

Dún Laoghaire-Rathdown County Council

Report indicating the Programme of Capital Projects proposed 2020 – 2022

Table of Contents

Page

1.	Introduction	1
2.	DCS projects - Contractually Committed	10
3.	DCS projects - Not Contractually Committed	13
4.	DCS Pipeline projects - Funding not currently available	16
5.	Glenamuck District & Environs	19
6.	Sandyford Urban Framework Plan (SUFP)	22
7.	Cherrywood SDZ	25
8.	Social Housing	32
9.	Social, Affordable, Housing - Shanganagh	36
10.	Dún Laoghaire Harbour	34
	Appendix A. Capital Programme Map 2020 - 2022	37
	Appendix B. Stages/Status of Capital Projects	38

1. Introduction

1.1 Section 135 of the Local Government Act 2001:

- (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.

It was agreed by resolution at the Budget meeting held on 6th November 2019 to defer the consideration of the report on the Programme of Capital Projects proposed for the Three-year period 2020-2022 until the Council meeting to be held in February 2020.

This report is set out below.

1.2. Basis of selection of Capital projects to be progressed 2020-2022

The basis for the progression of capital projects is directly related to the objectives of the County Development Plan adopted by the Members and in turn to a number of associated Development Contribution Schemes (DCSs) adopted in accordance with S48 and S49 of the Local Government Planning & Development Act 2000 (as amended) to deliver the development plan objectives.

Each Development Contribution Scheme incorporates a list of capital projects to be progressed during the life of the scheme which will be funded/part funded from development contributions payable under the terms of the associated schemes. Occasionally, it may be necessary to undertake works of an urgent nature to protect an asset of the Council or 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 to be progressed in the period 2020-2022.

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

Social Housing Projects being progressed under the Rebuilding Ireland Programme are also included as a separate category in this report. These projects are funded through a combination of Local Property Tax income - assigned centrally - and exchequer grants and are included in this report as they have cash flow implications and for the sake of completeness.

Finally, the works required to bring Dún Laoghaire Harbour infrastructure to taking in charge standard are also included as a separate category of projects in this report. With the exception of the storm damage repairs which are being almost complete the Harbour projects are flagged funding not available (FNA) as no funding has been made available either before or since the Harbour transferred in October 2018.

1.3. Reserved functions associated with capital projects

In addition to adopting the Development Plan and Development Contribution Schemes Members also approve individual projects under Part VIII of the P&D Act 2000 and furthermore all borrowing proposals to fund infrastructure, where required, must also be approved by the Members in accordance with Section 106 of the Local Government Act 2001. This report sets out the progress of all projects current and proposed from these sources.

1.4. Pace of progression of capital projects

The rationale for the progression of individual capital projects is set out above. The pace of progression of individual projects varies from one project to the next having regard to a number of factors including:

- **Availability of funding**

Capital projects included in previously approved Development Contribution Schemes are funded to varying degrees from development contributions. Some

may also attract exchequer or other 3rd party funds and almost all have a match funding requirement from the Council's own Capital resources.

Contractually committed 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. DLR'S own capital funds available to match fund DCS projects have reduced each year and there is limited capacity to replenish them. Accordingly, projects eligible for grant or other 3rd party funds are usually progressed ahead of those with a greater own funding requirement.

- **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 pace of progression of capital projects as some may have to be submitted to An Bord Pleanala and are therefore subject to different timelines to other projects and Part VIII.

- **Legal and legislative requirements:**

The resolution of legal issues such as covenants, titles, rights of way, leases, licenses etc. can also impact the pace of progression of capital projects.

- **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 impact negatively on the timing of the delivery of capital projects.

Capital projects are progressed as planning, legal and statutory requirements are met, and contracts awarded when the full funding required to complete the project is available. Any or a combination of these factors will impact the pace of progression of individual projects.

1.5. Sale of assets

Previously, reports on the Capital Programme assumed the sale of unspecified council assets as part of the funding strategy for the programme of capital projects. As no significant funding has been generated from the sale of assets in recent years the current funding strategy excludes this source of income as a potential funding stream.

If a decision is taken at a later stage to dispose of asset(s) DLR's capital funds will increase which in turn would reduce the funding gap associated with the projects included in the FNA heading and fast track the progression of some of these or other projects.

1.6. Categorisation of capital projects:

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

- Projects under Contract (funding available) – S48 DCS 2016-2020
- Projects progressing to Contract (funding available)– S48 DCS 2016-2020.
- Pipeline Projects Funding Not Available -S48 DCS 2016-2020.
- Cherrywood SDZ Common Infrastructural projects –DCS 2017 - 2020
- Glenamuck District Roads Scheme – amended S49 DCS 2018.
- Sandymount 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 most capital projects spans several financial years. Therefore, the capital programme report is a rolling update 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, and their delivery will stimulate economic as well as development activity throughout the County as envisaged in the Development Plan.

The purpose of this report is to update the Members on the progress of capital projects rather than to determine which projects should be included as individual projects were previously approved by the Members when adopting the Development Plan and subsequently the various Development Contribution Schemes. Those that

are not included in DCS have alternative sources of funding and are listed separately in the various categories as non DCS projects.

1.7. Development Contribution Schemes.

As outlined earlier the progression of capital projects is directly related to the objectives of the County Development Plan adopted by the Members and in turn to a number of associated Development Contribution Schemes (DCSs) adopted in accordance with S48 and S49 of the Local Government Planning & Development Act 2000 (as amended) to deliver the development plan objectives.

Dún Laoghaire-Rathdown County Council has three approved Development Contribution Schemes each incorporating an indicative list of projects to be funded by the associated contributions as follows:

i. 2016-2020 Development Contribution Scheme - Section 48 of the Planning and Development Act 2000 as Amended

This Scheme provides for the payment of development contributions to fund **Countywide** Infrastructural projects **and** also for an additional Contribution payable in relation to developments in the Sandymount Urban Framework Plan area (SUFPA) to fund projects related specifically to that area.

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

SUFPA Contributions only provide for Class 1 and Class 2 projects.

