



Grangegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin

The Annual Report. 2019



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Chairperson's Welcome

Paul O'Toole, Agency Chair

The primary function of the GDA is to promote the development of the Grangegorman site as a first-class education and healthcare campus that serves TU Dublin, the HSE and the wider Community. Behind that core function lies the Masterplan which articulates the vision for the project as a vibrant new city quarter; and the Grangegorman Strategic Plan that explains how this vision will be achieved over time.

As Chairperson of the Board, I'm conscious of the commitment and drive it takes to deliver on a rejuvenation project such as Grangegorman and the broad range of stakeholders involved in realising the vision of the Masterplan. With that in mind, I'd particularly like to pay tribute to the previous Chairperson Oliver Cussen, who sadly passed away in late 2018. Oliver's tireless dedication and resolute leadership guided the project along its journey and helped to bring it to where it is today. On behalf of the Board, I would like to extend our sincere thanks and deepest sympathies to Oliver's family.

2019 saw a number of key strategic projects being progressed, most notably the continued construction of the Central and East Quads which, when completed, will become home to over 10,000 students and c. 1,200 staff from TU Dublin. As well as academic buildings, 2019 also saw a significant conservation project commence that brings the once dilapidated Lower House back into life. This will become a hive of student life and a landmark historic building at Grangegorman. The commissioning of the interim Energy Centre will also mark a milestone in bringing core site infrastructure into operation.

The next phases due to be progressed includes the new national school for D7 Educate Together and the Residential Care Neighbourhood for the HSE. Both of these projects involve considered, innovative design and will provide intergenerational connections, as envisaged by the Masterplan.

Programme III of the Project will also see further substantial delivery of the Masterplan vision in the form of the Academic Hub & Library, which will become the academic heart of the campus. In addition, the design of the West Quad, which will enable the re-location of TU Dublin's College of Business and School of Languages

and Law at Aungier Street to Grangegorman is well advanced.

A significant aspect of the work of GDA is to respect the historical and cultural significance of the site at Grangegorman. To that end, I would like to acknowledge the Public Art Working Group (PAWG) and the Grangegorman Histories Working Group for their support of the arts and culture programmes; and the historical research associated with the site. The work of the Grangegorman Labour & Learning Forum also needs recognition for its promotion of local employment and opportunities for local businesses, as well as its work with the Grangegorman Area Based Childhood Programme.

While the unforeseen event of the global Covid-19 pandemic has had an unavoidable impact on programme delivery in 2020, the Board and Executive continue to work through these challenges and drive the project forward. In that context, I would like to thank my colleagues on the GDA Board for their individual expertise and collective commitment. Their shared responsibility in overseeing the good governance of the Project enables the Executive to focus on its programme of delivery. Particular thanks to Penelope Kenny for stepping in to lead the Board during the interim period in the run up to my appointment.

Sincere thanks also to Ger Casey, CEO; the Executive; and Staff of the GDA whose passion and commitment are testament to the success of the development to date. It is my pleasure to be working alongside this team on a project of this scale and importance.

Finally, the contribution of the wide range of stakeholders associated with Grangegorman needs to be acknowledged. The Agency's relationships with the Department of Education and Skills and, as of the 21st October 2020, the Department of Further and Higher Education, Research, Innovation and Science; Dublin City Council; as well as its key stakeholders TU Dublin, HSE and the Community, are greatly valued and appreciated. We look forward to building on these close relationships during the next phases of the development.

A handwritten signature in dark ink, reading 'Paul O'Toole', with a stylized flourish at the end.

Agency CEO Welcome

Ger Casey, Agency Chief Executive Officer

2019 was a crucial year for the Agency, as we set the plans in motion for the next phase of development of the Grangegorman Project.

The Central and East Quads celebrated Topping Out with the Minister for Education and Skills, Joe McHugh TD and Minister for Finance and Public Expenditure and Reform, Paschal Donohoe TD in attendance. Building works concentrated on the fit-out of facilities and services in the lead-up to handover in 2020.

Other important steps were the construction of the Interim Energy Centre to facilitate the Quads and the commencement of an ambitious recovery project to bring the Lower House back into use. This notable heritage building is getting a new lease of life for a variety of student uses and will become a focal point of student life in Grangegorman.

The Lower House, with the East Quad, will open up the east side of the site for the first time in many years, further connecting Grangegorman into its surrounding neighbourhood. In addition, 2019 saw the Agency go to tender for construction of the 24-classroom Dublin 7 Educate Together National School, which was designed by internationally acclaimed Grafton Architects.

Progress was also made by Transport Infrastructure Ireland and Dublin City Council on the Broadstone Plaza over 2019. This new civic space and key entrance to Grangegorman will open to the public in 2020 and connect St Brendan's Way East link to Constitution Hill.

In planning terms, significant progress was also made early in the year with the granting of permission for the Academic Hub and Library (Phase I) and the West Quad. This will enable both projects to be advanced in 2020. On the healthcare side, the next HSE project to be developed on site will be the Residential Care Neighbourhood – an innovatively designed housing and day care facility for the elderly. Detailed design is ongoing and we expect to move this project into the planning stage in 2020.

Local employment figures rose in 2019 as site activity increased and Sisk FCC was engaged in building apprenticeship opportunities alongside the

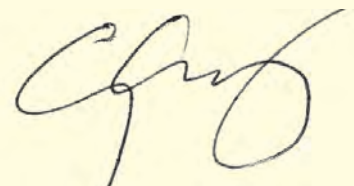
Grangegorman Labour and Learning Forum. Garrett Phelan was also announced as the artist selected to undertake a significant, contemporary work of art on site: THE GOLDEN BANDSTAND – Sculpture. Grangegorman Histories, in partnership with the Royal Irish Academy, was also formed to uncover the 200+ year history of the site and surrounding communities. The project will be overseen by the Grangegorman Histories Expert Working Group, which is chaired by Dr Philip Cohen.

2019 was not without sadness, however, as we lost the advice and leadership of our friend and Chairperson Oliver Cussen who passed away. Oliver is greatly missed by all at the GDA and we pay testament to the immense contribution he made to the Grangegorman Project over his four-year term.

We would also like to recognise the contribution of the many stakeholders who generously share their time and energy with us on an ongoing basis. These include members of the GDA Board, Consultative Group, Community Liaison Committee, the Public Art Working Group, the Grangegorman Histories Expert Working Group and the Grangegorman Labour & Learning Forum. The progress made on the site in 2019 would not have been possible without the significant contributions of our design teams, consultants and contractors who work so hard to realise the vision of the Grangegorman project.

Thanks also to our colleagues in the Department of Education and Skills, TU Dublin, HSE and the NDFA for their support and commitment. We look forward to forging relationships with our colleagues in the new Department of Further and Higher Education, Research, Innovation and Science in 2020.

It would be remiss of me not to acknowledge the impact that the global Covid-19 pandemic has had on the work of the Agency, as well as the wider community in 2020. I'm pleased to say that despite the challenges, the Grangegorman Project has continued to move forward. This is in no small part due to collaboration and collegiality with our stakeholders, whose continued support we look forward to in the years ahead.



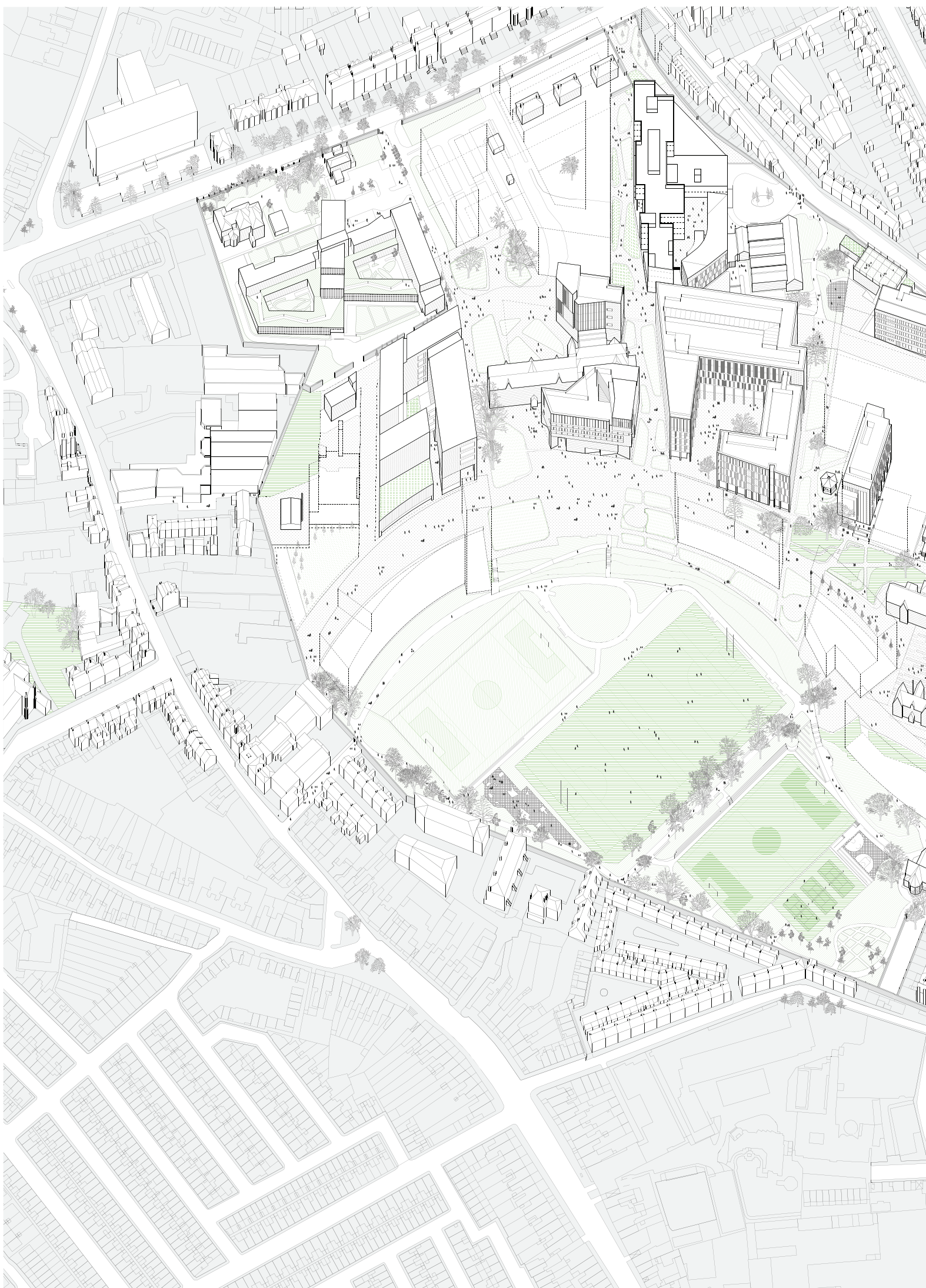






Image: Barrow Coakley Photography

I Planning

The Grangegorman site was designated a Strategic Development Zone (SDZ) in 2010 with the formal adoption of the Planning Scheme by Dublin City Council (DCC) in 2012.

