commercial/Land Transfers	Construction/On site	C DL
	19074.2	Cherrywood URDF (Linear Park & Greenway)	Sub-Project A - Linear Park & Greenway	Detailed design/Pre-tender	C DL
	19074.3	Cherrywood URDF (Tully Park P2)	Sub-Project B - Tully Park P2	Construction/On site	C DL
	19074.4	Cherrywood URDF (Pond 5a)	Sub-Project D - Pond 5a	Detailed design/Pre-tender	C DL
	19074.5	Cherrywood URDF (Pond 2a)	Sub-Project C - Pond 2a	Detailed design/Pre-tender	C DL
New	19074.6	URDF Call 2: Castle Street Link	340m of Cherrywood's bus priority route & connection to the existing TII Park & Ride at Carrickmines Luas Stop.	Feasibility	NC DL
New	19074.7	URDF Call 2: Ticknick Park - Ballycorus Access	Cycle, pedestrian, and vehicle access (c. 220m) to Ticknick Park.	Feasibility	NC DL
New	19074.8	URDF Call 2: Town Centre & Pedestrian Cycle Link	At-grade pedestrian and cycle bridge between Town Centre plots TC 1 and TC 3.	Feasibility	NC DL
New	19074.9	URDF Call 2: 3 Public Parks	3 no. centrally located, multi-functional parks in the Cherrywood SDZ.	Feasibility	NC DL
New	19074.11	URDF Call 2: Beckett Link & Barrington's Road Connection	Pedestrian, cycle, and vehicle link (1.6 km) from the Kiltiernan Link to the Cherrywood Town Centre.	Feasibility	NC DL
	19076.1	LIHAF - Cherrywood -(Phase 1) - Q-P*	Provision of a new junction on the N11, known as junction Q, and construction of a 130m stretch of the Druid's Glen Road	Completed	C DL
	19076.2	LIHAF - Cherrywood (Phase 2) - P*-P3	Provision of a 40m bridge crossing of Cabinteely stream and 165m westward extension of Druid's Glen Road	Detailed design/Pre-tender	C DL
	19076.3	LIHAF - Cherrywood (Phase 3) - P3-P	Provision of 75m Druids Glen Road from Phase 2 finish point, 120m feature bridge and then 60m of Druids Glen Road to point P	Proposed/Pre feasibility	C DL
	20105	Cherrywood SDZ - Infrastructure Support	Infrastructure support for Transportation, Water & Drainage, Green Infrastructure and Project Management	Multiple Projects	C DL

* C = Contractually Committed

* NC = Not Contractually Committed

7.8 SCHEDULE OF CHERRYWOOD SDZ COMMON INFRASTRUCTURE PROJECTS - LAND OWNER DELIVERED

Updated Status	No	Project Title	Project Detail	Project Status *	Area Committee
Cherrywood SDZ Common Infrastructure Schemes - Land Owner Delivered					
	19074	Cherrywood SDZ Infrastructure (excluding LPT, URDF, LIHAF and Priorsland)	Cherrywood SDZ Infrastructure		

8. Housing Projects

8.1 Background

Social housing projects are fully funded from Local Property Tax income, distributed centrally to fund housing capital projects, and exchequer grants.

Housing projects are included in the report from a cash flow perspective as any delay in recoupment would delay projects in other categories and to show the full extent of the broad programme of capital projects being delivered by the Council.

8.2 Funding Strategy

As outlined above the social housing programme is funded from a combination of LPT and exchequer grants and it is envisaged that these funding streams will continue.

Housing Projects - Funding Strategy 2022 To Completion

				INCOME	
Total Projected Cost	Projected Expenditure 2022 - 2024	Projected Expenditure Post 2024	Expenditure 2022 to Completion	Grants	Total Income 2022 to Completion
€	€	€	€	€	€
78,080,127	70,070,618	1,703,815	71,774,433	71,774,443	71,774,443

8.3 Risk and risk mitigation

The main risk associated with the delivery of social housing projects is that there could be a delay in the recoupment of expenditure incurred. This is deemed to be low risk as the Council has not experienced any major delay in recoupment to date and does not foresee any change to this position.

8.4 Schedule of projects:

The schedule below sets out the list of Housing projects.