(i) 2017-2020 Development Contribution Scheme - Section 48 of the Planning and Development Act 2000 as Amended

This Scheme supercedes the 2015 scheme for the Cherrywood Planning Scheme area. The scheme provides for the payment of development contributions to fund **Countywide projects** and an additional contribution to part fund common infrastructural projects within the Cherrywood SDZ area and recognized that there was a residual funding issue in relation to the common infrastructure. The Contributions for both the Countywide

Infrastructure and the Cherrywood 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

(ii) Section 49 Development Contribution Scheme - Glenamuck District distributor road scheme and surface water attenuation pond Scheme (Amended 2018)

Developments in the area will be subject to the standard S48 Countywide Development Contributions and also to the payment of the S49 development contribution to fund the distributor road and attenuation pond projects.

All development contributions collected are used to fund projects in the relevant class in accordance with the associated Development Contribution Scheme.

1.8 Funding available

The capital programme is funded mainly from development contributions, grants and DLRs capital funds on hand.

1.8.1 Development Contributions

As outlined above development contributions collected are used to fund projects listed in the associated DCS and for projects within the associated Class. This means that countywide Class 1 contributions will be used to fund countywide parks, libraries, sports and community projects while Countywide Class 2 contributions will be allocated to fund countywide transportation projects.

The different classes of development contributions received are coded to separate codes in the financial management system and used to fund associated infrastructure.

1.8.2 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 projects to be delivered. The amount of match funds available has reduced significantly in recent years. It was envisaged when Ballyogan Depot was built and funded from DLR's capital receipts that the depots which were subsequently vacated would be sold to replenish the capital receipts. Proceeds from assets sold will replenish the Council's capital receipts and enable additional projects to be progressed in due course.

If there is a surplus on the revenue budget it is usually transferred to capital to augment the match funds available.

Details of development contribution income and the Council's capital funds on hand are set out in the following table which also outlines the current bank position adjusted for various amounts which are ring-fenced for specific purposes and can only be used for the stated purposes:

Capital funds available	
Cash in bank incl. Investments @ 31/12/2019 <i>AFS pending</i>	€223,339,000
Adjustments required	
Add estimate of Housing Grant Recoupments due	€13,000,000
Less advancement of Loan for Glenamuck Distributor Roads	€30,000,000
Less Part V, RAS and other housing specific funds	€26,631,900
Less sinking funds e.g. Corporate buildings, motor, H&S, Finance and	€24,743,100
Less planning securities and other refundable deposits	€36,802,491
Less Grants on hand	€27,496,595
Bank Position after adjustments	€90,664,913
Less development contributions on hand	€77,082,215
Less amounts required to match fund Committed and Not Contractually Committed Projects	€14,191,290
Residual funds	-€608,591

debit

1.9 Limitation on Spending:

The progression of the capital projects is also subject to obtaining sanction from the Department to depart from the requirements of Circular Fin 03 2009 which remains in force. This circular requires local authorities to keep their capital, revenue and bank accounts in balance and only permits revenue or capital expenditure to match the level of income received within the financial year. In previous years discussions were held with the Department of Housing Planning and Local Government and derogations received to depart from Circular Fin 03/2009. However, many other Local Authorities are now also looking for similar derogations and national and EU Fiscal rules may restrict the potential to grant the derogation in the coming years. It should be noted that this may delay the rate of delivery of capital projects.

1.10 Summary of capital expenditure proposed 2020 – 2022

The following table is a summary of the total projected capital expenditure under the various categories –subject to the availability of funds - in the period 2020–2022:

Scheme	Projected Project Cost	Expenditure to 31.12.2019	Projected Expenditure 2020-22	Projected Post 2022 Expenditure
Projects Under Contract (Funding Available)	91,368,400	13,295,945	77,808,455	264,000
Projects Not Currently in Contract (Funding Available)	159,920,259	5,095,700	84,021,300	70,803,259
Pipeline Projects* - (Funding Not Currently Available)	45,041,000	1,158,500	0	43,882,500
Glenamuck District & Environs	75,350,000	7,548,500	65,801,500	2,000,000
Sandyford Urban Framework Plan (SUFP)	27,230,000	185,700	20,825,700	6,218,600
Cherrywood SDZ Common Infrastructure	208,384,400	13,495,400	81,879,000	113,010,000
Housing Schemes	95,780,178	22,485,000	70,692,490	2,602,688
Shanganagh Housing Proposal	110,000,000	1,258,543	71,741,457	37,000,000
Harbour Schemes	38,165,000	0	0	38,165,000
Total Projected Expenditure	€851,239,237	€64,523,288	€472,769,902	€313,946,047

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

1.11 Individual project costing and income sources:

Previously the schedules of projects in the Report on Capital Programme itemised details of individual projects costs and their relevant income streams. As most of the projects are pre-tender this information is commercially sensitive and it is not considered appropriate to continue to identify projected costs individually. Instead the table above summarises the projected project costings at project category level. Also, sections in relation to each individual project category include a funding strategy identifying projected costs and income for that category.

1.12 Controls to monitor capital expenditure:

The Council is delivering a very ambitious capital programme. Capital projects by their nature sometimes overrun in terms of both timelines and budgets and it is not always possible to deliver all projects on time and within budget. To mitigate this risk very robust internal governance arrangements have been put in place within the Council and capital projects are tightly managed to minimise budget overruns. Rigorous controls have been put in place to ensure projects are delivered as far as possible on time and within budget. Project managers are required to take ownership and to actively manage their projects to ensure maximum value from the capital funds available is leveraged. All stages of a project must be corporately agreed to ensure no project goes beyond scope, that tenders represent best value and that appropriate project management systems are in place.

1.13 Conditions associated with the progression of the programme of capital projects 2020 – 2022.

The programme of capital projects as outlined in the foregoing 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 estimated cost set out,
3. Projected amount of grant and other third-party funding becomes available to progress capital projects,
4. The projected development contribution income is realised,
5. A minimum capital balance of €30m will always be retained by the Council,
6. The required sanction from the Department of the Housing, Planning, & Local Government to the reduce the Council's capital balance is obtained every year,
7. The required sanction is obtained for any borrowing requirements that arise and
8. The report is updated and reviewed again by the Council within 12 months.

Countywide Contractually Committed Projects - 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).

Appendix II of the Scheme outlined the Countywide Capital Projects to be progressed and funded / part funded by way of the development contributions received in accordance with the scheme.

This section of the report relates to capital projects included in this scheme which are currently contractually committed. These projects are underway and are at various stages of completion.