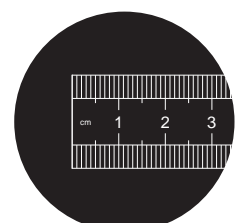
This statutory document provides certainty to both the Agency and its stakeholders on what can and cannot be developed on site. The Planning Scheme is under the custodianship of DCC, which oversees its implementation.

Since the formal adoption of the SDZ planning scheme to December 2019, Dublin City Council has granted 41 planning applications.

Over 2019, seven planning applications were granted:

Application	Reg. Ref.	Application Date	Decision Date
Energy Centre	GSDZ2116/19	24/01/2019	20/03/2019
Academic Hub	GSDZ2346/19	25/02/2019	04/06/2019
Lower House	GSDZ2529/19	19/03/2019	17/07/2019
West Quad	GSDZ3536/19	18/07/2019	11/09/2019
North House West	GSDZ4193/19	11/10/2019	04/12/2019
Temp Sports Facilities	GSDZ4601/19	02/12/2019	04/02/2020
Temp Printmaking Workshop	GSDZ4602/19	02/12/2019	04/02/2020

Statutory guidelines for Planning Authorities on 'Urban Development and Building Heights' were published in December 2018 under Section 28 of the Planning and Development Act. These guidelines emphasise the need to move towards sustainable patterns of urban development and away from lower density urban expansion. Under the Specific Planning Policy Requirement 3, Part B of the guidelines, the Agency is required to undertake a height review of the Grangegorman SDZ. This review will be undertaken over the next year.



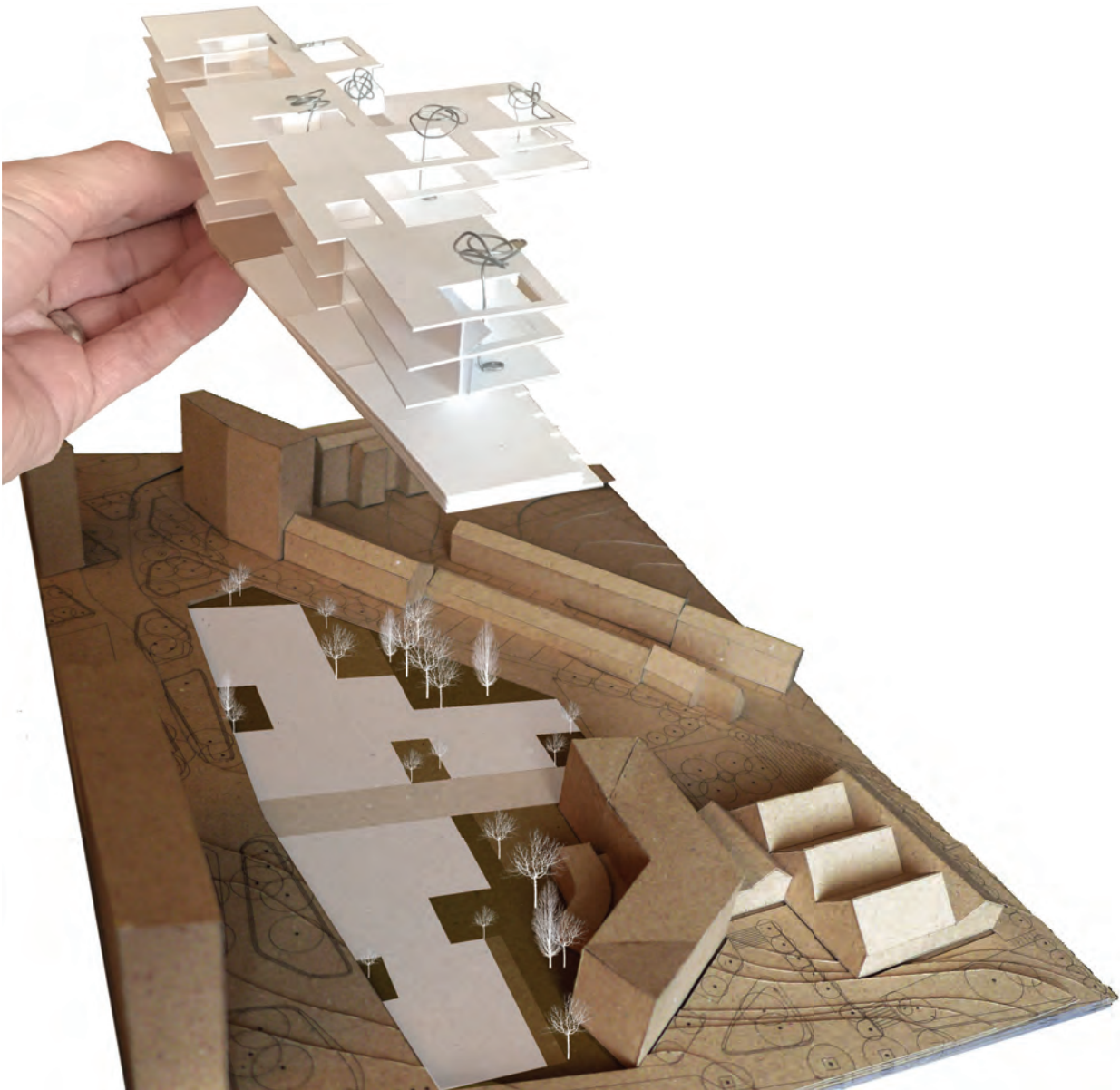


Image: McCullough Mulvin and TODD Architects

Health

HSE Development at Grangegorman

The Health Service Executive (HSE) elements of the Grangegorman Masterplan are designed to achieve a number of key principles:

- Integration of the HSE accommodation with the surrounding local community that it primarily serves and with the TU Dublin community.
- Provision of privacy and dignity for clients or building users of HSE.
- Convenience and effectiveness of operation for HSE staff.
- Achieving a legible and understandable public domain.
- Providing a range of outdoor spaces from secure to completely open, appropriate to the needs of patients and clients.
- Careful gradation of building heights from domestic scale up to medium rise.

To that end, the Agency has completed the development of the Phoenix Care Centre, a state-of-the-art purpose-built Mental Health Facility replacing St. Brendan's Hospital; and the Primary Care Centre which provides a variety of therapy and clinical spaces, community care, and GP services to the Cabra East and Grangegorman communities.

Residential Care Neighbourhood

The third HSE project to be developed as part of the Grangegorman Masterplan is the Residential Care Neighbourhood, located beside the Primary Care Centre and accessed off the North Circular Road. The Neighbourhood will become home to c.100 residents and comprises a number of complementary healthcare functions including a community nursing home, a mental health residential facility, a day-care centre, a pharmacy, administrative spaces and private and semi-private gardens.

The design for the project, led by McCullough Mulvin Architects and Todd Architects, features a number of households that pivot around courtyard gardens. This approach represents an innovative model of person-centred care that enables residents to live independently, while also being connected to the wider community.

Each household will also feature artist Fergus Martin's richly colourful works referencing sky, grass and roses through vivid blues, greens and reds. These works will complement the already completed works by Oisín Byrne (Long live the weeds and the wilderness yet) and Joy Gerrard (Dusk/Dawn) in the HSE's Phoenix Care Centre.

Over 2019, the Residential Care Neighbourhood received Stage 1 approval from the HSE to allow it to progress to Stage 2a "Developed Design." Planning for the project is due to be lodged in 2020 and the current target completion date is 2022/23.





Image: Tom Coakley



Education

The creation of a new city campus for TU Dublin within the 73-acre site at Grangegorman represents both the largest higher education development project in Europe and the largest ever State investment in higher education infrastructure.

The campus will provide an exceptional learning environment that supports research, innovation, and the advancement of knowledge. Having the Dublin 7 Educate Together National School will also support the culture of learning and provide opportunity for cross-generational interaction between the National School, the University, and the Residential Care Neighbourhood.

Central and East Quads

The Central and East Quads celebrated Topping Out in 2019 with the Minister for Education and Skills, Joe McHugh TD and Minister for Finance and Public Expenditure and Reform, Paschal Donohoe TD in attendance. The East Quad event took place on 3rd April followed by a larger event for the Central Quad on 4th September. Building works over the year were concentrated on the fit-out of facilities and services in the lead-up to the handover of the building to TU Dublin in 2020.

Once occupied, the Quads will become home to 10,000 TU Dublin Students. The Central Quad will be home to Biological & Health Sciences, Chemical & Pharmaceutical Sciences, Computer Science, Food Science & Environmental Health, Mathematical Sciences, Physics & Clinical & Optometric Sciences, Culinary Arts & Food Technology, Hospitality Management & Tourism, and Electrical & Electronic Engineering. The East Quad will form part of the Cultural Hub of the site and will be home to the TU Dublin School of Creative Arts, Media, Conservatory of Music & Drama and Social Sciences.

The Central Quad has been designed by Feilden Clegg Bradley Studios and AHR Architects designed the East Quad. Construction is being undertaken by Sisk FCC, part of the Eriugena Consortium, under a single Public Private Partnership contract.

As of the time of writing, handover of the East Quad to TU Dublin is scheduled to take place in November 2020. Construction on the Central Quad is delayed due to Covid-19 restrictions and the timeline for occupation is now early 2021.





Image:FKP Architects



Education

The Lower House

In 2019, planning permission was received from Dublin City Council to undergo an ambitious recovery project on the Lower House, the oldest building at Grangegorman. The structure of the building was stabilised and refurbishment works that ensure minimal burden on the historic fabric of the building were well under way by the end of the year.

Once completed, the building will include a range of student services for TU Dublin such as a food hall, exercise studios, music practice rooms, student union workspace, a dance studio and general support services. To further enhance the connection between the past and the present, Grangegorman Histories worked with the Design Team for the Lower House to include the display of a series of images in the building that reference its historical purpose and practices associated with the site.

This complex project is being delivered under the stewardship of Fitzgerald Kavanagh and Partners, an architecture and project management studio appointed by the GDA to lead a multi-disciplinary design team. Purcell Construction were appointed to carry out the works and commenced on site in September 2019. A public information evening with the local residents was held prior to the contractor starting on site.

The completion of the Lower House and the East Quad works will open up the east side of the Grangegorman site for the first time since the development began. Public realm and landscaping works will also link the buildings to the surrounding network of paths and streets.

The Lower House programme aimed to have the building in use to coincide with the handover of the East and Central Quads to TU Dublin and the arrival of 10,000 students on campus. As of the time of writing, the completion date has been revised to December 2020.

