

Dún Laoghaire-Rathdown County Council

Report indicating the Programme of Capital Projects proposed 2019 – 2021

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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 2018 to defer the consideration of the report on the Programme of Capital Projects proposed for the 3 year period 2019-2021 until the Council meeting to be held in February 2019.

This report is now set out below.

1.2. Basis of selection of Capital projects to be progressed 2019-2021

The basis for the selection of capital projects links back 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 which will be funded/part funded from development contributions payable under the terms of the schemes. Occasionally, for various reasons, a project listed in a DCS may be substituted for another and the Members updated accordingly. Otherwise the Development Contribution Schemes adopted by the Members forms the basis for the selection of capital projects being or to be progressed in the period 2019-2021.

A small number of additional projects not included in a DCS but which have independent sources of funding such as grant or other 3rd party funding are also progressed on that basis. Any such projects are flagged 'non DCS' throughout this report.

Another category of capital projects included in this report is the Social Housing Projects being progressed under the Rebuilding Ireland Programme. These projects are funded through a combination of Local Property Tax income - assigned centrally - and exchequer grants and are included in this report from a cash flow perspective 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 the report. With the exception of the storm damage repairs currently underway these projects are flagged funding not available (FNA) as no funding was made available when the Harbour was transferred to the Council in October 2018.

1.3. Reserved functions associated with capital projects

In addition to approving 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.

1.4. Pace of progression of capital projects

The rationale for the selection 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 they may have to be submitted to An Bord Pleanála 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, title, 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 the 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 despite the delays that can occur on the implementation of projects as a result.

Capital projects are progressed as planning, legal and statutory requirements are met and contracts entered into 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

Previous reports assumed the sale of unspecified council assets as part of the funding strategy for the programme of capital projects. No such assumption is made in this report but if a decision is taken at a point in the future to dispose of asset(s) this increases the level of DLR capital funds which would reduce the funding gap associated with the projects included in the FNA heading and fast track the progression of some of these projects.

1.6. Categorisation of capital projects:

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

- Projects under Contract– included in S48 DCS 2016-2020
- Projects not currently in Contract (funding available) – included in S48 DCS 2016-2020.
- Pipeline Projects Funding Not Currently Available - included in S48 DCS 2016-2020.
- Cherrywood SDZ Common Infrastructural projects – included in DCS 2017
- Glenamuck District Roads Scheme – included in the amended S49 DCS adopted 10TH December 2018.
- Sandyford SUIP projects - included in the S48 DCS 2016-2020.
- Social Housing - LPT and exchequer funded.
- Social, Affordable, Cost Rental Housing Schemes - Shanganagh Housing project.
- Dún Laoghaire Harbour – funding not available.

Capital projects by their nature span a number of financial years. The programme of capital projects therefore is a rolling programme and includes a range of projects which are at various stages of development and implementation.

Many of the projects are of strategic importance to the County in terms of the social and economic impact associated with their delivery and will facilitate economic as well as development activity throughout the County as envisaged in the Development Plan.

The purpose of this report is to show how the projects are progressing rather than to determine what projects should be included as their inclusion was previously approved by the Members when adopting the various Development Contribution Schemes. Those that are not included in DCS have alternative sources of funding.

1.7. Development Contribution Schemes.

Dún Laoghaire-Rathdown County Council has three approved Development Contribution Schemes as follows:

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

This Scheme includes contributions for the **Countywide** Infrastructure **and** an additional Contribution within **Sandyford** to fund infrastructure in the Sandyford Urban Framework Plan Area only.

The Contributions for both the Countywide Infrastructure and the Sandyford Infrastructure are each 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

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

This Scheme includes contributions for the **Countywide** Infrastructure **and** an additional contribution to fund infrastructure within the **Cherrywood** Planning Scheme only.

The Contribution for both the Countywide Infrastructure and the Cherrywood Infrastructure are 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

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

Development contributions are allocated in accordance with the project list included in the associated Schemes for each class as it is collected under each class and in accordance with the projects identified in the relevant scheme.

1.8 Funding available

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

1.8.1 Development Contributions

As outlined above development contributions collected can only be used to fund projects listed in the associated DCS and for projects within the associated Class. This means that countywide Class 1 contributions can only be used to fund parks, libraries, sports and community projects and Class 2 contributions to fund transportation projects. Similarly Development contributions paid to fund Cherrywood common infrastructure cannot be used to fund countywide projects or vice versa.

Different classes of development contributions received are coded to separate codes in the financial management system and only used as provided for in the associated scheme.

1.8.2 DLR capital funds on hand

Almost all DCS projects have match funding requirements so DLR must hold adequate capital funds on hand to enable projects to be delivered.

Capital funds are derived from sale of assets, surplus land etc. They are also derived from capital transfers used to create capital funds and usually any surplus on the revenue budget will be put aside by way of capital transfer to match fund capital projects.

Details of development contribution income and the Councils capital funds on hand are outlined below. This table outlines the current bank positions adjusted for various amounts which are ring-fenced for specific purposes.

Capital funds available	
Cash in bank incl. Investments @ 31/12/2018 <i>reconciliation pending</i>	€197,019,090
Less Part V, RAS and other housing specific funds	€31,319,481
Less sinking funds e.g. Corporate buildings, motor, H&S, Finance and Legal	€23,800,450
Less planning securities and other refundable deposits	€33,946,164
Less Grants on hand	€31,583,687
Bank Position after reductions	€76,369,307
Less development contributions on hand	€61,563,185
Less amounts required to match fund Committed and Not Contractually Committed Projects	€15,150,200
Residual funds	-€344,078

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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 remain in force. This circular requires local authorities to keep their capital, revenue and bank accounts in balance and only permits expenditure to the extent that income is received in any given year. However DLR has obtained approval from the Department to reduce capital receipts on hand subject to a specified limit each year. An application for similar approval will be made for 2019.

1.10 Summary of capital expenditure proposed 2019 – 2021

The following table summarises the totality of the capital expenditure under the various categories being progressed –subject to the availability of funds - in the period 2019 – 2021.