A small number of additional projects with alternative sources of funding are also included and flagged 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

Funding sources for contractually committed projects includes Section 48 Development Contributions (Countywide) received in accordance with the Development Contribution Scheme 2016 -2020 adopted by the Members on 15th December 2015. The balance of the funding comes from DLR's capital funds on hand, exchequer grants, third party income and revenue transfers.

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 €91,368,400 of which it is projected €77,808,500 will be incurred 2020 – 2022.

Contractually Committed Projects – Funding Strategy 2020 to Completion

				INCOME 2020 to Completion					Total Income 2020 to Completion €
Projected Project Cost €	Projected Expenditure 2020 - 2022 €	Projected Expenditure Post 2022 €	Expenditure 2020 to Completion €	S48 Community & Parks DC's €	S48 Transport DC's €	dlr Capital Funds on Hand €	Grants incl URDF €	Other 3rd Party €	
91,368,400	77,808,455	264,000	78,072,455	40,285,510	5,339,655	10,092,290	21,955,000	400,000	78,072,455

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.

A small number of these projects will be part 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 risk 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 SCHEMES UNDER CONTRACT (FUNDING AVAILABLE)

Updated
Status

No.	Project Title	Project Detail	Project Status	Area Committee
Class 1 Community & Parks Development Contribution Funded Schemes				
19001	Coláiste Eoin/Íosagáin all weather pitch	Construct all weather pitch on site of Coláiste Eoin/Íosagáin at St. Helen's.	Construction	DL
19002	Dún Laoghaire Baths & Queens Road Stabilisation	Proposed works at Dún Laoghaire Baths including studio space for artists, an art gallery, a café and public toilet facilities	Construction	DL
19004	Fernhill Park & Gardens - Phase 2	New junction, avenue, car parking, active recreation space, services, public lighting, drainage, planting, etc	Construction	D
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	DL
19006	Killiney Hill/Dalkey Quarry Phase II Improvements	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	DL&D
19009	Samuel Beckett Civic Campus Phase 2 (including Fitout)	Swimming Pool / Sports Hall Complex.	Detailed design	D
19010	Shanganagh Castle Preliminary Works	Works on securing and refurbishing the internal structure of the Castle.	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.	Preliminary design	D
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
19013	Metals Phase 3 Public Realm - People's Park Public Realm	Completion of Parks Railings along The Metals.	Tender	DL
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. Unable to give exactly what will be actually spent as NTA have all works on hold at moment due to Bus Connect Works to be done	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 advancement.	Multiple Projects	DL&D
19019	Shanganagh Road Footpath (Interim Works)	Road improvement works. Phase 1 (135m of footpath) completed 2018 . Phase 2 involves 315m of footpath.	Detailed design	DL
19020.1	Stillorgan Village Movement Framework Plan Phase 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 1 and 2.	Phase 2 Tender	D
19031	Central Dún Laoghaire Public Realm	Lexicon Carparks and Environs.	Construction	DL
Non Development Contribution Funded Schemes				
19022	Dun Laoghaire Harbour - East Pier storm damage repairs	East Pier storm damage repairs	Construction	DL
19024	Traffic Improvement Schemes (Walking & Cycling)	Traffic Improvement Schemes (Walking & Cycling) includes the NTA Sustainable Transport Measures. Fully funded from NTA.	Multiple Projects	DL&D
19044	Bray Landfill Coastal Defence	Coastal Protection options for the cliffs at the old landfill North of Bray.	Part 8	DL
19057	Dun Laoghaire Carnegie Library	Refurbishment and future use.	Feasibility study	DL
19058	Dundrum Carnegie Library	Works on securing and refurbishing the internal structure of the library.	On Site	D
20097	Pavilion Theatre Safety Works	Fire safety works	On Site	DL

Moved from
NC to C

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FNCA to C
NEW

3. Countywide Projects not Contractually Committed – DCS 2016–2020

3.1. Background:

The Dún Laoghaire-Rathdown Development Contribution Scheme (DCS) 2016 – 2020 was adopted by the Council on 14th December 2015. This section of the report relates mainly to Countywide projects included in Appendix II of this scheme and these projects will be funded / part funded from (countywide) development contributions received in accordance with the scheme. The projects are not currently contractually committed but are being progressed through various 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 mix of Section 48 (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 €159,920,300 of which it is projected €154,824,600 will be incurred 2020 – 2022.

Projects Not Contractually Committed (Funding available) - Funding Strategy 2020 To Completion

Projected Project Cost	Projected Expenditure 2020 - 2022	Projected Expenditure Post 2022	Expenditure 2020 to Completion	INCOME 2020 to Completion						Total Income 2020 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	
€	€	€	€	€	€	€	€	€	€	€
159,920,259	84,021,300	70,803,259	154,824,559	3,703,000	65,261,500	568,000	4,099,000	69,017,059	12,176,000	154,824,559

3.3. Risk and mitigation of risk:

As outlined in the funding strategy above projects which are not currently contractually committed will be funded from a mix of development contributions, DLR capital receipts, exchequer and third-party funding.

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.

Confirmation of the grant funding is sought before project tenders are accepted and in addition the required amount of development contribution income and DLR capital receipts must also be available before tenders are awarded.