8.4 SCHEDULE OF HOUSING SCHEMES (FUNDING AVAILABLE)

Updated
Status

No	Project Title	Project Detail	Project Status	*	Area Committee
19078	Ballyogan Square - Phase 1 (67 units)	Construction of 67 no. housing units at Ballyogan Court, Ballyogan, Co. Dublin	Construction/ On site	C	D
19087	Park House	Refurbishment of existing building and provision of 4 no. housing units at 66 George's Street Upper, Dun Laoghaire, Co. Dublin.	Detailed design/Pre-tender	NC	DL
19088	Rockville Green	Construction of 13 no. housing units at Rockville Drive, Glenamuck Road	Construction/ On site	C	D
19090	St. Laurence's Park	Proposed demolition of existing units and construction of 88 no. new housing units at St.	Detailed design/Pre-tender	NC	D
20109	Infill Housing at Moyola Court	Proposed construction of 4 units Infill Housing at Moyola Court	Detailed design/Pre-tender	NC	D
20110	Site beside Rollins Villas	Proposed construction of of 1 x 2 bed unit at Rollins Villas site	Planning (Part VIII)	NC	DL
20111	St Michaels TAU , Monkstown	Refurbishment of exiting Tau site and 3 x 3 bed extensions	Preliminary design	NC	DL
20113	Woodpark, Sallynoggin TAU	Proposed provision of 3 x 4 bed houses Traveller accomodation	Preliminary design	NC	DL
21125	Roebuck Road	Proposed development of 3 x 4-bed units	Preliminary design	NC	D
21126	Old Connaught TAU	Provision of 6 x 3 bed Traveller accomodation units - grouped housing scheme	Preliminary design	NC	DL
21127	Coast Guard Cottages (Refurbishment of 4 x Existing Properties)	Proposed refurbishment of 4 units	Detailed design/Pre-tender	NC	DL
21128	Ballyogan Rise (Phase 2 - 52 apartments)	Proposed construction of 52 no. housing units at Ballyogan Court, Ballyogan, Co. Dublin.	Detailed design/Pre-tender	NC	D
22133	Cross Avenue, Dun Laoghaire	Proposed construction of 3 x 1-bed apartments and 1 x 2 bed apartment at Cross Avenue, Dun Laoghaire	Preliminary design	NC	D

New

* C = Contractually Committed

* NC = Not Contractually Committed

9. Social, Affordable, Cost Rental Housing - Shanganagh Housing Project

9.1. Introduction

Planning approval for 597 new homes, including 200 social, 91 affordable purchase and 306 cost rental homes, was granted by An Bord Pleanála in July 2020. The current proposal will see the entire development being delivered in partnership with the LDA.

9.2 Development in partnership with the Land Development Agency:

This scheme which is being delivered by the Council in partnership with the Land Development Agency (LDA) is currently the largest social and affordable scheme with planning approval and is currently at tender stage.

Disposal of a portion of the site to the LDA, in respect of 306 cost rental homes, was approved by the Elected Members at the November 2020 Meeting of the Council.

9.2 Funding Strategy:

Two hundred social housing homes will be delivered through this proposal, the cost of which will be recouped from the Department of Housing, Local Government and Heritage, while the LDA will manage and fund the 306 cost-rental apartments. Details of Regulations to be issued as part of the new national Affordable Housing Scheme will provide clarity, when published, on the mechanisms for funding the provision of 91 affordable purchase homes

9.3 Risk and Risk Mitigation:

The new Affordable Housing Act 2021 provides the basis for the delivery of Affordable Housing. Regulations under the new Affordable Housing Act will provide more certainty on funding.

Otherwise the 200 social homes will be funded by the exchequer and the LDA will fund and manage the 306 cost rental apartments.

Shanganagh Housing Project - Funding Strategy

Total Projected Cost	Expenditure 2022 to Completion	Anticipated Total Project Income				Residual Funding Gap
		Sale of Affordable Homes	Grants	Service Sites Fund	Contribution from LDA	
		€	€	€	€	
119,053,000	103,300,055	30,629,087	77,690,000	4,049,500	4,200,000	2,484,413

No	Project Title	Project Detail	Project Status	Area Committee
19091	Social, Affordable, Cost Rental Housing - Shanganagh Housing Project	Proposed provision of 597 dwellings in partnership with the LDA including 200 social and 91 affordable purchase at Shanganagh Castle, Shanganagh, Co. Dublin. 306 cost rental units will be funded seperately by the LDA.	Tender	DL

10. Dún Laoghaire Harbour – Funding Not Available

10.1 Background:

Dún Laoghaire Harbour transferred to the Council on 3rd October 2018 by Statutory Instrument S.I. 391 of 2018.