Scheme	Project Budget	Expenditure to 31.12.2018	Projected Expenditure 2019-21	Projected Post 2021 Expenditure
DCS Under Contract (Funding Available)	82,166,600	11,120,600	69,781,000	1,265,000
DCS Not Currently in Contract (Funding Available)	130,576,500	3,803,675	72,599,325	54,173,500
DCS Pipeline Projects - Funding Not Currently Available	35,405,000	1,087,000	33,018,000	1,300,000
Glenamuck District & Environs	75,350,000	7,266,000	68,084,000	0
Sandyford Urban Framework Plan (SUFPP)	20,900,000	168,000	18,900,000	1,832,000
Cherrywood SDZ Common Infrastructure	173,377,778	10,504,000	54,000,000	108,873,778
Housing	87,744,232	15,896,410	53,873,541	17,974,281
Shanganagh Housing Proposal	126,000,000	337,500	30,283,856	95,378,644
Harbour	38,165,000	0	0	38,165,000
Grand Total	€769,685,110	€50,183,185	€400,539,722	€318,962,203

1.11 Controls to monitor capital expenditure:

The Council is fortunate that it has the ability to progress such an extensive programme of capital projects. Capital projects by their nature can overrun in terms of timelines and budgets and it is not always possible to deliver all projects on time and within budgets.

Capital funds are tightly managed to maximise the number of projects that can be delivered. It is important to monitor overruns and to ensure that they are justified and where they result in cost overruns that corrective action is taken to mitigate the financial risk.

DLR has rigorous controls in place to ensure projects are delivered as far as possible on time and within budget. Project managers are expected to take ownership of these issues and to actively manage their projects. Overruns must be flagged and explained to minimise any negative impact on other projects.

1.12 Conditions associated with the progression of the programme of capital projects 2019 – 2021.

The programme of capital projects as outlined in the foregoing report will be progressed subject to 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. The projected funding for each individual project is realised,
4. Assumed levels of grant and other third party funding becomes available to progress capital projects,
5. The assumed development contribution income is realised,
6. A minimum capital balance of €30m will be retained by the Council at all times,
7. The required sanction from the Department of the Housing, Planning, & Local Government to the reduction in the Council's capital balances is obtained every year,
8. The Council is not responsible for bridging the current funding gap for the common infrastructure in Cherrywood,
9. The required sanction is obtained for any borrowing requirements that arise and
10. The report is updated and reviewed again by the Council within 12 months.

2. 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 to the Scheme outlined the 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. The projects are underway and are at varying stages of completion.

A small number of additional projects with an alternative source of funding are also included and flagged in Schedule of Contractually committed projects below as non DCS.

Contractually committed projects have the 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. There are adequate funds on hand 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 and exchequer grants.

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 €82,166,600 of which it is projected €69,781,000 will be incurred 2019 – 2021.

Contractually Committed Projects – Funding Strategy 2019 to Completion

Total Project Cost	Expenditure 2019 - 2021	Expenditure Post 2021	Expenditure 2019 to Completion	INCOME 2019 to Completion					Total Income 2019 to Completion
				S48 Community & Parks DC's	S48 Transport DC's	dlr Capital Funds on Hand	Grants incl URDF	Other 3rd Party	
€	€	€	€	€	€	€	€	€	€
82,166,600	69,781,000	1,265,000	71,046,000	41,033,100	4,997,300	9,045,800	14,969,800	1,000,000	71,046,000

2.3. Risk and risk mitigation:

As outlined above 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 which minimises the risk associated with this category of projects.

However a 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 considered to be 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 schedule below 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	SLO	EXPENDITURE				INCOME 2019 to Completion			
							Total Project Cost €	Expenditure to 31.12.2018 €	Expenditure 2019-21 €	Expenditure 2019 to Completion €	S48 Available €	Grants €	Other 3rd Party €	dlr Capital Funds on Hand €
Class 1 Community & Parks Development Contribution Funded Schemes														
	1	Coláiste Eoin/Íosagáin all weather pitch	Construct all weather pitch on site of Coláiste Eoin/Íosagáin at St. Helen's.	Construction	DL		1,300,000	75,000	1,225,000	1,225,000	612,500	0	0	612,500
	2	Dún Laoghaire Baths	Proposed works at Dún Laoghaire Baths including studio space for artists, an art gallery, a café and public toilet facilities	Construction	DL	145	10,882,000	2,371,000	8,511,000	8,511,000	6,808,800	1,100,000	0	602,200
Moved from FNA to C	3	Fernhill Masterplan (Parkland and Sports) Phase 1	The estate is to be developed as a high quality sustainable regional park.	Construction	D	36	2,500,000	1,700,000	800,000	800,000	300,000	500,000		0
	4	Fernhill Masterplan Phase 2	Civil works, paths, playground, garden restoration & woodland walks.	Tender	D	36	3,500,000	0	3,500,000	3,500,000	2,625,000	0	0	875,000
	5	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	144	714,000	250,000	464,000	464,000	232,000	0	0	232,000
Moved from FNA to C	6	Killiney Hill/Dalkey Quarry Phase II Improvements	Accessible path at Victorian Gates entrance beside tea rooms to Park.	Tender	DL	78	340,000	220,000	120,000	120,000	48,000	72,000	0	0
	7	Loreto Clubhouse Refurbishment	Revised layout of clubhouse and refurb to clubhouse including work on roof	Construction	D		87,000	5,000	82,000	82,000	22,000	60,000	0	0
	8	Pavement Improvement Programme (Parks)	Programme of footpath construction and renewal in Parks and open spaces.	Construction	DL&D		1,400,000	500,000	900,000	900,000	720,000	0	0	180,000
	9	Samuel Beckett Civic Campus Phase 2 (including Fitout)	Swimming Pool / Sports Hall Complex.	Detailed design	D	37	37,100,000	394,000	35,706,000	36,706,000	29,364,800	3,000,000	0	4,341,200
	10	Shanganagh Castle Preliminary Works	Works on securing and refurbishing the internal structure of the Castle.	Multiple Projects	DL	54	500,000	120,000	380,000	380,000	300,000	0	0	80,000
Class 1 Community & Parks Development Contribution Funded Schemes Total							58,323,000	5,635,000	51,688,000	52,688,000	41,033,100	4,732,000	0	6,922,900
Class 2 Roads Infrastructure Development Contribution Funded Schemes														
Moved from NC to C	11	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	52	375,000	20,000	90,000	355,000	355,000	0	0	0
	12	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		1,050,000	255,700	794,300	794,300	618,000	0	0	176,300
	13	Metals Phase 3 Public Realm - People's Park Public realm	Completion of Parks Railings along The Metals.	Tender	DL	17	200,000	0	200,000	200,000	160,000	0		40,000
	14	Monkstown Village TIS & Public Realm	Road safety, traffic management and public realm upgrade scheme.	Completed	DL	106	2,573,300	2,267,000	306,300	306,300	134,700	0	0	171,600
Moved from NC to C	15	N11 Junctions Upgrades	Allocation to further develop and implement junction upgrading on the N11 Stillorgan Road as identified in the N11 Junctions Safety Review.	Multiple Projects	DL&D		3,000,000	449,600	2,550,400	2,550,400	637,600	1,912,800		0
	16	Project Feasibility Studies I&CC	Feasibility reports /LAP studies etc. required to inform future development.	Multiple Projects	DL&D		300,000	43,000	257,000	257,000	257,000	0	0	0