3.4. Schedule of not contractually committed projects

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

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

Updated
Status

NEW

No	Project Title	Project Detail	Project Status	Area Committee
Class 1 Community & Parks Development Contribution Funded Schemes				
19025	Joyce Tower, Sandycove	Upgrading of Joyce Tower Museum as and when the council take over management.	Proposed/Pre feasibility	DL
19026	Grass Pitch Refurbishment	Refurbishment of Grass Pitches	Multiple Projects	DL&D
19027	Stillorgan Library	New public library in Stillorgan.	Preliminary design	D
20098	Finsbury Park	New boundary railings & playground		D
Class 2 Roads Infrastructure Development Contribution Funded Schemes				
19028	Blackglan Road / Harold's Grange Road Improvement Scheme	Phase 1 - Blackglan Road	Detailed design	D
19029	Blackrock (Main Street & Blackrock Baths)	Enhancement of Public Realm as per Blackrock LAP.	Feasibility study	DL
19030	Blackrock Seafront Public Realm	Seafront Public Realm adjacent to proposed viewing platform.	Preliminary design	DL
19032	Cherrywood - Kilternan Link Road & Priorsland Overbridge (project 19075)	A new road link over the M50 connecting Cherrywood to Carrickmines and Kilternan/Glenamuck catering for all road users	Preliminary design	DL&D
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 study	D
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)	Upgrading of the Glenamuck Road / Enniskerry Road Junction	Detailed design	O
19036	Greenways future projects	Network of greenways linking parks and open spaces. €321,740 for Cruagh Wood to Ballyogan Road	Multiple Projects	DL&D
19037	LIHAF - Clay Farm	Distributor Road Link - c. 600m	Preliminary design	D
19038.1	LIHAF - Woodbrook/Shanganagh - Wilford Roundabout	Proposed public infrastructure includes revision of the Woodbrook roundabout on the old N11; road improvements to support housing development; and access to a future proposed DART station. Note: New project added for Access Road/Avenue.	Preliminary design	DL
19038.2	LIHAF - Woodbrook/Shanganagh - Access Road/Avenue	Road improvements to support housing development and access to a future proposed DART station (see 19038 for Wilford Roundabout element)	Preliminary design	DL
19040	Rochestown Avenue (Interim Works)	Integration of roads and footpaths with redevelopment of National Rehabilitation Centre.	Preliminary design	DL
19041.1	Stillorgan Village Movement Framework Plan (Phase 3)	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	Phase 3 Preliminary Design	D
19041.2	Stillorgan Village Movement Framework Plan (Phase 4)	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 4.	Phase 4 Proposed (pre-feasibility)	D
19042	Town and Village Improvement Public Realm	Commercial Areas.	Multiple Projects	DL&D
Class 3 Water Infrastructure Development Contribution Funded Schemes				
19043	Flood Alleviation Programme	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Multiple Projects	DL&D
Non Development Contribution Funded Schemes				
19045	Deansgrange Cemetery Projects	Various projects in Deansgrange (including road replacement, drainage works, upgrade of Depot and public toilet, Chapels, entrance and footpaths).	Preliminary design	DL
19046	Monkstown Leisure Centre (pitches and floodlights)	Essential upgrade of all-weather pitches at dlr leisure Monkstown	Detailed design	DL
19049	S2S (Boosterstown to Dún Laoghaire)	Sutton to Sandycove, 3 local authorities will be involved and the NTA	Feasibility study	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	Community Sports Hall fit out 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		
20114	Proposed new National Watersports Centre, Dun Laoghaire Harbour	Development of a new National Watersports Centre, including new building, storage, boat slip/launching area and ancillary works	Feasibility/ Preliminary design	DL

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

4. Countywide Pipeline Projects - Funding not Currently Available (FNA) – DCS 2016 – 2020

4.1. Background

Projects in this category are generally included in the Development Plan and the Development Contribution Scheme 2016-2020.

The required funding for these projects is not currently available. They projects are mainly Class 1 Development Contribution Scheme projects such as parks, community, libraries and sports projects.

All Class 1 development contributions on hand and those that are projected to be collected in the period 2020-2022 are required to fund projects which are included in the schedule of Contractually Committed or Not Contractually Committed outlined above.

There are currently no Class 1 development contributions available to fund these pipeline projects.

As development contributions and DLR match funds are replenished in future years these projects will be progressed and indeed some of them are already in 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 available to match fund projects.

4.1.1 Sale of assets:

Previous reports assumed the sale of unspecified council assets as part of the funding strategy for the programme of capital projects. As no assets have been sold in recent years this potential funding stream has been excluded from the current funding strategy. If any assets are disposed of this will replenish the level of DLR capital funds. This would reduce the funding gap associated with these projects and fast track the progression of some of these or other projects.

4.2. Funding strategy

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

The projects are flagged FNA because there is a shortfall in the required funding from one or more of the required income sources – primarily development contributions and DLR capital receipts.

All available development contributions are required to fund projects flagged Contractually Committed and Not Contractually committed. There is also insufficient DLR capital receipts available to match fund these projects.

The following table outlines the proposed funding strategy for the FNA projects. The total project costs associated with this project category to completion is €43,882,500.

Funding Not Available Projects - Funding Strategy 2020 To Completion

Projected Expenditure 2020 to Completion		Anticipated Income 2020 to Completion					Total Income 2020 to Completion
		S48 Community & Parks DC's	S48 Transport DC's	dlr Capital Funds Required	Grants Anticipated	Other 3rd Party Anticipated	
	€	€	€	€	€	€	€
Funding Strategy	43,882,500	16,401,500	7,286,250	15,587,650	2,422,700	2,184,400	43,882,500
Funding Currently Available		0		0	2,422,700	2,184,400	4,607,100
Current Funding Gap	43,882,500	16,401,500	7,286,250	15,587,650	0	0	39,275,400

4.3. Risk and mitigation of risk

In addition to the shortfall in 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.

Also any reduction in the assumed grant or 3rd party income will further delay the commencement of the associated project or another project under this heading pending the identification of alternative funding.