Dublin 7 Educate Together

The 24-classroom Dublin 7 Educate Together National School was designed by internationally acclaimed Grafton Architects. The site for the school within the Masterplan was chosen for its easy accessibility from Grangegorman and Rathdown Roads and its close proximity to the TU Dublin and HSE buildings. The location of the school also benefits from close access to the parks, play spaces and playing fields to the south. A children's playground will be available for dedicated school use during school hours and open for public use at other times under the management of Grangegorman Estates. Pupils will also have access to the site's playing fields.

The school design comprises two separate buildings. The first contains large interconnecting General Purpose Rooms that provide the potential for independent, after-hours use both by the local and Grangegorman campus communities. The second building will contain the Special Needs Unit and the Teaching Facilities. There are numerous outdoor play areas included in the design; the junior play area, the Special Needs Unit with its hard and soft play area and the sensory garden are all accessed via the main entrance gate. Two other play areas and two ball courts are also available for use on different levels.

In 2019, the Agency went to tender for construction of the school. As of the time of writing, a Letter of Intent has been issued to the preferred tenderer with a view to construction commencing on site by the end of 2020. Prior to the opening of the new school, necessary works will also be carried out to the junction of Rathdown Road and Grangegorman Upper to improve the layout and public realm in this area and to make it appropriate as a school entrance. The expected completion date for both of these projects is 2022.





Image: O'Donnell + Tuomey



Education

Academic Hub & Library

Measuring approximately 19,000 sq. metres in size and extending over six floors, the Academic Hub & Library will be the academic heart of the campus and a landmark building at Grangegorman. The design, by award winning architects O'Donnell + Tuomey, comprises a cluster of buildings arranged around an external court that incorporates the protected North House.

It will include a lively ground floor with student services, a café, exhibition space and learning commons. The upper levels will form the new library for TU Dublin. This is envisaged as a light-filled lantern providing views across the city landscape. The building aims to be a hub of learning, research and activity at the academic heart of the TU Dublin Grangegorman campus.

Planning permission for the Academic Hub & Library was received in early 2019 and the plan is to complete c.12,500 sq. metres of the building in its first phase with an estimated completion date of 2023. In the interim, TU Dublin is redeveloping Park House as temporary library services for the campus. Planning permission for this redevelopment was also received in 2019.

As of the time of writing, the Agency has gone to tender for construction of the Academic Hub & Library.

West Quad

The West Quad is the third of TU Dublin's quadrangle buildings to be developed on site. It will be home to c.4000 students from the TU Dublin College of Business (Aungier St), and School of Languages and Law. It will also host the University Conferring Hall which has a capacity of c.800 people.

Heneghan Peng Architects lead the Design Team for this project. Over 2019, the team was engaged in 'developed design' and the fundamental design principles of the project were established and agreed with the end user and project stakeholders. The Agency submitted the project for planning in July 2019 and subsequently received permission from DCC in September.

As part of the public art programme, there was an Open Call for artists to respond to the brief for a legacy artwork to the West Quad. Walker and Walker were selected to develop a proposal for this commission alongside the Heneghan Peng Architects.





Image: Agency

IV

Community

Grangegorman Labour and Learning Forum (GLLF)

Throughout 2019, the GLLF continued to work closely with Grangegorman contractors, the Department of Employment Affairs and Social Protection/Intreo and the Local Employment Services (LES) to implement the Grangegorman Employment Charter that supports the employment of local labour.

Local Employment

Local employment as a percentage of the total numbers employed on site each month was recorded at between 8% and 11% throughout the year, with low unemployment and a shortage of skilled labour in the construction sector impacting local employment levels onsite.

In February, the GLLF organised a well-attended 'Meet the Contractor' event on the Grangegorman Campus to bring people seeking employment together with nine Grangegorman contractors. Representatives from the GDA, TU Dublin, DEASP/Intreo, the Construction Industry Federation, the CDETB adult guidance service, the Dublin North West Area Partnership and the North-West Inner-City Network were also in attendance.

Apprenticeships and Training

In May 2019, the GLLF in partnership with Sisk FCC, hosted an Apprenticeship Information Morning at Grangegorman to bring young people interested in apprenticeships together with hiring contractors, along with a range of relevant support organisations within the apprenticeship domain. During the year, the GLLF also continued to support activities around TU Dublin's innovative Access to Apprenticeship Programme.

In October, the GLLF rolled out a free eight-week, part-time training programme for local people interested in permanent employment positions coming on stream in the Grangegorman Development. The course provided

certifications and work placements, along with post-course supports around engagement with hiring contractors. The GLLF continued to facilitate access for unemployed people from the Grangegorman area to a Constructions Skills training programme in the Docklands leading to employment.

Intergenerational Learning

In the latter half of the year work began on developing a pilot intergenerational learning programme at Grangegorman in partnership with Grangegorman Public Art, TU Dublin, the National Museum of Ireland – Decorative Arts & History (Collins' Barracks), and the Daughters of Charity Community Services.

Business and Enterprise

The GLLF's Business & Enterprise sub-group organised Grangegorman Business Breakfasts – themed network and information events for the local business community and their support organisations – in April (food and hospitality) and October (social enterprises).

The Local Business Register which is supplied to the GDA stakeholders and contractors working on the Grangegorman Development to encourage them to support local businesses where possible continued to be updated.

The GLLF was invited to make presentations on its work at the Buying for Social Impact Conference for Procurers (an initiative of the European Commission, EASME and DG Grow) in September, and at the Dublin City Council Social Enterprise Summit in October.

The GLLF was also represented at Ireland's first National Social Enterprise Conference in November which was organised by the Department of Community and Rural Development.





Image: Agency

IV

Community

Consultative Group

The Consultative Group is a statutory group established under the GDA Act 2005. A wide range of Grangegorman stakeholders are represented at the Group which has a 3-year term.

2019 saw the beginning of a new term of office for the current Consultative Group which was ratified by the Board in late 2018. The full list of current Consultative Group members is available in the Appendix of this document.

The Consultative Group met on four occasions throughout 2019 - in March, June, September and December. At the meetings members are provided with an update on each of the Grangegorman projects and are invited to discuss relevant issues with stakeholder representatives. One of the key topics for discussion in 2019 was public transport and traffic management arising from the BusConnects project.

A casual vacancy arose towards the end of 2019 for one of the Community Representatives on the Group. As a result, the Agency was required to hold an election process for a new representative in early 2020.

Community Liaison Committee (CLC)

The CLC was first set up in 2011 with the purpose of helping the new urban quarter to embed into the existing communities of the Grangegorman area. It is a forum for stakeholders to discuss any concerns on the impact of the Grangegorman Project. The group meets on a monthly basis and is made up of the following stakeholders;

- 2 community representatives to the Consultative Group
- 1 community representative to the Board
- 2 DCC elected members on the Consultative Group
- 1 DCC elected member on the Board
- 2 GDA staff
- 1 Garda Rep
- Rep from HSE
- Rep from TU Dublin
- 2 Reps from D7ET
- 1 TU Dublin SU Rep

Other organisations join the meetings as necessary by invitation on a month-by-month basis. Group discussions over 2019 covered a wide number of topics including; contractor engagement with residents, site access and signage, sports facilities, traffic calming measures on Grangegorman Lower, security and dealing with anti-social behaviour, local area clean-ups and GDA sponsorship as well as discussions around the ongoing development onsite.

The Agency publishes the meeting minutes on the GDA website.



Public Events

The Grangegorman campus is a publicly accessible space and since opening in 2014 has been host to many tours, public art events, sports and community networking events. Outlined below are the GDA events that took place over 2019.

Public Information Evenings

Over 2019 five information evenings were held to provide an opportunity for the local community to view upcoming planning and construction on the Grangegorman site. These events included: planning of the Interim Energy Centre and Park House; the West Quad; the Lower House; and two temporary projects – the Printmaking Workshop and Field Sport Changing Facilities. The final information evening was with Purcell Construction for the commencement of construction of the Lower House.

3D City Data Hackathon

The Agency was a sponsoring partner for Dublin's first 3D City Data Hackathon which took place offsite from 10th – 12th May. Competitors were set the challenge of delivering new solutions, applications and services to help shape the future of Dublin and deliver public good to all those who live, work and visit the city. It was targeted at anyone with an interest in 3D data and the built environment, from those working with BIM (Building Information Modelling) to App and Game Developers, and Urban Planners.

Darkness into Light

Darkness into Light is an international charity event in aid of Pieta House where participants walk 5km into the dawn across the world in support of those bereaved by suicide. This was the second time that Darkness into Light was hosted in Grangegorman. The 2019 event took place on 12th May and saw a significant increase in numbers on the previous year.

Women in Architecture

In conjunction with TU Dublin five senior Project Architects, all women, working on the Grangegorman Project, took part in a very successful 'Women in Architecture' event in St Laurence's Church on 20th June. The purpose of the event was to raise the profile of the Grangegorman Project and the key role the Agency's delivery partners play in the development. Each architect presented on their project within Grangegorman and the event was facilitated by Dublin City Council's Mary Conway.

The architects included:

Elizabeth Gaynor, Heneghan Peng Architects
Deirdre Keeley, Fitzgerald Kavanagh & Partners
Denise Murray, (formally) O'Donnell & Tuomey Architects
Simona Castelli and Andrea Doyle, Grafton Architects,
Faela Guiden, McCullough Mulvin Architects

IV

Community

Stoneybatter Summer Festival

The Agency was one of the sponsors of the Stoneybatter Summer Festival which took place over three days from 21st – 23rd June. The festival was in its third year in 2019 with a growing number of events taking place in and around the Grangegorman campus.

Culture Night

Culture Night was held on 20th September and the Agency was pleased to be a part of this national event again this year. There were a number of public art events taking place in Rathdown House, including the launch of Time as Form. This exhibition introduced work by asylum seekers and refugee artists, represented by Spirasi, for the first time to the public. There was a lot of interest in the overall event which was very well attended.

The Agency also used the opportunity of Culture Night to disseminate information about the new Grangegorman Histories Project and to link in with neighbouring events in the King's Inns and Henrietta Street through the access at Broadstone, creating further connections within the community.

Open House

The annual event, led by the Irish Architecture Foundation took place from 11th – 13th October. The theme for this year's festival was 'City in Motion'. On 12th October the Agency hosted 'Drawing Matters' in Grangegorman to launch new city drawings from plattenbaustudio. James Mary O'Connor (Moore Ruble Yudell Architects & Planners), Jennifer O'Donnell and Jonathan Janssens (plattenbaustudio) and Valerie Mulvin (McCullough Mulvin Architects) took part in a panel conversation led by artist and local resident, Dorothy Smith around the role of drawing in the process of making city.