2.4 SCHEDULE OF SCHEMES UNDER CONTRACT (FUNDING AVAILABLE)

Updated Status						EXPENDITURE				INCOME 2019 to Completion			
	No	Project Title	Project Detail	Project Status	Area Committee SLO	Total Project Cost €	Expenditure to 31.12.2018 €	Expenditure 2019-21 €	Expenditure 2019 to Completion €	S48 Available €	Grants €	Other 3rd Party €	dlr Capital Funds on Hand €
	17	Road Reconstruction Multi Annual Funding (aka Road & Footpath Improvement)	County wide improvement works to roads and footpaths	Multiple Projects	DL&D	1,998,000	372,000	1,626,000	1,626,000	1,626,000	0	0	0
	18	Safety - Accident Investigations Prevention & 30kph Zones	Accident Investigation and Prevention (AIP) programme advancement.	Multiple Projects	DL&D	1,173,300	1,023,300	150,000	150,000	150,000	0	0	0
	19	Shanganagh Road Footpath (Interim Works)	Road improvement works. Phase 1 completed. Phase 2 to commence early 2019.	Detailed design	DL	531,000	216,000	315,000	315,000	284,000	0	0	31,000
Moved from NC to C	20	Stillorgan Village Movement Framework Plan (Phase 1 and 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 1 Construction/Phase 2 Tender	D	3,880,000	780,000	3,100,000	3,100,000	775,000	2,325,000	0	0
Class 2 Roads Infrastructure Development Contribution Funded Schemes Total						15,080,600	5,426,600	9,389,000	9,654,000	4,997,300	4,237,800	0	418,900
Non Development Contribution Funded Schemes						19,491,600	6,422,600	12,804,000	13,069,000	6,056,300	6,562,800	0	449,900
Moved from NC to C	21	Corbawn Lane Beach Access Improvements	Coastal Protection / Repairs to access ramp	Construction	DL	950,000	45,000	905,000	905,000	0	0	0	905,000
NEW	22	Dun Laoghaire Harbour - East Pier storm damage repairs	East Pier storm damage repairs	Construction	DL	1,600,000	0	1,600,000	1,600,000	0	0	1,000,000	600,000
	23	Shanganagh Park House Extension	An extension to the existing house to include assessable WC, kitchenette, and programme space with a priority given to usage youth activities.	Tender	DL	213,000	14,000	199,000	199,000	0	0	0	199,000
	24	Traffic Improvement Schemes (Walking & Cycling)	Traffic Improvement Schemes (Walking & Cycling) includes the NTA Sustainable Transport Measures. Fully funded from NTA.	Multiple Projects	DL&D	6,000,000	0	6,000,000	6,000,000	0	6,000,000	0	0
Non Development Contribution Funded Schemes Total						8,763,000	59,000	8,704,000	8,704,000	0	6,000,000	1,000,000	1,704,000
Contractually Committed Total						82,166,600	11,120,600	69,781,000	71,046,000	46,030,400	14,969,800	1,000,000	9,045,800

3. 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 projects included in Appendix II to this DCS being capital projects to be progressed and funded / part funded by way of (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.

There are also a small number of projects with alternative sources of funding being progressed and 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 met contractual arrangements will be entered into as these issues are resolved.

3.2. Funding strategy:

These projects will be funded through a mix of Section 48 (countywide) development contributions, DLR's capital funds on hand and exchequer funding. Any shortfall in assumed grant income will result in a delay in the progress of 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 €130,576,500 of which it is projected €72,599,325 will be incurred 2019 – 2021.

Projects Not Contractually Committed (Funding available) - Funding Strategy 2019 To Completion

Total Project Cost	Years 2019 - 2021	Years Post 2021	Expenditure 2019 to Completion	INCOME 2019 to Completion						Total Income 2019 to Completion
				S48 Community & Parks DC's	S48 Transport DC's	S48 Surface Water DC's	dlr Capital Funds on Hand	Grants	Grants - LIHAF & URDF	
				€	€	€	€	€	€	
130,576,500	72,599,325	54,173,500	126,772,825	3,348,000	62,428,675	750,000	6,104,400	44,384,250	9,757,500	126,772,825

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 funds on hand and exchequer funding.

Any change in the assumed availability of grant funding after a project becomes contractually committed would have an adverse impact on cash flow. The likelihood of this happening is considered to be low risk but it is assumed that grants agreed will remain available as projects progress however should it occur the risk would be mitigated by delaying the progression of another project.

A control is in place requiring confirmation of the grant funding before project tenders are accepted. In addition the required amount of development contribution income and DLR capital receipts must also be on hand before tenders are awarded. If the level of grant funding is subsequently reduced the adverse impact on cash flow would be mitigated by delaying the progress of another capital project.