Prior to the transfer the Council conducted a risk assessment of the transfer which identified that extensive repairs were required to bring the infrastructure to taking in charge standard at an estimated cost of almost €40m.

Despite extensive efforts made by the Council prior to the transfer to secure funding for these works none was made available. The works are therefore included as a separate category of capital projects and flagged funding not available.

10.2. Funding strategy

As the Council does not have the financial capacity to undertake the works there is currently no funding strategy in place to bring the Harbour infrastructure to taking in charge standard. Any expenditure incurred will have to be funded from the Council's own capital funds which are ear marked to match fund countywide development projects thereby resulting in a delay to delivering these projects.

Dún Laoghaire Harbour - Funding Strategy 2022 to Completion

AVAILABLE INCOME					
Expenditure 2022 to Completion €	Future Harbour Rental Income €	dIc Capital Funds Available €	Grants Anticipated €	Other 3rd Party Anticipated €	Total Income 2022 to Completion €
36,268,300	850,000	0	0	0	850,000

10.3 Risk and risk mitigation

The lack of availability of funds to bring the Harbour infrastructure to taking in charge standard constitutes a high risk to the rest of the Council's capital projects. Unless exchequer funding is made available the Council will be forced to choose between the

delivery of critical infrastructure required to facilitate residential and commercial developments throughout the County or bring the Harbour to the required standard.

However, a study is being finalised with a view to identifying the strategic and long-term direction of the harbour and account will need to be taken of the costs which will have to be met over the coming years in reaching decisions.

In the meantime the only way to mitigate this risk is to secure exchequer funding.

10.4 Schedule of projects

The schedule below sets out the list of Dún Laoghaire Harbour projects.

Helena Cunningham

Director of Finance & Economic Development

10.4 SCHEDULE OF HARBOUR PROJECTS (FUNDING NOT CURRENTLY AVAILABLE)

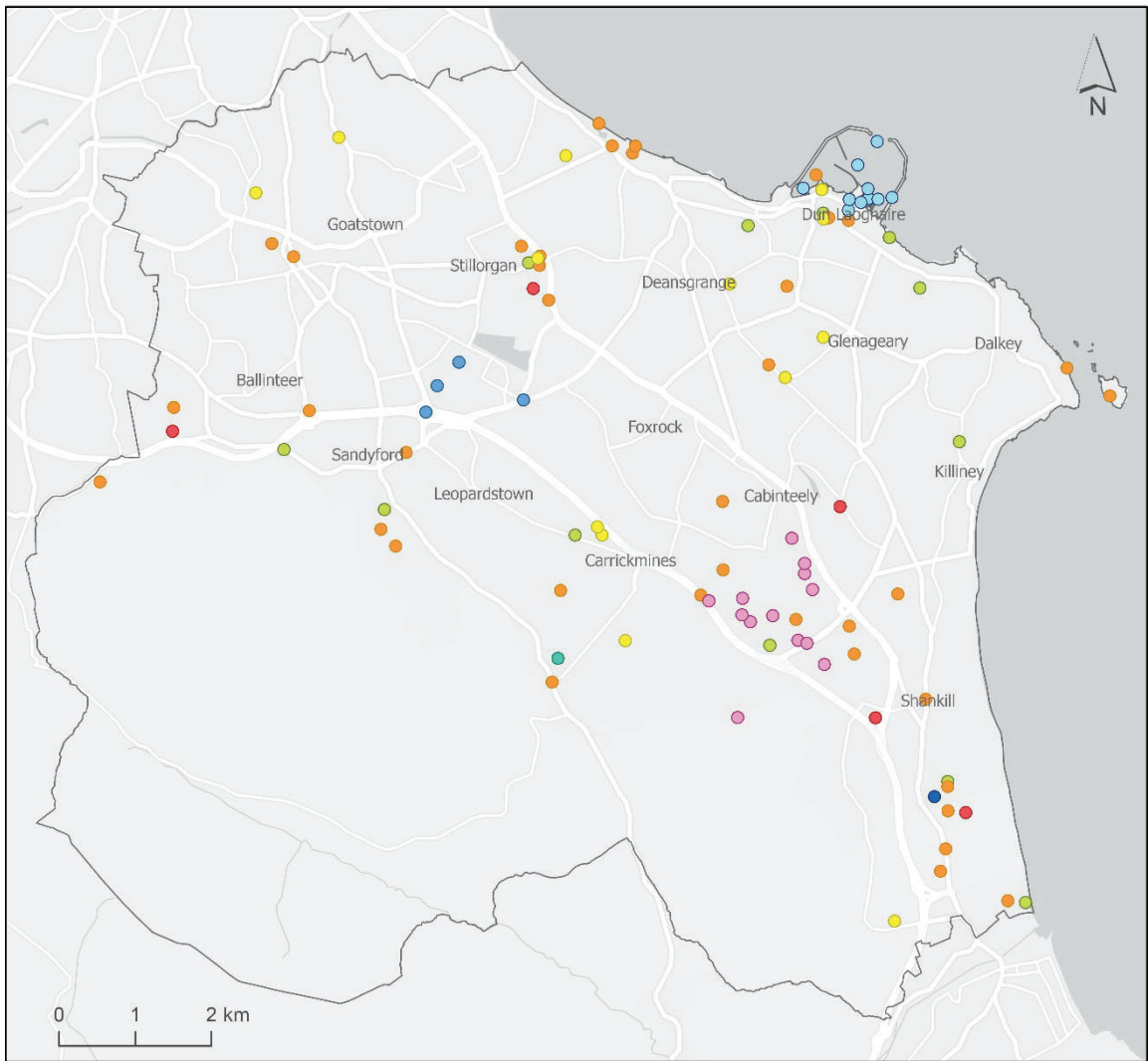
Updated Status	No	Project Title	Project Detail	Project Status	*	Area Committee
Harbour Schemes						
	19092	Dun Laoghaire Harbour Walls	East and west piers repairs	Feasibility	FNCA	DL
	19093	Dun Laoghaire Harbour - Piers & Berths	Structures for berthing of ships and boats	Feasibility	FNCA	DL
	19093.2	Berth 2 Fender Replacement	Replacement of inadequate Fenders on Berth 2 following damage	Construction/ On site	C	DL
	19094	Dun Laoghaire Harbour - Seawalls & Slipways	Water edge structures excluding the Berths	Feasibility	FNCA	DL
	19095	Dun Laoghaire Harbour - Buildings	Building repairs	Feasibility	FNCA	DL
	19095.1	Ferry Terminal	Works in Ferry Terminal to bring building up to working condition for new tenant	Feasibility	NC	DL
	19095.2	Sun Shelter on East Pier	Reinstating sun shelter on East Pier which was damaged during Storm Emma	Feasibility	NC	DL
	19096	Dun Laoghaire Harbour - Landside	Road network etc	Feasibility	FNCA	DL
	19097	Dun Laoghaire Harbour - Water	Maintenance, Dredging within the harbour limits	Feasibility	FNCA	DL
New	22130	Cruise Ship Tendering Pontoon	New pontoon to allow Cruise Ship Tendering at Berth 4	Tender	C	DL