City Conversation #3

In December, the Agency and TU Dublin partnered with Create (the National Development Agency for collaborative arts in social and community contexts) and the Irish Architecture Foundation to bring Daisy Froud (The Bartlett School of Architecture, London) to Grangegorman. This free public event explored how arts and architectural initiatives that engage with civic expertise can animate the public sphere and collectively re-imagine our cities, towns and neighbourhoods.





Image: Agency

V

Sitewide

Grangegorman Estate Management

The Grangegorman urban quarter is a large and complex piece of land, which caters for a large variety of users. While each building is managed and run by the organisation occupying it, the estate, which makes up 50% of the overall site area, is open to everyone. The management of the Grangegorman estate is the responsibility of a steering group comprising representatives of TU Dublin, HSE, DCC and the GDA – the Grangegorman Estate Management (GEM). TU Dublin Estates currently manage the day-to-day campus services, with all underground services managed by the Agency.

GEM's responsibilities deal with operational protocols and issues including: access to facilities, grounds maintenance, security, gates opening hours, dealing with anti-social behaviour, campus health and safety, site infrastructure, coordination of major site-wide events, managing of car and bike parking, waste management, pest control, and campus signage.

Interim Energy Centre

The Agency received planning permission from DCC for the Interim Energy Centre on site in early 2019. John Paul Construction and Alternative Heat were then appointed to construct the facility which includes connecting the district heating system to the new campus buildings prior to their completion next year. The contractor commenced on site in July, 2019.

As of the time of writing, the Interim Energy Centre has been commissioned and is awaiting connections with the Central Quad, East Quad and the Lower House.

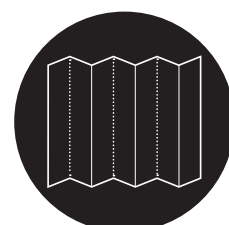




Image: Agency

V

Sitewide

Broadstone Plaza and Pedestrian/Cyclist Link

Broadstone Gate will be one of the main entrances into the new Grangegorman Quarter. It links Grangegorman to the Luas Green Line and to the city beyond. It is designed as a large public plaza area with the Luas stop sitting below the old Broadstone Station Building. The Luas Stop was opened in 2017 as part of the Luas Cross City works. The Broadstone Plaza is currently being developed by Transport Infrastructure Ireland. It will be managed by DCC once completed and will link in with St Brendan's Way, the main pedestrian/cyclist route through the Grangegorman site.

A pedestrian/cyclist route connecting Grangegorman to Broadstone/Constitution Hill was opened in 2018 and has been a major asset to the local community. Over 2019, the opening hours of this key access were extended and it is expected to become more prominent as development is completed on the East Quad and the Broadstone Plaza opens.

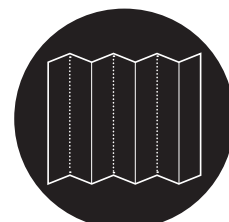
Construction of the Broadstone Plaza continued over 2019 and is due for completion in late 2020.

Temporary Printmaking Workshop

The Dublin School of Creative Arts' Print-Making Workshop will take up interim residency in a new purpose-built workshop adjacent to the East Quad along St. Brendan's Way. Currently based in the North House, this interim arrangement is necessary to allow for the development of the Academic Hub & Library. In 2019, SCULLION ARCHITECTS & Plus Architecture were appointed to oversee the design of the Print Making Workshop which was submitted for planning to Dublin City Council in November. As of the time of writing, planning permission has been received and the construction of the Print Making Workshop is underway.

Interim Field Sport Changing Facilities

As with the Print Making Workshop, the relocation of these facilities to the vicinity of the Cultural Garden is necessary to enable the development of the Academic Hub & Library. SCULLION ARCHITECTS & Plus Architecture were also appointed to oversee the design of the Interim Field Sport Changing Facilities which was submitted for planning to Dublin City Council in November 2019. As of the time of writing, planning permission has been received and construction of these temporary facilities is underway.





Time as Form exhibition, Culture Night 2019. Image: Agency

VI

Public Art

Public Art Working Group

In 2011, the Agency commissioned the Grangegorman Arts Strategy to ensure that the arts are an integral part of the overall development process. The Public Art Working Group (PAWG) was set up at the end of 2013 to oversee the implementation of this Strategy. The group consists of a range of experts from the world of art, architecture, and public services. A dedicated Public Art Coordinator was engaged to devise a programme for this phase, which launched in 2015. At the time of print, the members of the PAWG comprise:

- Robert Ballagh, Community Representative
- Ciarán Benson, Chair
- Kieran Corcoran, TU Dublin School of Creative Arts
- Derek Dockrell, Health Service Executive
- Ronan Doyle, GDA Communications (resigned end of 2019)
- Anita Groener, Artist
- Jenny Haughton, Public Art Coordinator
- Christina Kennedy, Senior Curator at Irish Museum of Modern Art (IMMA)
- John Mitchell, Director, DMOD Architects
- Jacquie Moore, Office of Public Works (OPW)
- Ruairí Ó'Cuív, Public Art Officer, Dublin City Council
- Terry Prendergast, Planner

'...the lives we live'¹, The Grangegorman Public Art Programme

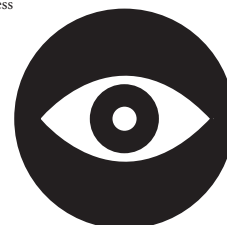
The Grangegorman Public Art Programme, '...the lives we live'¹ was launched in September 2015 as part of Culture Night. Since its launch a large number of projects have been rolled out under the various pathways.

An overview of the pathways devised to roll out the public art programme and what happened in each over 2019 follows:

Pathway 1: Major Visual Commission

The PAWG is commissioning a major legacy artwork for the Grangegorman site. An open call in 2015 led to a shortlisting process by a Jury comprising a national and an international curator, an architect, an artist and a PAWG representative. The artist brief aligned with the principles of ambition, enrichment and relevance. Garrett Phelan was announced as the artist selected to undertake a significant, contemporary work of art: *THE GOLDEN BANDSTAND – Sculpture* in June 2019. The Agency is working very closely with the artist to realise the work which is planned to be in place when the next tranche of students arrives.

¹ Extract from 'Dreams of a Summer Night', New Collected Poems (2011), by kind permission of the author, Derek Mahon, and The Gallery Press





Janine Davidson's *Stories Between Us*, National Museum of Ireland (Collins' Barracks) Image: Agency

VI

Public Art

Pathway 1.2: Visual Art Commissions to Three Buildings

In June 2019, three new art commission opportunities were announced for Grangegorman. The international open call invited artists and curators to apply for one of three commissions associated with three distinct building projects – TU Dublin Central Quad, TU Dublin West Quad and the HSE Residential Care Neighbourhood. The selected artists will develop their idea alongside the respective building design team. As of the end of 2019, Alexandra Carr was the artist selected to develop a proposal for the Central Quad, Walker & Walker were chosen to work with the West Quad and Fergus Martin was the artist chosen for the Residential Care Neighbourhood. These artworks will be progressed within the timeframe for delivery of the buildings.

Pathway 2: Community-Based Projects

The PAWG is supporting an array of community-based arts initiatives that engage and link with local history, people, existing projects and emerging facilities. Over four rounds of open calls since 2015 and 17 projects have been supported through this pathway and have led to the development of key relationships and partnerships in the process. They involve nearly 50 artists and community groups in the Grangegorman area.

A number of events linked to these projects took place over 2019. They included: a premier launch of *Confinement* – a public art film tracing 500 years of history between Henrietta St and Grangegorman; an exhibition launch for *Stories Between Us* – an intergenerational public art project from artist Janine Davidson; the launch of *One Hour Archive* – a digital walking tour of the Stoneybatter area through voices of the local community in conversation with the artist Louis Haugh; and the aforementioned *Time as Form* exhibition launch as part of Culture Night 2019.

Pathway 3: Cultural Mapping

The PAWG hopes to contribute to the natural cultural mapping process being undertaken by the pathway 2 projects and the

existing cultural services in the area, so that those who live, visit and work around Grangegorman can access all that is happening culturally in the area.

As of end of 2019, the contract was awarded for the design and print of a publication covering the public art engagement, artworks and art interventions arising from ‘...the lives we live’ public art programme over the last five years. The book is envisaged to be available by the end of 2020.

Pathway 4: Creative Agents in Communities

The Pre-Texts initiative, developed by Prof Doris Sommer, is a high-order literacy programme that encourages educators to ‘re-tool’ for ‘close reading’ and get ‘beyond’ a text. In 2018, a ‘training-the-trainers’ workshop for group leaders, educators and artists took place in Grangegorman. This marked the first time the initiative had been brought to Ireland. In 2019, a publication entitled ‘Pre-Texts Experience in Ireland’ was launched to capture the experience of participants of the programme.

Pathway 5: International Public Art Conference

The PAWG set aside funds to support a major, international public art conference ‘Public Art Now’ to coincide with the opening of the East Quad and Cultural Hub at Grangegorman, which is being led by TU Dublin School of Creative Arts. 2019 saw the appointment of a Conference Coordinator to oversee the planning of the event. The conference website was also launched, as was the first call for conference papers.

Pathway 6: Lending and Acquisitions Policies

The PAWG is supporting a range of measures that are leading to lending agreements between artists and institutions, including a pioneering lending scheme led by the HSE for artworks to the Grangegorman Primary Care Centre. To date, there are three loaning initiatives for Grangegorman; Alice Maher’s *The Axe* – and the waving girl between TU Dublin and IMMA, George Warren’s *Green Centaur* between TU Dublin and the OPW, and 38 artworks from 10 artists in the HSE Primary Care Centre.





Image:Agency

VII

Grangegorman Histories

The Grangegorman History Project made significant progress and met a series of key milestones in 2019. Following the generous agreement of matched funding from Dublin City Council, TU Dublin and the Agency of €10,000 each, per year, for a 3-year period, the project expanded to include the input and support of a core set of founding partners who include:

- Dublin City Council (DCC)
- Grangegorman Development Agency (the Agency)
- Health Service Executive (HSE)
- Local Communities
- National Archives, Ireland (NAI)
- Royal Irish Academy (RIA)
- Technological University Dublin (TU Dublin)

Following the establishment of the founding partners, the Grangegorman Histories Expert Working Group was formed in the early months of the year. Representatives from each of these founding partners and experts in fields associated with Grangegorman were invited to join the Working Group.

The members of the Grangegorman Histories Working Group are:

- Dr Philip Cohen, Chair
- Danny Connellan (HSE)
- Catriona Crowe (National Archives)
- Stephanie Dickenson (Communications, Arts and Local Communities)
- Brian Donnelly (National Archives)
- Charles Duggan (Dublin City Council)
- Noel Fitzpatrick (TU Dublin)
- Ruth Hegarty (Royal Irish Academy)
- Professor Brendan Kelly (Trinity College Dublin and Tallaght University Hospital)
- Mary Muldowney (Dublin City Council Historian-in-Residence and Local Communities)
- Nora Rahill (GDA)
- Una Sugrue (GDA)

The Working Group met for the first time on 21st June with subsequent meetings in July, October and November. At the October meeting, the Working Group formally adopted the title Grangegorman Histories to reflect and acknowledge the diversity of the histories of the site and pathways of community experiences with the area.