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	No	Project Title	Project Detail	Project Status	Area Committee	SLO	EXPENDITURE				INCOME 2019 to Completion		
							Total Project Cost €	Expenditure to 31.12.2018 €	Expenditure 2019-21 €	Expenditure 2019 to Completion €	S48 Available €	Grants €	dlr Capital Funds on Hand €
Class 1 Community & Parks Development Contribution Funded Schemes													
Moved from FNA to NC	25	Joyce Tower, Sandycove	Upgrading of Joyce Tower Museum as and when the council take over management.	Proposed/Pre feasibility	DL		120,000	0	120,000	120,000	48,000	72,000	0
NEW	26	Grass Pitch Refurbishment	Refurbishment of Grass Pitches	Multiple Projects	DL&D		300,000	0	300,000	300,000	300,000	0	
Moved from FNA to NC	27	Stillorgan Library	New public library in Stillorgan.	Preliminary design	D		4,500,000	0	4,500,000	4,500,000	3,000,000	1,500,000	
Class 1 Community & Parks Development Contribution Funded Schemes Total							4,920,000	0	4,920,000	4,920,000	3,348,000	1,572,000	0
Class 2 Roads Infrastructure Development Contribution Funded Schemes													
	28	Blackglan Road / Harold's Grange Road Improvement Scheme	Blackglan Road / Harold's Grange Road Improvement Scheme.	Detailed design	D		22,734,000	2,994,000	19,740,000	19,740,000	17,766,000	0	1,974,000
	29	Blackrock (Main Street & Blackrock Baths)	Enhancement of Public Realm as per Blackrock LAP.	Feasibility study	DL		1,600,000	116,000	1,484,000	1,484,000	890,000	0	594,000
NEW	30	Blackrock Seafront Public Realm	Seafront Public Realm adjacent to proposed viewing platform.	Preliminary design	DL		200,000	0	200,000	200,000	200,000	0	0
	31	Central Dún Laoghaire Public Realm	Lexlcon Carparks and Environs.	Tender	DL	152	1,000,000	53,000	947,000	947,000	757,600	0	189,400
	32	Cherrywood - Kiltiernan Link Road	A new road link over the M50 connecting Cherrywood to Carrickmines and Kiltiernan/Glenamuck catering for all road users	Preliminary design	DL&D	52	37,241,500	0	1,550,000	37,241,500	18,620,750	18,620,750	0
	33	Cherrywood 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.	Feasibility study	D	52	125,000	0	70,000	125,000	125,000	0	0
	34	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	52	800,000	0	800,000	800,000	400,000	400,000	0
	35	Glenamuck LAP associated works (exclusive of S.49 scheme)	Upgrading of the Glenamuck Road / Enniskerry Road Junction	Detailed design	D	40	13,000,000	0	11,000,000	13,000,000	13,000,000	0	0
	36	Greenways future projects	Network of greenways linking parks and open spaces. Includes Cruagh Wood to Leopardstown Valley Greenway (at detail design).	Multiple Projects	DL&D		3,000,000	170,675	2,829,325	2,829,325	2,829,325	0	0
	37	LIHAF - Clay Farm	Loop distributor road and link bridge	Preliminary design	D		4,700,000	0	4,700,000	4,700,000	1,175,000	3,525,000	0
	38	LIHAF - Woodbrook/Shanganagh	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	Preliminary design	DL	54	4,160,000	0	4,160,000	4,160,000	1,040,000	3,120,000	0
NEW	39	Nutgrove Avenue Upgrade (Joint project between Road Maintenance/Traffic/Projects Office)	Major road structure upgrade of Nutgrove Avenue by upgrading junctions, construction of cycle lanes and footpaths.	Proposed/Pre feasibility	D		1,050,000	0	1,050,000	1,050,000	787,500	262,500	0
	40	Rochestown Avenue (Interim Works)	Integration of roads and footpaths with redevelopment of National Rehabilitation Centre.	Preliminary design	DL		2,000,000	0	2,000,000	2,000,000	1,800,000	0	200,000

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

Updated Status	No	Project Title	Project Detail	Project Status	Area Committee	SLO	EXPENDITURE				INCOME 2019 to Completion		
							Total Project Cost €	Expenditure to 31.12.2018 €	Expenditure 2019-21 €	Expenditure 2019 to Completion €	S48 Available €	Grants €	dlr Capital Funds on Hand €
	41	Stillorgan Village Movement Framework Plan (Phase 3 and 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 3 and 4.	Phase 3 Preliminary Design/Phase 4 Proposed (pre-feasibility)	D		4,150,000	0	4,150,000	4,150,000	1,037,500	3,112,500	0
	42	Village Improvement Public Realm	Commercial Areas.	Feasibility study	DL&D		2,500,000	0	2,500,000	2,500,000	2,000,000	0	500,000
Class 2 Roads Infrastructure Development Contribution Funded Schemes Total							98,260,500	3,333,675	57,180,325	94,926,825	62,428,675	29,040,750	3,457,400
Class 3 Water Infrastructure Development Contribution Funded Schemes													
	43	Flood Alleviation Programme	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Multiple Projects			5,725,000	301,000	5,424,000	5,424,000	750,000	3,742,000	932,000
Class 3 Water Infrastructure Development Contribution Funded Schemes Total							5,725,000	301,000	5,424,000	5,424,000	750,000	3,742,000	932,000
Non Development Contribution Funded Schemes													
	44	Bray Landfill Coastal Defence	Coastal Protection options for the cliffs at the old landfill North of Bray.	Part 8	DL		2,076,000	166,000	1,910,000	1,910,000	0	1,910,000	0
Moved from FNA to NC	45	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		500,000	0	500,000	500,000	0	0	500,000
NEW	46	Monkstown Leisure Centre (pitches and floodlights)	Essential upgrade of all-weather pitches at dlr leisure Monkstown	Detailed design	DL		495,000	0	495,000	495,000	0	300,000	195,000
	47	Park House (near Peoples Park) (Enterprise element)	Refurbishment commercial unit of the ground floor at 66 George's Street Upper	Detailed design	DL		500,000	0	500,000	500,000	0	0	500,000
NEW	48	Rosemount Community Room	Provision of Community Room	Preliminary design	D		120,000		120,000	120,000	0	0	120,000
NEW	49	S2S (Booterstown to Dún Laoghaire)	Sutton to Sandycove, 3 local authorities will be involved and the NTA	Feasibility study	DL	93	17,580,000	3,000	1,150,000	17,577,000	0	17,577,000	0
NEW	50	Wetlands + Attenuation (East Area)	Wetlands and attenuation schemes in parks and open spaces including Loughlinstown linear park	Proposed/Pre feasibility	DL		200,000	0	200,000	200,000	0	0	200,000
NEW	51	Wetlands + Attenuation (West Area)	Wetlands and attenuation schemes in parks and open spaces including Cabinteely and Fernhill	Proposed/Pre feasibility	D		200,000	0	200,000	200,000	0	0	200,000
Non Development Contribution Funded Schemes Total							21,671,000	169,000	5,075,000	21,502,000	0	19,787,000	1,715,000
Total of Non Committed Schemes							130,576,500	3,803,675	72,599,325	126,772,825	66,526,675	54,141,750	6,104,400

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

4.1. Background

The required funding for Pipeline projects is not currently available. The projects are included in the Development Contribution Scheme 2016-2020 with one exception. They are mainly Class 1 Development Contribution Scheme projects. Projects funded from Class 1 contributions include parks, community, libraries and sports projects.

All Class 1 development contributions on hand and those that are projected to be collected in the period 2019-2021 are required to fund projects which are flagged Contractually Committed or Not Contractually Committed.

There are no Class 1 development contributions available to fund the projects in the FNA heading.

However as development contributions are replenished in future years these projects will be progressed and indeed a number of the projects are already at 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. No such assumption is made in this report but if a decision is taken at a point in the future to dispose of asset(s) this increase the level of DLR capital funds which would reduce the funding gap associated with the projects included in the FNA heading and fast track the progression of some of these 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 are also insufficient DLR capital receipts available to match fund these projects.

As outlined above the availability of funds from sale of assets is no longer included as a part of the funding strategy unless and until a resolution is passed to dispose of asset(s) to fund capital projects.

The following table outlines the proposed funding strategy for the FNA projects. The total project costs associated with these projects to completion is €34,318,000.