4.4. Schedule of pipeline projects

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

4.4 SCHEDULE OF PIPELINE SCHEMES - FUNDING NOT CURRENTLY AVAILABLE (FNA)

Updated
Status

No	Project Title	Project Detail	Project Status	Area Committee
Class 1 Community & Parks Development Contribution Funded Schemes				
19052	Blackrock Park Upgrade - Phase 2	Further upgrades in line with the new masterplan to include tearooms, coonnection with Blackrcok village, alternative active recreation facilities, restoration of the built heritage, etc.	Preliminary design	DL
19053	Cabinteely Park Masterplan	Upgrade in accordance with the proposed masterplan to include upgrade of the two lodges, the greenway, improved presentation of Cabinteely House, car parking and entrance upgrades, etc	Proposed/Pre feasibility	D
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	DL
19055	County Wide All Weather Pitches	Upgrade of existing all weather pitches and future development of new facilities within the county.	Multiple Projects	DL&D
19055.1	Rosemont School Pitches	Upgrade existing pitch for multi-use		
19055.2	Woodbrook College Pitches	Construction of All Weather Pitch		
19056	Dalkey Island (Upgrade Tower & Gun Battery)	Upgrade tower and gun battery on Dalkey Island.	Proposed/Pre feasibility	DL
19059	Glenalbyn Pool	Rebuld of Pool	Feasibility	D
19060	Jamestown Park Masterplan	New paths, boundary planting, playground/adventure sports and car parking.	Proposed/Pre feasibility	D
19061	Kilbogget Park Sports Building (Detail design)	Replace existing buildings with one shared clubhouse, changing rooms, etc.	Feasibility study	DL
19062	Marlay Golf Redevelopment	Redevelop the overall golf amenity at Marlay.	Detailed design	D
19063	Marlay Masterplan	Masterplan recently approved for Marlay Park and will address entrances, car-parking, arrangement of sports facilities and other amenities, circulation, heritage features and other details.	Detailed design	D
19064	Play Space Development (East)	Development of play spaces throughout the East of the county.	Proposed/Pre feasibility	DL
19065	Play Space Development (West)	Development of play spaces throughout the West of the county.	Proposed/Pre feasibility	D
19066	Shanganagh Castle Redevelopment	facilities.	Feasibility study	DL
19067	Shanganagh Park Masterplan Projects Phase 1	To incorporate passive and active recreation, pitches, cemetery and depot revisions, public toilets.	Preliminary design	DL
19068	Stonebridge Road Changing Rooms (Remaining phase)	This small park has been partially redeveloped with pitches and temporarily surfaced paths and car parking in place. Additional development is required to include changing rooms, seating and permanently surfaced paths and car parking.	Preliminary design	DL
Class 2 Roads Infrastructure Development Contribution Funded Schemes				
20101	Hillcrest Road	Improvement Works - design only in current 3 year prog	Preliminary design	D
Non Development Contribution Funded Schemes				
19069	Shanganagh Crematorium	Development of a new Crematorium and associated works at Shanganagh Cemetery, Shankill, Co Dublin to include 5 buildings, car parking, new burial plots, and landscaping.	Detailed design	DL
20102	Killiney Beach Accessibility & Public Realm Enhancement	Provide accessibility onto Killiney Beach & general Public Realm enhancement, including improvements to signage, paths & green areas	Proposed/Pre feasibility	DL
20115	Dun Laoghaire - Old Town Quarter - new Civic Space at Bloomfield's	Delivery of a new Civic Space as envisaged in the Dun Laoghaire Urban Framework Plan	Proposed/Pre feasibility	DL

NEW

NEW

NEW

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 Pond Scheme.

The infrastructure in question will open the lands in the area for development but related development contributions will only be received after the associated developments are granted planning permission and are commenced. Having the infrastructure in place is a necessary precursor to this.

In addition to the road and attenuation schemes to be funded by the S49 development contributions there are also a small number of projects in the Glenamuck area which are included in the S48 Development Contribution Scheme 2016 – 2020 countywide project list.

There is capacity to deliver c3000 homes in the Glenamuck LAP area.

5.2 Funding strategy:

As outlined above the Glenamuck District Roads Scheme and Surface Water Attenuation Pond 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.

Following negotiations between dlr and several the major landowners and other stakeholders in the Kiltarnan-Glenamuck area, it has been possible to reach agreement in principle with six landowners, who represent approximately 75% of the land costs. Delivery of the infrastructure is subject to the conclusion of binding contracts without which the scheme could not progress.

The Council by resolution approved the necessary borrowings of €70m to fund up-front the provision of this infrastructure at the Council meeting held on 14 January 2019. €30m was drawn down in December 2019 in anticipation of the completion of negotiations to acquire the necessary land. 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 €67,081,500 will be incurred 2020– 2022.

Glenamuck Distributor Road - Funding Strategy 2020 to Completion

Projected Project Cost	Projected Expenditure 2020 - 2022	Projected Expenditure Post 2022	Expenditure 2020 to Completion	INCOME	
				Borrowings in advance of S49 Dev. Contributions	Total Income 2020 to Completion
€	€	€	€	€	€
75,350,000	65,801,500	2,000,000	67,801,500	67,801,500	67,801,500

5.3 Risk and Risk Mitigation

The main risk in relation to this scheme is if the assumed development contributions are not realised in the event of a sudden 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. The Council will only borrow when there is reasonable certainty that the development contributions will come on stream to fund the loan repayments but there nonetheless remains a residual risk.

It is difficult to mitigate this risk, but a number of options 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 Planning and Local Government 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 its contractual obligations in relation to the scheme.

This risk will be partly mitigated as development contributions are collected under this S49 scheme. Also, projects under other headings could be delayed 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, the overall risk to the supply of housing in the county were this levy scheme and infrastructure not to be supported outweighs the risks presented here.

5.4 Schedule of projects

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 Kiltarnan/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 (SUFP)

6.1 Introduction

The DCS 2016-2020 was adopted by the Council on 15 December 2015 under Section 48 of the Planning and Development Act, 2000 (as amended). It provides for the conditioning of Countywide development contributions as well as an additional contribution in respect of developments within the SUFP area.

Appendix ii of the Scheme 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 fund projects in the SUFP area in addition to the requirement to the standard countywide development contributions.

In addition to the SUFP projects in Appendix ii there is also a list of countywide projects adjacent/ancillary to SUFP area deemed to have a countywide benefit which will be funded from countywide development contributions also provided for in the Scheme.

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 any 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 by resolution approved the necessary borrowings 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 CPO is finalised.

Sandyford Urban Framework Projects - Funding Strategy 2020 To Completion

				INCOME 2020 to Completion			
Projected Project Cost	Projected Expenditure 2020 - 2022	Projected Expenditure Post 2022	Expenditure 2020 to Completion	S48 Community & Parks DC's	Borrowings in advance of Future Special Contributions	Other 3rd Party	Total Income 2020 to Completion
€	€	€	€	€	€	€	€
27,230,000	20,825,700	6,218,600	27,044,300	3,500,000	23,191,200	353,100	27,044,300

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 a number of options would be open to the Council:

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 Planning and Local Government 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 schedule below 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 SUFP.	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
NEW	20103	Leopardstown Link Road (Phase 2)	Phase 2 of Leopardstown Link Road	Preliminary design	NC	D
NEW	20104	Sandyford Pocket Parks	Development of two parks in Sandyford to increase the provision of public open space in the Sandyford Business Estate area.		NC	D

* C = Contractually Committed

* NC = Not Contractually Committed

7. Cherrywood Planning Scheme Development Contribution Scheme 2017 - 2020

7.1 Background

The Cherrywood SDZ is the largest “ready to go” tranche of undeveloped housing lands in Dublin with an approved SDZ Planning Scheme in place, providing for c.8700 residential units and 350,000sq.m of commercial floor space along with 29 ha. of recreational space and incorporating 3 significant Parks and a further 32 ha. of natural green space.