Image:Agency/RIA

VII

Grangegorman Histories

On 16th May, the RIA hosted the first event of the project marking the beginning of the collaboration between the founding partners. This event was a seminar to discuss the current status of and access to historical mental health records in Ireland, and to consider alternative approaches in other countries which might serve as good practice models for Ireland.

National and international experts shared their experiences and practices to prompt an examination and comparison of practices in order to develop an informed best practice for application in Ireland. The presentations and recommendations from the seminar were documented in a report titled Report on Historical Mental Health Records Seminar that was published by the RIA on 31st October.

Following the agreement between the Agency and the RIA in early 2019, in August Aisling Roche was seconded within the Academy to the role of Project Manager for the Grangegorman Histories project.

Grangegorman Histories participated in the Agency's Culture Night activities on 19th September, when visitors to Rathdown House were invited to consider how they related to the history of Grangegorman and to gauge the public and local communities' expectations. There were exchanges of interesting anecdotal relationships with the site and surrounding suburbs that will inform the Working Group's approach to their values and implementation programming.

At the time of writing the Working Group has published its foundation document. This focuses on creating a strategy that will clearly articulate to all stakeholders the agreed mission, vision and values for the project; the governance structure of the Working Group; a 3-year implementation plan and corresponding budget. It promises an ambitious and innovative approach to the important work of discovering, uncovering, cataloguing, and exhibiting the rich history of this important site.





Image:Agency

VIII

Looking Forward

The last year has seen huge progress in the realisation of the next phases of the Masterplan, which when completed, will move 10,000 students and over 1,200 staff to Grangegorman. The Central and East Quads are both scheduled for completion in 2020 and, along with the Lower House, will bring a new vibrancy to the site when occupied and in use. The commissioning of the interim Energy Centre for connection with these buildings will also see another milestone realised.

In addition, the opening of the Broadstone Plaza will mark a key achievement for the Grangegorman Project, creating a core new entrance to the area, connecting the site to the Broadstone Luas Stop and increasing the site's permeability on the eastern boundary – one of the key tenets of the Strategic Plan.

In 2020, the two temporary support projects – the Printmaking Workshop and the Field Sport Changing Facilities – will commence construction, paving the way for the development of the Academic Hub & Library. As of the time of writing, the Agency is currently out to tender for construction of this building, which is the academic heart of the Masterplan and will be a feature building on the TU Dublin campus. It is also a significant conservation project as the hub is formed around the protected North House.

Progress is also anticipated on the development of the TU Dublin West Quad and the Agency will continue to advance further site infrastructure and public realm, sports facilities, the FOCAS Institute, conservation of the Clock Tower building, and student accommodation.

The new Dublin 7 Educate Together National School has had a few changes over the last few years – including a Planning Scheme amendment from 16-24 classrooms – which has pushed out its construction start on site. However, as of the time of writing, this is the next project due to commence and the Agency expects to see much progress over the coming months.

To meet its obligations under the statutory guidelines for Planning Authorities on 'Urban Development and Building Heights', the Agency will also undertake a height review of the Grangegorman SDZ. A further review of the Sustainability Strategy will also be undertaken.

In 2020, we look forward to the publication of '...the lives we live' Grangegorman Public Art (2013-2021) – a book celebrating the rich and varied works associated with the Grangegorman Public Art programme and the launch of the 3-year implementation plan for Grangegorman Histories. The Grangegorman Labour & Learning Forum will also continue its work to ensure that local communities, particularly those experiencing economic and social disadvantage, benefit from the Grangegorman Development Regeneration Project.





Image: Agency

IX

Disclosures and Statutory Reporting

Freedom of Information

The GDA came under the Freedom of Information Act in 2015. As of the end of 2019 the Agency has processed 17 requests under this Act

Oireachtas Queries

As per the Code of Practice for the Governance of State Bodies 2016, the Agency has put in place protocols for the provision of information to members of the Oireachtas. The Agency will report annually on compliance with these protocols and all requests for information and their responses (where appropriate) will be published on our website. There were no requests for information from an Oireachtas member during 2019.

Protected Disclosures Act 2014

As a public body, the Grangegorman Development Agency is required under section 22 of the Protected Disclosures Act 2014 to publish an annual report in relation to the number of protected disclosures made to it in the preceding year, and the action taken in response to any such protected disclosures. No protected disclosures were made to the Agency in the period 1 January – 31 December 2019.

The General Data Protection Regulation

The General Data Protection Regulation Data Protection Law in the EEA is governed primarily by the General Data Protection Regulation (EU/2016/679) (the “GDPR”). GDA have appointed Robert Moore as data protection officer. The Agency is responsible for compliance with the GDPR for all data subsets. The core personal data processing activities carried out by the Agency are subject to the GDPR. As of the end of 2019 the Agency has processed 1 request under this Act.

2018 Code of Conduct for Persons Carrying on Lobbying Activities

As of 1st January 2019 the Code of Conduct for Persons Carrying on Lobbying Activities applies to the Agency.

Irish Human Rights and Equality Act 2014

As per the Public Sector Equality and Human Rights Duty (‘the Duty’) this places a statutory obligation on public bodies to protect the human rights of those to whom they provide services and staff when carrying out their daily work. The Agency shall be responsible for compliance with the Act.

Official Languages Act 2003

The Official Languages Act 2003 (Public Bodies) Regulations 2019 (S.I. No. 230 of 2020) have now been made and the GDA comes under the scope of the Act with effect from 25 June 2020.



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Financial Statements

GRANGEGORMAN DEVELOPMENT AGENCY

REPORTS AND ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2019

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GRANGEGORMAN DEVELOPMENT AGENCY

BOARD MEMBERS AND OTHER INFORMATION

BOARD MEMBERS:

Mr Paul O'Toole	Chairperson	Appointed 14 January 2020
Mr Oliver Cussen	Chairperson	(re-appointed 9 September 2018 - deceased 14 October 2019)
Mr Gerrard Casey	Chief Executive Officer	
Cllr Janice Boylan		(re-appointed 9 November 2018)
Mr Jim Curran		(re-appointed 9 November 2018)
Ms Elva Duffy BL		(re-appointed 30 November 2018 & term concluded 8 September 2020)
Ms Penelope Kenny FCA		(re-appointed 30 November 2018)
Dr Noel O'Connor		(re-appointed 9 November 2018)
Mr Paul Clegg		(appointed 9 November 2018)
Ms Louise Keegan		(appointed 9 November 2018)
Mr Ciaran McCaffrey		(appointed 30 November 2018)
Prof Terri Scott		(appointed 30 November 2018)
Mr Jack MacGowan		(appointed 30 November 2018)
Ms Mellany McLoone		(appointed 23 May 2019)
Dr Susan O'Shaughnessy		(appointed 13 January 2020)
Mr David Conway		(appointed 14 January 2020)
Ms Denise Dunphy		(re-appointed 9 November 2018 & resigned 24 July 2019)
Ms Mary Walshe		(appointed 21 February 2018 & re-appointed 9 November 2018; resigned 26 March 2019)

GRANGEGORMAN DEVELOPMENT AGENCY

BOARD MEMBERS AND OTHER INFORMATION

REGISTERED OFFICE: The Clock Tower
Grangegorman Lower
Dublin 7
D07 XT95

AUDITORS: Comptroller and Auditor General
3A Mayor Street Upper
Dublin 1
Dublin 01 PF72

BANKERS:	Bank of Ireland	AIB plc
	College Green	1 Lower Baggot Street
	Dublin 2	Dublin 2
	D02 VR66	D02 X342

National Treasury Management Agency,
Treasury Dock,
North Wall Quay,
Dublin D01 A9T8

SOLICITORS: McCann Fitzgerald
Riverside One
Sir Johns Rogerson's Quay
Dublin D02 X576

GRANGEGORMAN DEVELOPMENT AGENCY

GOVERNANCE STATEMENT

Governance Statement and Grangegorman Development Agency Members' Report

Governance

The Grangegorman Development Agency (GDA) was established under the GDA Act 2005 for the purpose of developing the Grangegorman site for the benefit of TU Dublin, HSE and the local community. The Board is accountable to the Minister for Further and Higher Education, Research, Innovation and Science (prior to the 21 October 2020 the Minister for Education and Skills) and the matters reserved for Board decisions as per its enabling legislation are listed below. Operational management and day to day control is the responsibility of the CEO (Accounting officer under the Act) and the executive team. The CEO acts as a direct liaison between the Board and management of the GDA.

The GDA operates under a Corporate Governance framework that reflects best practice and is aligned with the Strategic and operational needs of our stakeholders and the Grangegorman Development Agency Act 2005.

The Agency consists of 15 members appointed by the Minister for Further and Higher Education, Research, Innovation and Science, one of whom is appointed as Chairperson.

On 1 January 2019, the Dublin Institute of Technology, Institute of Technology Tallaght and Institute of Technology Blanchardstown were formally combined to become Technological University Dublin (TU Dublin).

Technological University Dublin (TU Dublin), has become Ireland's first technological university, being formally established by law.

Agency Responsibilities

The work and responsibilities of the Agency are set out in the Grangegorman Development Agency Act 2005.

The aim of the Act is to facilitate the development of the 73 acre Grangegorman site in Dublin as a modern campus for the TU Dublin, to provide the HSE with upgraded primary health and social care facilities and to provide community access /facilities.

The GDA's overall function is to project manage the development in an integrated and sustainable manner. In broad terms, the functions of the Agency are to:

- Accept the Grangegorman site and TU Dublin properties;
- Prepare a strategic plan;
- Decide appropriate procurement strategy;
- Consult with relevant organisations, representative groups and the local community;
- Carry out construction;
- Return properties to HSE/ TU Dublin and any other educational body.

Section 33(4) of the Grangegorman Development Agency Act 2005 requires the accounts of the Agency for each financial year to be kept in such a form and manner as may be specified by the Minister and be prepared by the CEO and approved by the Agency as soon as practicable after the end of the financial year to which they relate for submission to the Comptroller and Auditor General for audit.

GRANGEGORMAN DEVELOPMENT AGENCY

GOVERNANCE STATEMENT

In preparing the financial statements the Agency is required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards, including Financial Reporting Standard No. 102, (FRS 102), have been followed subject to any material departures disclosed and explained in the financial statements;
- disclose and explain any material departures from applicable accounting standards;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Agency will continue in business.

The Board confirms it has complied with the above requirements in preparing the financial statements. The Board is also responsible for safeguarding the assets of the Agency and for taking reasonable steps to prevent and detect fraud and other irregularities.