Funding Not Available Projects - Funding Strategy 2019 To Completion

	Expenditure 2019 to Completion	Anticipated Income 2019 to Completion				Total Income 2019 to Completion
		S48 Community & Parks DC's	dlr Capital Funds Required	Grants Anticipated	Other 3rd Party Anticipated	
	€	€	€	€	€	
Funding Strategy	34,318,000	18,149,500	12,068,500	1,630,000	2,470,000	34,318,000
Funding Currently Available		0	0	1,630,000	2,470,000	4,100,000
Current Funding Gap	34,318,000	18,149,500	12,068,500	0	0	30,218,000

4.3.1 Glenalbyn Pool

A longstanding project, Glenalbyn Pool, has for this year been reclassified from Not Contractually Committed (Funding available) and is now included in Pipeline Projects category. The funds being held for the project were not being used and were preventing the progression of other projects.

The site of Glenalbyn Pool is landlocked within the grounds of Kilmacud Crokes GAA Club. Lengthy discussions have taken place with the club but to date no satisfactory resolution has been found to enable the project to be progressed.

The Council remains in the talks and committed to the project. However, if the talks reach a resolution which allows the project to proceed it will not be anywhere close to

contract in 2019. The third party funds which are available (€1.7m) will allow it to advance through to the design and planning stages.

The Categories of Contract Committed and Not Contractually Committed must balance financially with funds available and accordingly it would be unwise to delay the progress of other projects such as Stillorgan Library, Fernhill and the East Pier repairs by tying up the funds assigned for Glenalbyn.

This report will be reviewed again next year and at that stage any additional development contributions on hand can be made available to the project if resolution has been reached which will enable it to proceed into the funds available category subject to the usual public spending Code requirements.

4.3. Risk and mitigation of risk

In addition to the shortfall in funding available to progress these pipeline projects planning, legal and other issues will 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.

In addition 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	SLO	EXPENDITURE	Available INCOME 2019 to Completion			
							Expenditure 2019 to Completion €	S48 Available €	Grants Anticipated €	Other 3rd Party Anticipated €	DLR Capital Funds on Hand €
Class 1 Community & Parks Development Contribution Funded Schemes											
	52	Blackrock Park Upgrade - Phase 2 (Tea Rooms, Entrance Upgrade & Removal of old toilets building, paths & community garden)	Renovation and develop tearooms, provide toilets, remove environment building and create new entrance to park beside tea rooms.	Preliminary design	DL	7	1,750,000	0	0	0	0
	53	Cabinteely Park Masterplan	Upgrades to 2 gate lodges, greenways, car park and entrance.	Proposed/Pre feasibility	D		2,000,000	0	0	0	0
	54	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	82	226,000	0	0	0	0
Moved from C to FNA	55	County Wide Grass Pitches and All Weather Pitches	Upgrade of existing grass and all weather pitches and future development of new facilities within the county.	Multiple Projects	DL&D		3,175,000	0	280,000	420,000	0
	56	Dalkey Island (Upgrade Tower & Gun Battery)	Upgrade tower and gun battery on Dalkey Island.	Proposed/Pre feasibility	DL	129	500,000	0	250,000	0	0
	57	Dun Laoghaire Carnegie Library	Refurbishment and future use.	Feasibility study	DL	107	1,565,000	0	0	0	0
	58	Dundrum Carnegie Library	Dundrum Carnegie Library.	Preliminary design	D		500,000	0	0	0	0
Moved from NC to FNA	59	Glenalbyn Pool	Refurbishment.	Under mediation/Preli minary design	D	151	9,802,000	0	0	1,700,000	0
	60	Jamestown Park Masterplan	New paths, boundary planting, playground/adventure sports and car parking.	Proposed/Pre feasibility	D	38	1,000,000	0	0	0	0
	61	Kilbogget Park Sports Building (Detail design)	Replace existing buildings with one shared clubhouse, changing rooms, etc.	Feasibility study	DL	34	500,000	0	0	100,000	0
	62	Marlay Golf Redevelopment	Redevelop the overall golf amenity at Marlay.	Detailed design	D	23	500,000	0	0	0	0
	63	Marlay Masterplan (entrance Grange Road, Paths, Depot, ha-ha, seating, presentation of Marlay House. Also now includes miniature railway)	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	23	2,460,000	0	0	0	0
NEW	64	Play Space Development (East)	Development of play spaces throughout the East of the county.	Proposed/Pre feasibility	DL		250,000	0	50,000	0	0
NEW	65	Play Space Development (West)	Development of play spaces throughout the West of the county.	Proposed/Pre feasibility	D		250,000	0	50,000	0	0
	66	Shanganagh Castle Redevelopment	Developing the existing buildings to provide community/ sporting facilities.	Feasibility study	DL		500,000	0	250,000	0	0
	67	Shanganagh Park Masterplan	To incorporate passive and active recreation, pitches, cemetery and depot revisions, public toilets.	Preliminary design	DL	54	3,000,000	0	500,000	250,000	0
Moved from C to FNA	68	Stonebridge Road Changing Rooms (Remaining phase)	Development of small park, to include for paths, seats and opportunities for active recreation via playing pitches and changing rooms. The paths & car parking are in place with both pitches now open. The design of the building is to commence in Q1 2019 with Part 8 to be undertaken in Q2 2019.	Preliminary design	DL		640,000	0	250,000	0	0
Class 1 Community & Parks Development Contribution Funded Schemes Total							28,618,000	0	1,630,000	2,470,000	0
Non Development Contribution Funded Schemes											
	69	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	61	5,700,000	0	0	0	0
Non Development Contribution Funded Schemes Total							5,700,000	0	0	0	0
Funding Not Available Total							34,318,000	0	1,630,000	2,470,000	0

5. Glenamuck Distributor Road – S49 DCS

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 provisions of this Scheme will ultimately fund the infrastructure – Glenamuck District Roads Scheme and Surface Water Attenuation Pond Scheme.

The infrastructure in question will open up the lands in the area for development but development contributions will only be received after the associated developments are granted planning permission and the developments commence. 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 as countywide projects.

There is potential 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 facilitate planning approvals which will in turn result in the payment of the associated Development Contributions.

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.

The loan repayments will be funded in full 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 €68,084,000 will be incurred 2019 – 2021.