* C = Contractually Committed

* NC = Not Contractually Committed

* FCNA = Funding Not Currently Available

Appendix A – Capital Programme Map 2022 – 2024



- Cherrywood Common Infrastructure - dlr Delivered
 - Contractually Committed
 - Glenamuck Distributor Roads Scheme
 - Harbour Schemes
 - Housing
- Not Contractually Committed
 - Pipeline - Funding Not Currently Available
 - Sandyford Urban Framework Schemes
 - Shanganagh Housing Project

Appendix B – Stages/Status of Capital Projects

<u>Project Status</u>	<u>Description</u>
Proposed / pre-feasibility	Project idea stage setting out high level ideas and an initial scope for the project
Feasibility	This involves the local authority defining in detail all its requirements in an output specification prior to commissioning consultants to carry out a study/report before the Preliminary Design Planning/Statutory Approval stage.
Preliminary Design	Preparing in-house design or contracting and commissioning designers to develop designs which meet dlr requirements and are in line with results approved at Feasibility stage up to and including Planning/ Statutory Approval for both Traditional and Design & Build projects.
Planning (Part VIII)	Planning/Statutory Approval (Part VIII's)
Detailed Design /Pre-tender	Preparation of detailed design for tender following Planning approval
Tender	Preparation of tenders, issuing of tenders, awarding of tenders and Contract stage
Construction /on site	Work commences on construction
Handover	Prior to handover, outstanding issues, such as delivery of operating and maintenance manuals, commissioning certificates and preparing a snag list, are dealt with. After handover, the final account is prepared, and all snags are rectified within the Defects Period.
Completed	Project is completed
Multiple projects	Multiple projects refer to a number of smaller projects grouped together like traffic improvement, safety and accident schemes, flood alleviation and where the Council often gets a NTA/OPW type grant for the schemes.