The Agency is responsible for keeping adequate accounting records which disclose, with reasonable accuracy at any time, its financial position and enables it to ensure that the financial statements comply with Sections 33 - 36 of the GDA Act 2005.

Matters reserved for the Board

- Approval of the long-term objectives and strategies of the GDA;
- Establishment, terms of reference, membership, procedures and dissolution of Board committees;
- Establishment and dissolution of the Consultative Group (Section 22 GDA Act 2005)
- Approval of the annual report and accounts of the GDA;
- Confirm annually to the Minister that the State Body has a system of internal financial control in place;
- Adoption of Strategic Plan (Section 12(4) GDA Act 2005);
- Implementation of adopted strategy through annual planning and budgeting cycle;
- Approval of the annual plan and budget, and formal evaluation of performance by reference to the plan and budget on an annual basis for inclusion in the annual report where appropriate;
- Borrowing by the GDA (Section 15 GDA Act 2005);
- Determination of contract award procedures for GDA Service, Supply and Works Contracts, in line with procurement procedures;
- Review of the GDA's overall corporate governance arrangements and terms of reference of sub committees;

GRANGEGORMAN DEVELOPMENT AGENCY

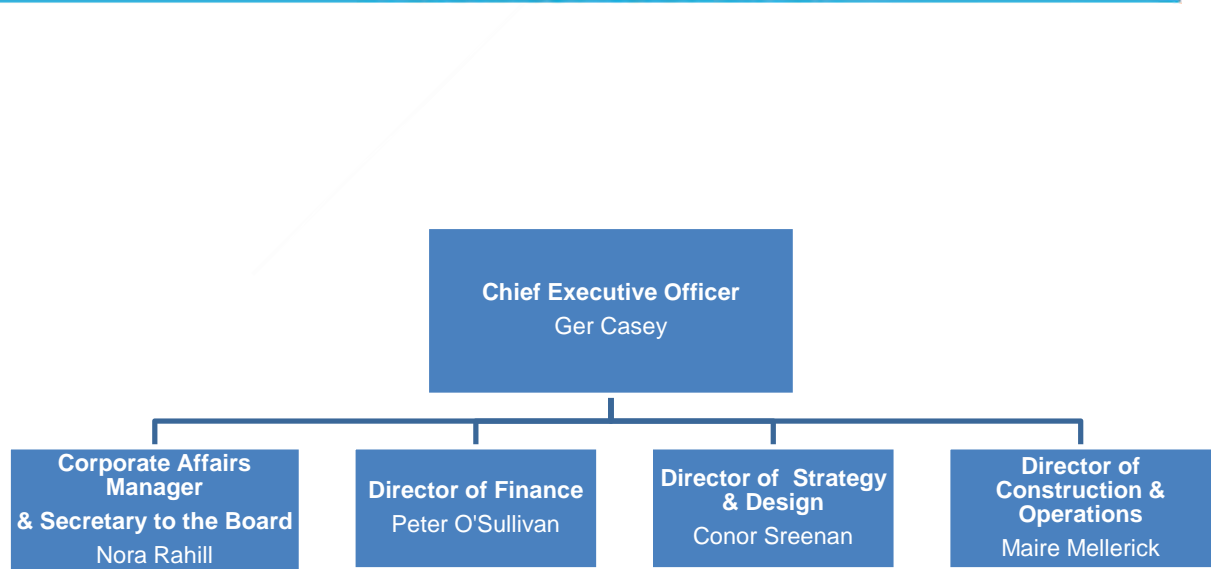
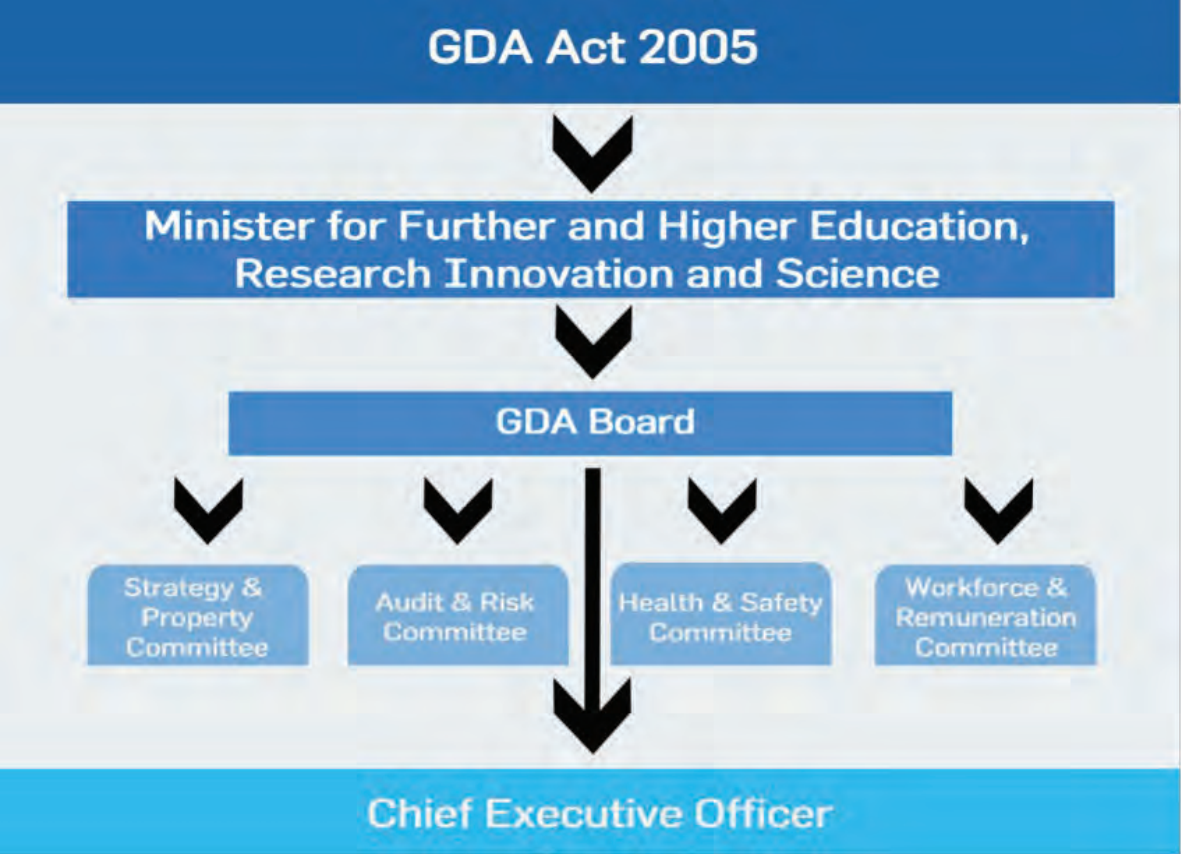
GOVERNANCE STATEMENT

-
- Approve the risk management framework and monitor its effectiveness. The Board should review material risk incidents and note or approve management's actions, as appropriate;
 - Approval of the appointment of and succession planning for, the CEO;
 - Determining strategic policy with respect to the prosecution, defence or settlement of litigation;
 - Acquisition and disposal of land, interest in land or any other property subject to the consent of the Minister for Education and Skills (Section 8(2) GDA Act 2005);
 - Acquisition, disposal and retirement of assets with an anticipated value at or above a threshold level of €150,000;
 - Preparation of superannuation scheme for submission to the Minister for Further and Higher Education, Research, Innovation and Science and approval of significant amendments to the scheme (which may require Ministerial approval);
 - Responsibility for delegating authority levels, treasury and risk management policies;
 - Ensuring compliance with statutory and administrative requirements in relation to the approval of the number, grading, and conditions of appointment of all staff, in line with Department of Public Expenditure and Reform circulars and sanctions;
 - Acquiring shares in limited liability companies to exploit any research, consultancy or development work undertaken by the Agency (Section 9(1) (b) GDA Act 2005);
 - Vesting of lands and premises to be occupied by the HSE, the TU Dublin or other educational body, at the completion of the construction phase, into the ownership of the respective authority, institute or other body (Section 9(1) (l) GDA Act 2005);
 - Review of its own operation and seek to identify ways of improving its effectiveness and identify if there are gaps in competencies and ways these could be addressed;
 - In addition to regular meetings of the Agency members, the CEO holds regular formal meetings with the stakeholders including the relevant Department, TU Dublin and the HSE.



Agency Structure

Organisational Structure of the GDA



GRANGEGORMAN DEVELOPMENT AGENCY

GOVERNANCE STATEMENT

Agency Structure

The Agency consists of a Chairperson and 14 ordinary members, all of whom were appointed by the Minister for Education & Skills. The Members of the Agency are appointed for period not exceeding three years and meet on a monthly basis (excluding the month of August). The table below lists the Agency members serving during 2019, and the respective appointment and resignations dates.

Agency Member	Nominated By	Date Appointed
Mr Paul O'Toole (Chairperson)	Minister for DOES	Appointed 14 January 2020
Mr Oliver Cussen (Chairperson)	Minister for DOES	Re-appointed 9 September 2018 - deceased 14 October 2019
Mr Gerrard Casey (CEO)	Minister for DOES	13 July 2016
Cllr Janice Boylan	CE DCC	Re-appointed 9 November 2018
Mr Jim Curran	Minister for Health	Re-appointed 9 November 2018
Ms Elva Duffy BL	Minister for DOES	Re-appointed 30 November 2018 & term concluded 8 September 2020
Ms Penelope Kenny FCA	Minister for DOES	Re-appointed 30 November 2018
Dr Noel O'Connor	President TU Dublin	Re-appointed 9 November 2018
Mr Paul Clegg	CE DCC	Appointed 9 November 2018
Ms Louise Keegan	Community	Appointed 9 November 2018
Mr Ciaran McCaffrey	Minister for DOES	Appointed 30 November 2018
Prof Terri Scott	Minister for DOES	Appointed 30 November 2018
Mr Jack MacGowan	Minister for DOES	Appointed 30 November 2018
Ms Mellany McLoone	Minister for Health	Appointed 23 May 2019
Dr Susan O'Shaughnessy	President TU Dublin	Appointed 13 January 2020
Mr David Conway	Minister for DOES	Appointed 14 January 2020
Ms Denise Dunphy	President TU Dublin	Re-appointed 9 November 2018 & resigned 24 July 2019
Ms Mary Walshe	Minister of Health	Appointed 21 February 2018; re- appointed 9 November 2018 & resigned 26 March 2019

The current Board was appointed in November 2018 and the term will conclude on 8th September 2021.

The Agency has established four committees, as follows:

1. Audit and Risk Committee: comprises four Agency Members. The role of the Audit and Risk Committee (ARC) is to support the Agency in relation to its responsibilities for issues of risk, control and governance and associated assurance. The ARC is independent from the financial management of the organisation. In particular the ARC ensures that the internal control systems, including audit activities, are monitored actively and independently. The ARC reports to the Agency after each meeting, and formally in writing annually.