Glenamuck Distributor Road - Funding Strategy 2019 to Completion

Total Project Cost	Expenditure 2019 - 2021	Expenditure Post 2021	Expenditure 2019 to Completion	INCOME	
				Borrowings in advance of S49 Dev. Contributions	Total Income 2019 to Completion
€	€	€	€	€	€
75,350,000	68,084,000	0	68,084,000	68,084,000	68,084,000

5.2.1 LIHAF funding:

It was not possible to agree a LIHAF application with the major landowners in the area. However on foot of intense negotiations over the last eighteen months between the Local Authority and major landowners and other stakeholders in the Kiltarnan-Glenamuck area it has been possible to reach agreement in principle with the six landowners, who represent approximately 75% of the land costs, to significantly reduce the cost of their land.

5.3 Risk and Risk Mitigation

The main risk associated with this scheme is that the Council could drawdown the borrowings but the associated S49 development contributions may not become available to fund the loan repayments.

If for example there was another economic collapse it is likely that the developments would not proceed within the expected timeframe.

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

Regardless there would be a negative impact on the Council's revenue budget as the necessary loan repayments would have to be funded from revenue if the development contributions were not available to fund the repayments. This would have a negative impact on the level of services provided by the Council and result in a deterioration in works programmes.

A further risk associated with this funding strategy is the Department of Housing Planning and Local Government has indicated that it may only give sanction to local authorities to drawdown borrowings to match expenditure in any given year. This could ultimately mean that the Council may not be in a position 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 ensure the required cash is available to meet its obligations. Discussions will also be held with the Department in advance of the award of tenders to get clarity in relation to its scope to give sanction to the drawdowns having regard to the project timelines.

5.4 Schedule of projects

The following schedule sets out the Glenamuck District Roads Scheme.

5.4 GLENAMUCK DISTRICT ROADS SCHEME SCHEDULE (FUNDING AVAILABLE)

No	Project Title	Project Detail	Project Status	*	Area Committee	SLO	EXPENDITURE				INCOME 2019 to Completion
							Total Project Cost €	Expenditure to 31.12.2018 €	Expenditure 2019-21 €	Expenditure 2019 to Completion €	Special Development Contributions €
70	Glenamuck District Roads Scheme (aka Kiltarnan/Glenamuck S.49 Projects)	Glenamuck District Roads (GDR) consisting of GDDR and GLDR	Detailed design	NC	D	40	75,350,000	7,266,000	68,084,000	68,084,000	68,084,000
Glenamuck District Roads Scheme Total							75,350,000	7,266,000	68,084,000	68,084,000	68,084,000

* NC = Not Contractually Committed

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

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).

Appendix 11 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 condition requiring the payment of the countywide development contributions.

In addition to the SUFP only projects outlined in Appendix 11 there was 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 will be an upfront borrowing requirement to put the infrastructure in place which will facilitate planning permissions and in turn result in the payment of the Development Contributions. These contributions will be used to fund any loan repayments in place.

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.

Sandyford Urban Framework Projects - Funding Strategy 2019 To Completion

Total Project Cost	Expenditure 2019 - 2021	Expenditure Post 2021	Expenditure 2019 to Completion	INCOME 2019 to Completion		Total Income 2019 to Completion
				S48 Community & Parks DC's	Borrowings in advance of Future Special Contributions	
€	€	€	€	€	€	€
20,900,000	18,900,000	1,832,000	20,732,000	5,600,000	15,132,000	20,732,000

6.3 Risk and risk mitigation:

The main risk associated with this scheme is that the Council could drawdown the borrowings but the associated SUFP development contributions may not become available to fund the loan repayments. For example if there was another economic collapse it is likely that the developments would not proceed within the expected timeframe.

It is difficult to completely 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

Regardless there would be a negative impact on the Council's revenue budget as the necessary loan repayments would have to be funded from revenue if the 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 the Department of Housing Planning and Local Government has indicated that it may only permit local authorities to drawdown borrowings to match expenditure in any given year. This could ultimately mean that the Council may not be in a position 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)

No	Project Title	Project Detail	Project Status	*	Area Committee	SLO	EXPENDITURE				INCOME 2019 to Completion	
							Total Project Cost €	Expenditure to 31.12.2018 €	Expenditure 2019-21 €	Expenditure 2019 to Completion €	S48 Available €	SUFP Special Development Contributions €
71	Bracken Link Road	Bracken Link Road SUFP.	Detailed design	NC	D	120	6,100,000	22,000	5,000,000	6,078,000	0	6,078,000
72	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	120	7,800,000	146,000	6,900,000	7,654,000	0	7,654,000
73	Sandyford urban open space	Acquire sites and develop new parks.	Proposed/Pre feasibility	NC	D	121	7,000,000	0	7,000,000	7,000,000	5,600,000	1,400,000
Sandyford Urban Framework Plan Total							20,900,000	168,000	18,900,000	20,732,000	5,600,000	15,132,000

* C = Contractually Committed

* NC = Not Contractually Committed

7. Cherrywood SDZ - Common Infrastructure – DCS June 2017

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. As a result it is deemed to be a project of national, regional as well as local importance.

Delivery of the Cherrywood SDZ poses many challenges not least among them –

- The complexity of delivering the required infrastructure due to the difficult topography and undulating nature of the site which also straddles the motorway.
- The large number of landowners/developers – currently twelve in number for the key development lands alone.
- The complex legal agreements required to deliver and fund the infrastructure are not yet in place.
- The required funding to open up and support the delivery of the new town of Cherrywood.

DLRCC has been specified as the Development Agency by Government Order and is tasked with the orderly development of the SDZ in accordance with the associated planning scheme.

The Council is not however responsible for the funding of the common infrastructure. The Development Agency is working proactively with all stakeholders to put the necessary infrastructure in place.

7.1.1 Infrastructure:

As Cherrywood is a green field site there is an extensive suite of “Common Infrastructure” to be delivered – roads, bridges, underpass, bus and cycle facilities, flood attenuation areas, public open space, parks and greenways.

An informed cost estimate for the delivery of this common infrastructure is c. €175m for construction alone – having regard to current tender price inflation. Part of this cost will be met through the separate Section 48 Development Contribution Scheme for Cherrywood as provided for in the Development Contribution Scheme 2017, Local Property Tax income, LIHAF and URDF funding. The delivery of the Cherrywood SDZ is expected to be a 8-10 year project therefore further tender price inflation will apply and it is envisaged that this will be largely offset through indexation of the associated development contributions.

However these funding streams will not address the full funding requirement and there is currently a funding gap in the region of €61.9m.