In addition to the delivery of this significant scale of housing, retail and commercial development 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.

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

- The complexity of delivering the required infrastructure associated with the difficult topography and undulating nature of the site which also straddles the motorway.
- The magnitude of the common 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/developers – currently thirteen in number for the key development lands alone.
- The complex legal agreements to deliver and fund the infrastructure are not yet in place.
- The cost of delivering the common infrastructure.

Dlr has been specified as the Development Agency by Government Order and is tasked with the orderly development of the Cherrywood Strategic Development Zone (SDZ) in accordance with the associated planning scheme.

Note: SDZs enable Government to designate certain parcels of land for a fast track planning process where the development of those lands is considered to be of strategic national importance to enable the fast track delivery of new residential and non-residential development in locations of strategic importance. Applications are made to the Planning Authority with no right of appeal. Once developers comply with the scheme permissions must be granted.

The Development Agency continues to work with all the SDZ stakeholders to secure the overall objectives of the SDZ Planning Scheme and the delivery of the common infrastructure. This includes the securing of a common infrastructure agreement with the Cherrywood landowners for the purpose of funding the common infrastructure in Cherrywood.

There has been significant engagement by the Council with the Cherrywood landowners in relation to securing the 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.

In relation to the above the Council is currently engaged in a confidential conciliation process as a result of a dispute which has arisen in relation to the entitlement to offset development contributions payable in respect of common infrastructure provided.

7.1.1 Common Infrastructure in the SDZ area:

As outlined above the complexity of the topography and the magnitude of infrastructure required within the SDZ area has resulted in exceptional funding requirements. These challenges must be weighed against the benefit Cherrywood SDZ will deliver in terms of housing and employment and emphasise the importance of achieving a resolution to the funding issue.

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 SDZ Planning Scheme. The only exception will be in relation to infrastructure delivered through grant funding including LIHAF, LPT and URDF. In accordance with the general requirements associated with such grants the related projects must be delivered by DLR.

Part of the cost of delivering this infrastructure will be funded from the separate S48 Development Contributions for the Cherrywood SDZ as provided for in the Development Contribution Scheme 2017-2020. In addition Local Property Tax, LIHAF and URDF funding has been made available at national level totalling c.€40m but as outlined above there is a current residual funding gap of c.€105m. It is not the Council's responsibility to provide the funding to bridge this gap.

The delivery of the Cherrywood SDZ is expected to be an 8-10 year project 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 associated development contributions.

In addition to the common infrastructure there are also a number of ancillary projects listed in the countywide Development Contribution Scheme including the Kiltarnan Link Road which are deemed to have a countywide benefit and will therefore be funded from the countywide development contributions.

7.2 Funding strategy

Cherrywood SDZ Common Infrastructure - Funding Strategy

ANTICIPATED AVAILABLE INCOME							
Total Projected Cost €	S48 Cherrywood Special Dev Contribution €	Grants TII & NTA €	LIHAF €	URDF €	LPT €	Total Projected Income €	Residual Funding Gap €
208,384,400	64,026,750	152,000	11,390,025	13,358,325	14,377,000	103,304,100	105,080,300

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 the conditioning of both countywide and Cherrywood specific development contributions. It is estimated that Cherrywood specific contributions will raise circa €64m (after indexation) towards the cost of the common infrastructure. In addition, the following funding has been secured to contribute to the funding solution for the common infrastructure:

- Local Property Tax Income – €14,38m
- LIHAF – €11,39m
- URDF – €13,39m

7.2.2 Ancillary infrastructure

In addition to the common infrastructure the following ancillary infrastructural projects are included in the DCS 2016-2020 as the 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 Kiltarnan 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

7.3 Risk and risk mitigation

The greatest risk associated with the delivery of the Cherrywood SDZ is the current funding gap issue which must be resolved to deliver the common infrastructure.

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

Due to the magnitude of the funding requirements there is no single solution or source available. The Council has successfully obtained funding from all available sources including LPT, LIHAF and URDF and will continue in its endeavours as Development Agency to engage with all stakeholders to ensure the required funding is in place to enable the Planning Scheme to be developed. A further call for URDF has been launched and eligible infrastructural projects within the Cherrywood SDZ are currently being considered.

In addition, the successful delivery of Cherrywood is also subject to legal and planning risk due to the complexity and scale of the development.

There is a high risk that if funding and legal solutions are not found the pace of delivery of Cherrywood will be significantly adversely affected despite the potential benefit of the development from a housing and economic perspective. One option to mitigate this risk would be to review the Cherrywood element of the 2017 - 2020 Development Contribution Scheme. That and all other options open to the Development Agency will continue to be examined.

7.4 SCHEDULE OF CHERRYWOOD SDZ COMMON INFRASTRUCTURE SCHEMES

Updated Status	Cherrywood SDZ Common Infrastructure Schemes					
	No	Project Title	Project Detail	Project Status	*	Area Committee
Updated	19074	Cherrywood SDZ Infrastructure (excluding LPT, URDF, LIHAF and Priorsland)	Cherrywood SDZ Infrastructure	Preliminary design	NC	D/DL
	19074.1	Cherrywood SDZ Infrastructure Commercial/Land Transfers	Commercial/Land Transfers	Preliminary design	C	D/DL
	19074.2	Cherrywood URDF (Linear Park & Greenway)	Sub-Project A - Linear Park & Greenway	Preliminary design	C	D/DL
	19074.3	Cherrywood URDF (Tully Park P2)	Sub-Project B - Tully Park P2	Preliminary design	C	D/DL
	19074.4	Cherrywood URDF (Pond 5a)	Sub-Project D - Pond 5a	Preliminary design	C	D/DL
	19074.5	Cherrywood URDF (Pond 2a)	Sub-Project C - Pond 2a	Preliminary design	C	D/DL
	19076	LIHAF - Cherrywood	Proposed public infrastructure includes Druid's Glen Road (road only); Druid's Glen bridge (short bridge structure transversing valley); new N11 junction 'Q' at Druid's Glen road; and Druid's Glen Road (bridge feature)	Multiple Projects	C	D/DL
	20105	Cherrywood SDZ - Infrastructure Support	Infrastructure support for Transportation, Water & Drainage, Green Infrastructure and Project Management	Multiple Projects	C	D/DL
New						

* C = Contractually Committed

* NC = Not Contractually Committed

8. Housing Projects

8.1 Background

Social housing projects delivered under the Rebuilding Ireland Programme are fully funded from Local Property Tax income distributed centrally 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.