GOVERNANCE STATEMENT

The Members of the ARC are:

Penelope Kenny FCA (Chairperson), Ciaran McCaffrey, Prof Terri Scott, Mary Walshe (resigned on 26 March 2019) and Ms Mellany McLoone (appointed on 23 May 2019).

The ARC held 6 meetings in 2019.

2. Health & Safety Committee: comprises three Agency Members. The role of the Health & Safety Committee (H&SC) is to monitor and review existing health and safety procedures and provide strategic direction and leadership to ensure the delivery of the Grangegorman project. The H&SC sets out to assist in achieving the GDA vision “Our aim is to adopt a collaborative Health & Safety approach across boundaries”. Recommendations from the committee are submitted to the Board.

The Members of the H&SC are:

Janice Boylan (Chairperson), Denise Dunphy (resigned 24 July 2019), Louise Keegan, and Ciaran McCaffrey.

There were 4 meetings of the H&SC in 2019.

3. Strategy & Property Committee: comprises five Agency Members. The role of the Strategy Committee & Property (SPC) is to monitor and review the delivery of the Strategy & Property Disposal Plan, in particular items which have the potential to impact on the Planning Scheme or the Strategic Plan; consider and advise on potential opportunities and challenges for the Agency; consider and advise on opportunities or initiatives to promote the project. Report to the Board on issues arising and the strategy options that are available.

The Members of the SPC are:

Paul Clegg (Chairperson), Jim Curran, Elva Duffy BL (term concluded 8 September 2020), Jack MacGowan and Dr Noel O'Connor. There were 6 meetings of the SPC in 2019.

4. Workforce & Remuneration Committee: comprises four Agency Members. The role of the Remuneration Committee (WRC) is to advise the Agency and make recommendations on workforce matters. The RC reports to the Agency after each meeting, and formally in writing annually.

The Members of the RC are:

Dr Noel O'Connor (Chairperson), Jim Curran, Elva Duffy BL (term concluded 8 September 2020) and Penelope Kenny. There were 2 meetings of the RC in 2019.

New Board Members

The GDA has an induction process for new Board Members. It is designed to ensure they are familiar with the statutory obligations of the Agency and how the Board conducts its business. It includes relevant briefing material, details of the Agency's strategic plans, and also includes a programme of main Board and sub-committee meetings.

GRANGEGORMAN DEVELOPMENT AGENCY

GOVERNANCE STATEMENT

Schedule of Attendance, Fees and Expenses

A schedule of attendance at the Agency and ARC meetings for 2019 is set out below, including the fees and expenses received by each Member:

Board and Board Committee members and meeting attendance in 2019							
	Board	Audit & Risk attendance	Health & Safety	Strategy & Property	Remuner- -ation	Fees € 2019	Expenses € 2019
Number of meetings	11	6	4	6	2		
Mr Oliver Cussen (Chair)	7 (7)					7,080	325
Mr Gerrard Casey	11						540
Clr Janice Boylan	6		3 (Chair)			5,968	
Mr Jim Curran	10			6	2	0	
Ms Elva Duffy BL	9			6	2	5,985	
Ms Penelope Kenny FCA	11	6 (Chair)			2	5,985	175
Dr Noel O'Connor	11			6	2 (Chair)	0	
Mr Paul Clegg	10			6 (Chair)		0	
Ms Louise Keegan	10		4			5,968	
Mr Ciaran McCaffrey	10	6	3			0	
Prof Terri Scott	9	6				5,983	2,104
Mr Jack MacGowan	8			6		5,983	
Ms Mellany McLoone	5 (6)	3 (4)				0	
Ms Denise Dunphy	6 (7)		2 (2)			0	
Ms Mary Walsh	3 (3)	1 (1)				0	
Total						42,951	3,144
() = the maximum no. of meetings it was possible to attend.							
otherwise, the maximum number was possible.							

The following members of the Agency, Mr Jim Curran, Dr Noel O'Connor, Mr Paul Clegg, Mr Ciaran McCaffrey, Ms Mellany McLoone, Ms Denise Dunphy & Ms Mary Walshe did not receive a fee under the One Person One Salary (OPOS) principle. Mr Gerrard Casey, as CEO, did not receive a fee.

Key Personnel Changes

There were no key personnel changes in the year 2019.

The current Board was appointed in November 2018, with a term concluding on 8th September 2021.

Disclosures Required by Code of Practice for the Governance of State Bodies (2016)

The Agency is responsible for ensuring that the Grangegorman Development Agency has complied with the requirements of the Code. The following disclosures are required by the Code:

Employee Short-term Benefits Breakdown

Employee benefits breakdown is disclosed in note 7 of the financial statements.

GRANGEGORMAN DEVELOPMENT AGENCY

GOVERNANCE STATEMENT

Consultancy Costs

Consultancy costs include the cost of external advice to management.

	2019	2018
	€000	€000
Legal settlement	-	-
Legal advice	92	232
Design consultancy	6,267	1,801
Professional fees (Property disposal)	210	143
Financial Advice	6	63
Health & Safety Advice	<u>19</u>	<u>20</u>
 Total Consultancy Costs	 <u>6,594</u>	 <u>2,259</u>
 Contract	 259	 90
Project Costs	1,215	1,389
Current Overheads	171	270
Capitalised	<u>4,949</u>	<u>510</u>
 Total	 <u>6,594</u>	 <u>2,259</u>

Legal Costs and Settlements

There were no legal settlements in either 2019 or 2018.

Travel and Subsistence Expenditure

Travel and subsistence expenditure is categorised as follows:

	2019	2018
	€	€
Domestic		
Agency Board Members	2,104	0
Employees	2,782	2,339
International		
Agency Board Members	0	0
Employees	446	910
 Total	 5,332	 3,249

GRANGEGORMAN DEVELOPMENT AGENCY

GOVERNANCE STATEMENT

Hospitality Expenditure

The Income and Expenditure Account includes the following hospitality expenditure:

	2019	2018
	€	€
Staff & Board hospitality	1,815	2,282
Client hospitality	0	0
	<hr/>	<hr/>
Total	1,815	2,282


Statement of Compliance

The GDA has, since September 2016, reviewed its level of compliance with the new code and has, where necessary, put in place arrangements to ensure compliance. It also has agreed a small number of derogations with the DoES. GDA is reporting in accordance with the enhanced reporting requirements in the new code in the Financial Statements for the year ended 2019.

Derogations have been agreed on:

- (i) Secretary of the Board: On the basis that the GDA Act supersedes the Code of Practice and those functions that are typically carried out by a Company Secretary are delegated by the CEO and performed by Corporate Affairs and other Executive Staff. All statutory functions have been undertaken, as per the GDA Act 2005, by the Chairperson, the Board and the CEO,
- (ii) Periodic Critical Review: derogation until guidelines issued by DPER,
- (iii) Conduct of Review: derogation until guidelines issued by DPER,
- (iv) Annual Report: Deadline for publication of annual report and financial statements. Deadline extension has been agreed until the later of six months from year end or one month following signing of the Financial Statements by the C&AG.

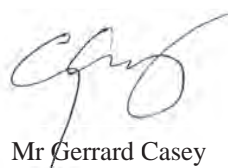
On behalf of the Members of the Agency:



Mr Paul O'Toole

Chair

Date: 21 December 2020



Mr Gerrard Casey

Board Member

Date: 21 December 2020

GRANGEGORMAN DEVELOPMENT AGENCY

STATEMENT ON INTERNAL CONTROL

Scope of Responsibility

On behalf of the Grangegorman Development Agency, I acknowledge the Agency's responsibility for ensuring that an effective system of internal control is maintained and operated. This responsibility takes account of the requirements of the Code of Practice for the Governance of State Bodies.

Purpose of the System of Internal Control

The System of Internal Control is designed to manage risk to a tolerable level rather than to eliminate it. The system can therefore only provide reasonable and not absolute assurance that assets are safeguarded, transactions authorised and properly recorded and that material errors or irregularities are either prevented or detected in a timely way.

The System of Internal Control, which accords with guidance issued by the Department of Public Expenditure and Reform, has been in place in the Agency for the year ended 31 December 2019 and up to the date of approval of the financial statements.

Capacity to Handle Risk

The Agency has an Audit and Risk Committee ("ARC") comprising four Members of the Agency with financial and audit expertise. The ARC met six times in 2019.

The Agency engages an independent Internal Auditor that operates in accordance with the terms of reference for the ARC and reports to the ARC. An Internal Audit Plan is approved by the ARC and revised annually. The Internal Audit Plan is developed using a risk based approach.

The Agency has set the organisation's risk appetite and this is laid out in a Risk Appetite Statement included in its Risk Management Policy. The ARC has developed a Risk Management Policy which sets out the Risk Management Processes in place and details the roles and responsibilities of staff in relation to risk. The policy has been issued to all staff who are expected to work within the Agency's Risk Management Policies, to alert management on emerging risks and control weaknesses and assume responsibility for risks and controls within their own area of work.

GRANGEGORMAN DEVELOPMENT AGENCY

STATEMENT ON INTERNAL CONTROL

Risk and Control Framework

The Agency has implemented a Risk Management System which identifies and reports key risks and the management actions being taken to address and, to the extent possible, to mitigate those risks.

Risk management is a standing item on the agenda of both the ARC and the Agency. A Risk Register is in place which identifies the key risks facing the Agency and these have been identified, evaluated and graded according to their significance. The Agency on a quarterly basis, review all the risks identified on the Risk Register and the management plan for mitigating the identified risks. Risks identified throughout the year are added to the Risk Register on an on-going basis. In addition, the high ranking risks (those rated as red), new risks and changing risks on the Risk Register are reviewed at least four times a year by the Agency. The outcome of these assessments is used to plan and allocate resources to ensure risks are managed to an acceptable level.

The Risk Register details the controls and actions needed to mitigate risks and responsibility for operation of controls assigned to specific staff. I confirm that a control environment containing the following elements is in place:

- procedures for all key business processes have been documented;
- financial responsibilities have been assigned at management level with corresponding accountability;
- there is an appropriate budgeting system with an annual budget which is kept under review by senior management and the Agency;
- there are systems aimed at ensuring the security of the information and communication technology systems; and
- there are systems in place to safeguard the Agency's assets.

Ongoing Monitoring and Review

Formal procedures have been established for monitoring control processes and control deficiencies are communicated to those responsible for taking corrective action and to management and the Agency, where relevant, in a timely way. I confirm that the following ongoing monitoring systems are in place:

- key risks and related controls have been identified and processes have been put in place to monitor the operation of those key controls and report any identified deficiencies;
- reporting arrangements have been established at all levels where responsibility for financial management has been assigned; and

GRANGEGORMAN DEVELOPMENT AGENCY

STATEMENT ON INTERNAL CONTROL

- there are regular reviews by senior management and the Agency of periodic and annual performance and financial reports which indicate performance against budgets and/or forecasts.