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 2019 to Completion

Total Project Cost	Years 2019 - 2021	Years Post 2021	Expenditure 2019 to Completion	ANTICIPATED AVAILABLE INCOME						Total Income 2019 to Completion	Residual Funding Gap
				S48 Cherrywood Special Dev Contribution	S48 Countywide Contributions Available	Grants TII & NTA	LIHAF remaining	URDF	LPT remaining		
€	€	€	€	€	€	€	€	€	€	€	
173,377,778	54,000,000	108,873,778	162,873,778	55,164,231	10,420,675	6,687,500	11,199,525	13,358,100	4,127,000	100,957,031	61,916,747

7.2.1 Common Infrastructure

The suite of common infrastructure to be delivered is outlined in Section 7.1.1 above and the estimated cost of this infrastructure currently amounts to circa €175m.

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. This DCS provided for the conditioning of Cherrywood specific development contributions to

fund the common infrastructure in addition to the countywide contributions payable under the scheme. It is estimated that Cherrywood specific contributions will raise circa €55.2m (after indexation) of the cost of the common infrastructure across the three classes of infrastructure development.

In addition to the DCS the following funding has been sought and made available to part fund the common infrastructure:

- Local Property Tax Income - €14,377,000
- LIHAF – €11,390,000
- URDF – €13,358,100

However still remains a funding gap of €61.9m in relation to the provision of the common infrastructure.

It is not the Council's responsibility to provide the funding to bridge this gap. Discussions will continue with all relevant stakeholders to ensure the funding is in place to enable the infrastructure to be delivered.

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 Kiltiernan Link Road and it is assumed that 50% grant funding will be made available to fund this scheme.

County Wide Projects.

Capital Project Listing		Expenditure			Total Project Cost	
		Expenditure to 2018	2019 -2021	Post 2021		
32	Kiltiernan Link Road	A new road link over the M50 connecting Cherrywood to Carrickmines and Kiltiernan/Glenamuck catering for all road users	€0	€1,550,000	€35,691,500	€37,241,500
11	Assessment of Strategic Road Network Performance	Assessment of road network performance at set intervals in conjunction with TII and the NTA.	€20,000	€90,000	€265,000	€375,000
33	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	€0	€70,000	€50,000	€125,000
34	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	€0	€800,000	€0	€800,000
Total			€20,000	€2,510,000	€36,006,500	€38,541,500

7.3 Risk and risk mitigation

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

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

Due to the magnitude of the funding requirements there is no single solution available. The Council has successfully sought 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.

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 Development Contribution Scheme. That and all other options open to the Development Agency will continue to be progressed.

7.4 SCHEDULE OF CHERRYWOOD SDZ COMMON INFRASTRUCTURE SCHEMES

Updated Status							EXPENDITURE				INCOME 2019 to Completion						
	No Project Title	Project Detail	Project Status	* Area Commitment	SLO	Total Project Cost	Expenditure to 31.12.2018	Expenditure 2019-21	Expenditure 2019 to Completion	S48 Available	S48 Cherrywood Special DC. Anticipated	Grants TII & NTA Anticipated	Grants LIHAF Remaining	Grants URDF Anticipated	Grants LPT Remaining	Residual Funding Gap	
						€	€	€	€	€	€	€	€	€	€	€	
Cherrywood SDZ Common Infrastructure Schemes																	
	74	Cherrywood SDZ Infrastructure (excluding LIHAF and Priorsland)	Preliminary design	NC	D	52	144,816,078	10,250,000	45,000,000	134,566,078	0	55,164,231	0	0	13,358,100	4,127,000	61,916,747
	75	Priorsland Overbridge (Kiltarnan Linkroad)	Preliminary design	NC	D	52	13,375,000	0	0	13,375,000	6,687,500	0	6,687,500	0	0	0	0
Moved from NC to C	76	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	DL	52	15,186,700	254,000	9,000,000	14,932,700	3,733,175	0	11,199,525	0	0	0
Cherrywood SDZ Common Infrastructure Schemes Total						173,377,778	10,504,000	54,000,000	162,873,778	10,420,675	55,164,231	6,687,500	11,199,525	13,358,100	4,127,000	61,916,747	

* 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 not envisaged that there will be any change to these funding streams.

Housing Projects - Funding Strategy 2019 To Completion

				INCOME	
Total Project Cost	Expenditure 2019 - 2021	Expenditure Post 2021	Expenditure 2019 to Completion	Grants	Total Income 2019 to Completion
€	€	€	€	€	€
87,744,232	53,873,541	17,974,281	71,847,822	71,847,822	71,847,822

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 a low rated 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	SLO	EXPENDITURE				INCOME 2019 to Completion
							Total Project Cost €	Expenditure to 31.12.2018 €	Expenditure 2019-21 €	Expenditure 2019 to Completion €	Grants €
	77	41 Ballyogan Avenue (2 units)	Construction of 2 no. housing units at 41 Ballyogan Avenue, Ballyogan.	Pre Tender	NC	D	644,434	23,711	620,723	620,723	620,723
	78	Ballyogan Court	Proposed construction of 119 no. housing units at Ballyogan Court, Ballyogan, Co. Dublin.	Pre part 8	NC	D	31,340,870	96,651	22,914,918	31,244,219	31,244,219
	79	Broadford Rise	Construction of 21 no. housing units designed for older persons at Broadford Rise, Ballinteer, Dublin 16	On Site	C	D	5,970,253	2,438,705	3,531,548	3,531,548	3,531,548
NEW	80	4 Carriglea Gardens (Existing Void Unit)	Refurbishment of existing unit	Feasibility study	NC	DL	150,000	0	150,000	150,000	150,000
NEW from NC to C	81	43 Carriglea Gardens (Existing Void Unit)	Refurbishment of existing unit	Feasibility study	NC	DL	150,000	0	150,000	150,000	150,000
from NC to C	82	7 Eden Villas (Existing Void Unit)	Refurbishment of existing unit	On Site	C	DL	156,498	722	155,776	155,776	155,776
C	83	76 Eden Villas (Existing Void Unit)	Refurbishment of existing unit	On Site	C	DL	156,880	4,646	152,234	152,234	152,234
	84	Fitzgerald Park	Construction of 50 no. housing units at Fitzgerald Park, Dun Laoghaire, Co. Dublin	On Site	C	DL	10,083,150	8,359,422	1,723,728	1,723,728	1,723,728
NEW	85	117 McIntosh Park (Existing Void Unit)	Refurbishment of existing unit	Tender	NC	DL	150,000	554	149,446	149,446	149,446
	86	Moyola Court	Purchase and refurbishment of 12 no. housing units under the Buy and Renew Scheme.	On Site	C	D	4,825,000	4,618,926	206,074	206,074	206,074
	87	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	NC	DL	1,307,466	32,662	1,274,804	1,274,804	1,274,804
	88	Rockville Drive	Proposed construction of 14 no. housing units at Rockville Drive, Glenamuck Road	Pre part 8	NC	D	3,370,964	38,506	3,332,458	3,332,458	3,332,458
Moved from NC to C	89	2 Saint Patrick's Terrace (Existing Void Unit)	Refurbishment of existing unit	On Site	C	DL	69,195	51,296	17,899	17,899	17,899
	90	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	29,369,522	230,609	19,493,933	29,138,913	29,138,913
Housing Schemes Total							87,744,232	15,896,410	53,873,541	71,847,822	71,847,822

* C = Contractually Committed

* NC = Not Contractually Committed

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

9.1. Introduction

The Shanganagh housing proposal was originally a mix of social and affordable housing. There is potential to deliver c540 homes in this development.