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 2020 To Completion

				INCOME	
Total Projected Cost	Projected Expenditure 2020 - 2022	Projected Expenditure Post 2022	Expenditure 2020 to Completion	Grants	Total Income 2020 to Completion
€	€	€	€	€	€
95,780,178	81,879,000	2,602,688	73,295,178	63,856,344	63,856,344

8.3 Risk and risk mitigation

The main risk associated with these 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 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
19077	41 Ballyogan Avenue (2 units)	Construction of 2 no. housing units at 41 Ballyogan Avenue, Ballyogan.	On-Site	C	D
19078	Ballyogan Court	Proposed construction of 119 no. housing units at Ballyogan Court, Ballyogan, Co. Dublin.	Pre Tender	NC	D
19079	Broadford Rise	Construction of 21 no. housing units designed for older persons at Broadford Rise, Ballinteer, Dublin 16	On Site	C	D
19080 &19081	4 Carriglea Gardens & 43 Carriglea Gardens (Existing Void Unit)	Refurbishment of existing units	Tender	NC	DL
19082	7 Eden Villas (Existing Void Unit)	Refurbishment of existing unit	Completed	C	DL
19083	76 Eden Villas (Existing Void Unit)	Refurbishment of existing unit	Completed	C	DL
19084	Fitzgerald Park	Construction of 50 no. housing units at Fitzgerald Park, Dun Laoghaire, Co. Dublin	Completed	C	DL
19085	117 McIntosh Park (Existing Void Unit)	Refurbishment of existing unit	Completed	C	DL
19086	Moyola Court	Purchase and refurbishment of 12 no. housing units under the Buy and Renew Scheme.	Completed	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.	Pre Tender	FNCA	DL
19088	Rockville Drive	Proposed construction of 14 no. housing units at Rockville Drive, Glenamuck Road	Pre Tender	NC	D
19089	2 Saint Patrick's Terrace (Existing Void Unit)	Refurbishment of existing unit	Completed	C	DL
19090	St. Laurence's Park	Proposed demolition of existing units and construction of 89 no. new housing units at St. Laurence's Park, Stillorgan.	Pre Planning	NC	D
NEW 20106	4 Nutgrove Crescent & 8 Nutgrove CrecentTAU	Refurbishment of Existing Void TAU Units x2	Pre-tender	NC	D
NEW 20107	67 & 68 Eden Villas	Refurbishment of 2 existing units	Feasibility study	NC	DL
NEW 20108	83 Northcote Terrace	Refurbishment of existing unit	Feasibility study	NC	DL
NEW 20109	Infill Housing at Moyola Court	Proposed construction of 4 units Infill Housing at Moyola Court	Pre-planning	NC	D
NEW 20110	Site beside Rollins Villas	Proposed provision of 1 x 2 bed unit	Feasibility study	NC	DL
NEW 20111	St Michaels TAU , Monkstown	Refurbishment of exiting Tau site and 3 x 3 bed extensions	Feasibility study	NC	DL
NEW 20112	West Pier Tau	Proposed provision of 1 x 4bed and 2 x 2 bed modular units	Feasibility study	NC	DL
NEW 20113	Woodpark, Sallynoggin TAU	Proposed provision of 3 x 4 bed houses Traveller accomodation	Feasibility study	NC	DL

* C = Contractually Committed

* NC = Not Contractually Committed

* FCNA = Funding Not Currently Available

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

9.1. Introduction

The original proposal was for the development of c. 540 housing units on the Council-owned site at Shanganagh and included a mix of social and affordable housing.

In line with the EIA Directive 85/337/EEC, as amended, the development at Shanganagh had to be assessed for likely environmental effects before planning permission can be granted. Tenders for the preparation of a Masterplan for a scheme that were compliant with the EIA Directive, in preparation for Part 10 planning, were sought in Q1 2018. Following this, an Integrated Design Team was appointed to develop a Masterplan, including an Environmental Impact Assessment Report (E.I.A.R.), for this development.

While this work was on-going, the Housing Department engaged with the National Development Finance Agency to explore options for funding the development, in accordance with the requirements of the Public Spending Code.

Following the establishment of the Land Development Agency in late 2018, the option of working with the LDA to deliver the proposed housing development at Shanganagh was explored and gathered pace in 2019. Several briefing sessions and one-to-one meetings were held with the Elected Members to keep them abreast of developments and to provide them with an opportunity to have an input in to the design of the proposed development.

Following the publication of the new apartment guidelines in 2018 the latest proposal is for the development of 597 residential units, which includes a mix of social, affordable purchase and cost-rental, along with ancillary services. The planning application was submitted by the Council to An Bord Pleanála on 29 January 2020.

9.2 Funding Strategy:

The current proposal will see the entire development being delivered by the LDA, who will also manage and fund the c. 306 cost-rental apartments. The Council will have to borrow to purchase the 91 houses and apartments which are intended to be offered for sale under an affordable purchase scheme which is to be developed at national level. It is anticipated that the Council will secure the funding for the purchase of these units through a Housing Finance Agency (HFA) loan. Applicants who meet the criteria will then purchase these units from the Council with the Council holding an equity stake. Monies secured through the sale of the units will have to be paid into an Affordable Housing

account to be managed by the HFA. As there is no affordable scheme in place the exact mechanics of how this will work and the financial implications for the Council are uncertain.

Almost 200 social housing units will be delivered through this proposal the cost of which will be recouped from the DHPLG and funded in the normal manner.

9.3 Risk and Risk Mitigation:

The greatest risk associated with this scheme is the financial implications associated with the requirement to acquire the 91 affordable units which are to be offered for sale under an affordable housing scheme, which is yet to be finalised. A collapse in the housing market and banking system like that which occurred in 2008/2009 could result in a lack of interest in the affordable purchase units as happened previously. Assuming the Council had borrowed to fund the acquisition of the units it would then be liable to fund the loan repayments from the revenue budget. This would have a negative impact on the delivery of day to day services. One option to mitigate this risk would be to make the units available for social housing.