The Council has appointed a design team to develop the master plan for the housing lands. The design team is currently working on the development of a Master plan and Infrastructural Master plan, they are also working on the Environmental Impact Assessment Report (E.I.A.R.). Following completion, the Executive will proceed to the preparation of a revised Stage 1 Approval for submission to the DHPLG. The Stage 1 Approval in Principle is a pre-requisite for the progression of the social housing element under the Public Spending Code.

Update on site investigation works required for completion of E.I.A.R.:

- Topographical surveys have been completed.
- Site investigations are ongoing; pond monitoring, ground penetration radar (GPR) and bore holes to establish location of rock and bearing capacity of the ground are in progress. Archaeological monitoring is also carried out throughout site investigation works.
- A flood risk assessment and assessment of foul drainage to Woodbrook pipe connection are also completed.
- Ecology survey and hydrological survey over 3 months period are still on going.

The requirements of the Public Spending Code apply to this scheme and accordingly all options regarding the funding of the development are being explored with the National Development Finance Agency.

9.2 Funding Strategy:

There will probably be an upfront funding requirement associated with the development but ultimately it is assumed that the social housing will be funded in the normal manner by way of Local Property Tax income and exchequer grants. Future income derived from the sale of the affordable units and/or rental income will be used to repay borrowings in place.

The Council has engaged in preliminary consultations with the Housing Finance Agency to explore the possibility of borrowing the up-front funding required to deliver the scheme. Any borrowing will be subject to Council approval and sanction from the Minister of Housing Planning and Local Government in accordance with the requirements of Section 106 of the Local Government Act 2001.

Finance costs in relation to potential borrowings will be built into the overall cost of delivering the scheme.

Shanganagh Housing Project - Funding Strategy 2019 To Completion

Total Project Cost	Expenditure 2019 - 2021	Expenditure Post 2021	Expenditure 2019 to Completion	INCOME		Total Income 2019 to Completion
				Borrowings in advance of Sale of Affordable Homes/Cost rental Income	Grants	
€	€	€	€	€	€	€
126,000,000	30,283,856	95,378,644	125,662,500	79,120,800	46,541,700	125,662,500

9.3 Risk and Risk Mitigation:

The greatest risk associated with this scheme is that there could be another collapse in the housing market and banking system. This would result in a lack of funds to cover the cost of the loan repayments.

In such a scenario the loan repayments would have to be funded through the Revenue budget with a consequent negative impact of the provision of services across the board and a reduction in works programmes.

9.4 SCHEDULE FOR SOCIAL, AFFORDABLE, COST RENTAL HOUSING - SHANGANAGH HOUSING PROJECT (FUNDING AVAILABLE)

No	Project Title	Project Detail	Project Status	Area Committee	SLO	EXPENDITURE				INCOME 2019 to Completion	
						Total Project Cost €	Expenditure to 31.12.2018 €	Expenditure 2019-21 €	Expenditure 2019 to Completion €	Grants €	Sale of Affordable Homes/Cost Rental Income €
91	Social, Affordable, Cost Rental Housing - Shanganagh Housing Project	Proposed provision of 540 dwellings (200 social housing and 340 affordable) at Shanganagh Castle, Shanganagh, Co. Dublin	Feasibility study	DL	54	126,000,000	337,500	30,283,856	125,662,500	46,541,700	79,120,800
Social, Affordable, Cost Rental Housing - Shanganagh Housing Project Total						126,000,000	337,500	30,283,856	125,662,500	46,541,700	79,120,800

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 had 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 no funding was made available. The works are therefore included in a separate heading and flagged funding not available with one exception.

During storm Emma extensive damage was done to the East pier. The cost of the repairs is in the region of €1.6m approximately €1m of which was covered by insurance. The balance will have to be made available by the Council from its own capital funds on hand. This project is included under the contractually committed heading.

10.2. Funding strategy

There is currently no funding strategy to bring the infrastructure to taking in charge standard. Any expenditure would have to come from the Council's own capital funds which is depleting each year and would have a consequent negative impact on other capital projects.

Dún Laoghaire Harbour - Funding Strategy 2019 to Completion

Expenditure 2019 to Completion €	AVAILABLE INCOME			Total Income 2019 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 DCS projects and 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.

The Corporate Policy Group considered the draft report indicating the Programme of Capital Projects proposed 2019 – 2021, as set out above at a meeting held on February 4th, 2019.

Helena Cunningham

Director of Finance & Economic Development

10.4 SCHEDULE OF HARBOUR SCHEMES (FUNDING NOT AVAILABLE)

Updated Status						EXPENDITURE			INCOME 2019 to Completion				
	No	Project Title	Project Detail	Project Status	Area Committee	SLO	Total Project Cost €	Expenditure 2019-21 €	Expenditure 2019 to Completion €	S48 Available €	Grants Anticipated €	DLR Capital Funds on Hand €	Project Funding Gap €
Harbour Schemes													
NEW	91	Dun Laoghaire Harbour Walls	East and west piers repairs	Feasibility study	DL		8,980,000	0	8,980,000	0	0	0	8,980,000
NEW	92	Dun Laoghaire Harbour - Piers & Berths	Structures for berthing of ships and boats	Feasibility study	DL		20,870,000	0	20,870,000	0	0	0	20,870,000
NEW	93	Dun Laoghaire Harbour - Seawalls & Slipways	Water edge structures excluding the Berths	Feasibility study	DL		3,890,000	0	3,890,000	0	0	0	3,890,000
NEW	94	Dun Laoghaire Harbour - Buildings	Building repairs	Feasibility study	DL		2,675,000	0	2,675,000	0	0	0	2,675,000
NEW	95	Dun Laoghaire Harbour - Landside	Road network etc	Feasibility study	DL		1,100,000	0	1,100,000	0	0	0	1,100,000
NEW	96	Dun Laoghaire Harbour - Water	Water area within the harbour limits	Feasibility study	DL		650,000	0	650,000	0	0	0	650,000
Harbour Schemes Total							38,165,000	0	38,165,000	0	0	0	38,165,000