Shanganagh Housing Project - Funding Strategy 2020 To Completion

				INCOME		
Total Projected Cost	Projected Expenditure 2020 - 2022	Projected Expenditure Post 2022	Expenditure 2020 to Completion	Borrowings in advance of Sale of Affordable Homes	Grants	Total Income 2020 to Completion
€	€	€	€	€	€	€
110,000,000	71,741,457	37,000,000	108,741,457	34,000,000	74,741,457	108,741,457

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 separately by the LDA.	Planning	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 amounting to €32m & VAT.

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.

During storm Emma extensive damage was done to the East pier. The cost of the repairs was in the region of €1.6m approximately €1m of which was covered by insurance. The balance had to be made available by the Council. As there is no capital funds available the works were charged to the revenue account in 2019 and will most likely result in a revenue account deficit for the year.

10.2. Funding strategy

There is currently no funding strategy to bring the infrastructure to taking in charge standard. The works are of such a magnitude and having regard to the overall capital programme there is no capacity to address the funding requirement in relation to the harbour which accompanied the transfer in 2018. Any expenditure on Harbour infrastructural projects would have to be funded from the Council's own capital funds which are already inadequate and would in turn have a negative impact on other capital projects. However, a study is underway 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.

When the 2019 accounts are complete the Council will again apply for funding for the liabilities that transferred to it with the Harbour.

Dún Laoghaire Harbour - Funding Strategy 2020 to Completion

Expenditure 2020 to Completion €	AVAILABLE INCOME			Total Income 2020 to Completion €
	dIr Capital Funds Available	Grants Anticipated	Other 3rd Party Anticipated	
	€	€	€	
38,165,000	0	0	0	0

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.

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.

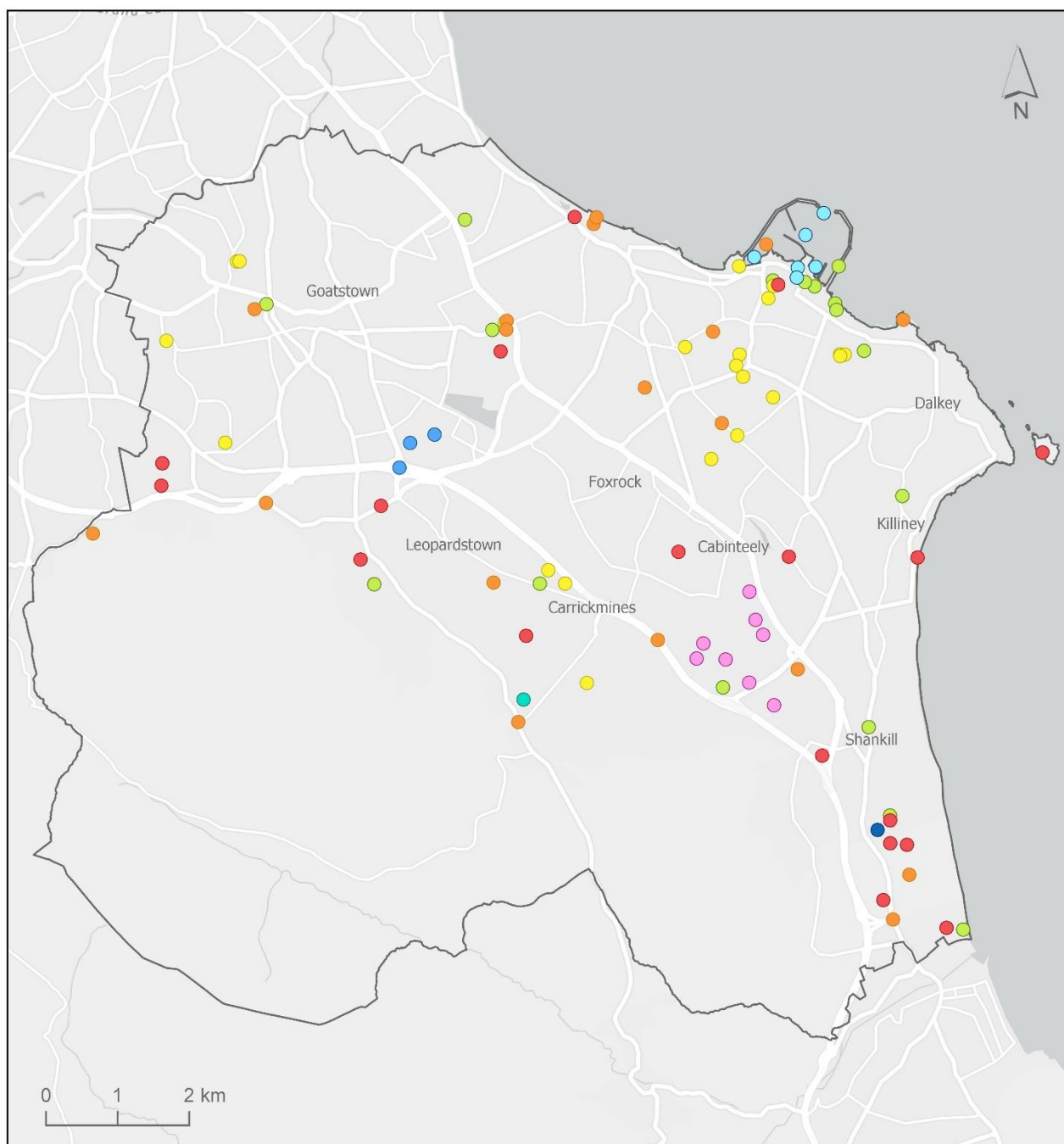
Helena Cunningham

Director of Finance & Economic Development

10.4 SCHEDULE OF HARBOUR SCHEMES (FUNDING NOT CURRENTLY AVAILABLE)

No	Project Title	Project Detail	Project Status	Area Committee
Harbour Schemes				
19092	Dun Laoghaire Harbour Walls	East and west piers repairs	Feasibility study	DL
19093	Dun Laoghaire Harbour - Piers & Berths	Structures for berthing of ships and boats	Feasibility study	DL
19094	Dun Laoghaire Harbour - Seawalls & Slipways	Water edge structures excluding the Berths	Feasibility study	DL
19095	Dun Laoghaire Harbour - Buildings	Building repairs	Feasibility study	DL
19096	Dun Laoghaire Harbour - Landside	Road network etc	Feasibility study	DL
19097	Dun Laoghaire Harbour - Water	Water area within the harbour limits	Feasibility study	DL

Appendix A – Capital Programme Map 2020 - 2022



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

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 get a NTA/OPW type grant for the schemes.