Procurement

I confirm that the Agency has procedures in place to ensure compliance with the Public Spending Code and that in 2019 the Agency complied with these procedures.

In terms of performance for the 2019 period the following is noted in relation to the final run out of legacy frameworks/appointments, which we reported in the 2018 Statement of Internal Control.

Transport Consultancy – the final appointments under the legacy transport framework, required additional minor updates to reports previously provided to ensure planning and traffic management compliance. This resulted in 2 new purchase orders for update reports and additional invoiced activity of €6k to this framework. This framework has now expired and has been replaced with new framework consultants.

Financial Consultancy – while a new financial consultancy framework has been established the payroll function continues to rest with the previous appointed consultants. The previous appointed consultants had invoiced activity of c.€14k in 2019. The OGP framework used to procure the replacement financial consultants does not facilitate payroll functions and has led to the continuation of service with the incumbent provider.

Review of Effectiveness

I confirm that the Agency has procedures to monitor the effectiveness of its Risk Management and Control Procedures. The Agency's monitoring and review of the effectiveness of the system of internal financial control is informed by the work of the Internal and External Auditors, the Audit and Risk Committee which oversees their work, and the senior management within the Agency responsible for the development and maintenance of the internal financial control framework.

GRANGEGORMAN DEVELOPMENT AGENCY

STATEMENT ON INTERNAL CONTROL

I confirm that the Members of the Agency in conjunction with the Internal Auditors, conducted an annual review of the effectiveness of the Internal Controls for 2019. The Annual Assurance Report was published in February 2020 and presented to the Audit & Risk Committee at the 26 February meeting.

Internal Control Issues

No material weaknesses in Internal Control were identified in relation to 2019.

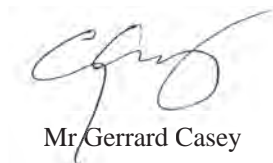
On behalf of the Members of the Agency:



Mr Paul O'Toole

Chair

Date: 21 December 2020



Mr Gerrard Casey

Board Member

Date: 21 December 2020



Ard Reachtaire Cuntas agus Ciste **Comptroller and Auditor General**

Report for presentation to the Houses of the Oireachtas **Grangegorman Development Agency**

Opinion on the financial statements

I have audited the financial statements of the Grangegorman Development Agency for the year ended 31 December 2019 as required under the provisions of section 33 of the Grangegorman Development Agency Act 2005. The financial statements comprise

- the statement of income and expenditure and retained earnings
- the statement of comprehensive income
- the statement of financial position
- the statement of cash flows and
- the related notes, including a summary of significant accounting policies.

In my opinion, the financial statements give a true and fair view of the assets, liabilities and financial position of the Grangegorman Development Agency at 31 December 2019 and of its income and expenditure for 2019 in accordance with Financial Reporting Standard (FRS) 102 — *The Financial Reporting Standard applicable in the UK and the Republic of Ireland*.

Basis of opinion

I conducted my audit of the financial statements in accordance with the International Standards on Auditing (ISAs) as promulgated by the International Organisation of Supreme Audit Institutions. My responsibilities under those standards are described in the appendix to this report. I am independent of the Agency and have fulfilled my other ethical responsibilities in accordance with the standards.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Report on information other than the financial statements, and on other matters

The Agency has presented certain other information together with the financial statements. This comprises the annual report, the governance statement and Grangegorman Development Agency members' report, and the statement on internal control. My responsibilities to report in relation to such information, and on certain other matters upon which I report by exception, are described in the appendix to this report.

I have nothing to report in that regard.

Seamus McCarthy
Comptroller and Auditor General
24 December 2020

Appendix to the report

Responsibilities of Agency members

As detailed in the governance statement and Grangegorman Development Agency members' report, the Agency members are responsible for

- the preparation of financial statements in the form prescribed under section 33 of the Grangegorman Development Agency Act 2005
- ensuring that the financial statements give a true and fair view in accordance with FRS 102
- ensuring the regularity of transactions
- assessing whether the use of the going concern basis of accounting is appropriate, and
- such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Responsibilities of the Comptroller and Auditor General

I am required under section 33 of the Grangegorman Development Agency Act 2005 to audit the financial statements of the Agency and to report thereon to the Houses of the Oireachtas.

My objective in carrying out the audit is to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement due to fraud or error. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with the ISAs, I exercise professional judgment and maintain professional scepticism throughout the audit. In doing so,

- I identify and assess the risks of material misstatement of the financial statements whether due to fraud or error; design and perform audit procedures responsive to those risks; and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- I obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal controls.
- I evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures.

- I conclude on the appropriateness of the use of the going concern basis of accounting and, based on the audit evidence obtained, on whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Agency's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my report. However, future events or conditions may cause the Agency to cease to continue as a going concern.
- I evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

Information other than the financial statements

My opinion on the financial statements does not cover the other information presented with those statements, and I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, I am required under the ISAs to read the other information presented and, in doing so, consider whether the other information is materially inconsistent with the financial statements or with knowledge obtained during the audit, or if it otherwise appears to be materially misstated. If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact.

Reporting on other matters

My audit is conducted by reference to the special considerations which attach to State bodies in relation to their management and operation. I report if I identify material matters relating to the manner in which public business has been conducted.

I seek to obtain evidence about the regularity of financial transactions in the course of audit. I report if I identify material instances where public money has not been applied for the purposes intended or where transactions did not conform to the authorities governing them.

I also report by exception if, in my opinion,

- I have not received all the information and explanations I required for my audit, or
- the accounting records were not sufficient to permit the financial statements to be readily and properly audited, or
- the financial statements are not in agreement with the accounting records.

GRANGEGORMAN DEVELOPMENT AGENCY

STATEMENT OF INCOME AND EXPENDITURE AND RETAINED EARNINGS

	Notes	Year ended 31 December 2019 €000	Year ended 31 December 2018 €000
INCOME			
Income	2	4,079	7,961
Net deferred funding for retirement benefits	8(c)	294	241
Other income	3	<u>1,686</u>	<u>1,751</u>
		6,059	9,953
Transfer of land & buildings from the Agency	13		
Transfer from / (to) capital account	4	<u>588</u>	<u>686</u>
		<u>6,647</u>	<u>10,639</u>
EXPENDITURE			
CONTRACT AND PROJECT COSTS			
Contract costs	5	285	521
Project costs	6	1,901	6,123
Recoverable shared expenses		452	238
Special Projects / Commissions		<u>49</u>	<u>0</u>
		<u>2,687</u>	<u>6,882</u>
GROSS CONTRIBUTION		<u>3,960</u>	<u>3,757</u>
GENERAL OVERHEADS			
Staff costs	7	1,697	1,587
Retirement costs	8(d)	257	193
Board members' remuneration and expenses	12	45	39
Establishment costs	9	124	240
Professional services	10	460	345
General operating expenses	11	105	108
Communications & PR		52	47
Depreciation	13	1,078	1,102
Audit fees		<u>28</u>	<u>22</u>
		<u>3,846</u>	<u>3,683</u>
SURPLUS FOR THE YEAR		114	74
Balance brought forward at 1 January		<u>578</u>	<u>504</u>
BALANCE CARRIED FORWARD AS AT 31 DECEMBER		<u>692</u>	<u>578</u>

The Statement of Cash Flows and notes 1 to 25 form part of these Financial Statements.

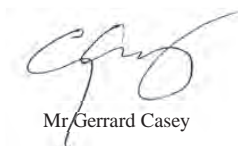
ON BEHALF OF THE BOARD:



Mr Paul O'Toole

Chair

Date : 21 December 2020



Mr Gerrard Casey

Board Member

Date : 21 December 2020

GRANGEGORMAN DEVELOPMENT AGENCY

STATEMENT OF COMPREHENSIVE INCOME

	Notes	Year Ended 31 December 2019 €000	Year Ended 31 December 2018 €000
Surplus for the year		<u>114</u>	<u>74</u>
Experience gain/(loss) on Retirement Benefits scheme liabilities		(227)	(319)
Change in assumptions underlying the present value of Retirement Benefits liabilities		<u>0</u>	<u>0</u>
Total Actuarial gain/(loss) in the year	8(f)	(227)	(319)
Adjustment to retirement benefit funding		<u>227</u>	<u>319</u>
Total comprehensive income for the year		<u>114</u>	<u>74</u>

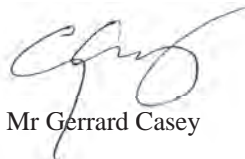
The Statement of Cash Flows and notes 1 to 25 form part of these Financial Statements.

ON BEHALF OF THE BOARD:



Mr Paul O'Toole

Chair



Mr Gerrard Casey

Board Member

Date: 21 December 2020

Date: 21 December 2020

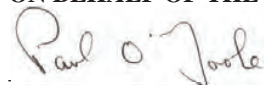
GRANGEGORMAN DEVELOPMENT AGENCY

STATEMENT OF FINANCIAL POSITION

	Notes	31 December 2019 €000	31 December 2018 €000
FIXED ASSETS			
Property, plant and equipment	13	<u>103,104</u>	<u>93,118</u>
CURRENT ASSETS			
Work in progress	14	63	62
Receivables and prepayments	15	451	611
Cash at bank and in hand		8,216	16,748
Cash Equivalents		<u>162,269</u>	<u>0</u>
		170,999	17,421
CURRENT LIABILITIES			
Amounts falling due within one year	16	<u>(5,721)</u>	<u>(4,002)</u>
NET CURRENT ASSETS		<u>165,278</u>	<u>13,419</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>268,382</u>	<u>106,537</u>
LONG TERM LIABILITIES			
Amounts falling due after more than one year	17	(178,295)	(15,976)
Retirement benefit liabilities	8(b)	(2,171)	(1,650)
Deferred retirement benefit funding	8(b)	<u>2,171</u>	<u>1,650</u>
TOTAL ASSETS LESS LIABILITIES		<u>90,087</u>	<u>90,561</u>
REPRESENTING			
Retained revenue reserves	18	692	578
Capital account	4	<u>89,395</u>	<u>89,983</u>
		<u>90,087</u>	<u>90,561</u>

The Statement of Cash Flows and notes 1 to 25 form part of these Financial Statements.

ON BEHALF OF THE BOARD:



Mr Paul O'Toole
Chair



Mr Gerrard Casey
Board Member

Date: 21 December 2020

Date: 21 December 2020

GRANGEGORMAN DEVELOPMENT AGENCY

STATEMENT OF CASH FLOWS

	Notes	Year ended 31 December 2019 €000	Year ended 31 December 2018 €000
Cash flows from operating activities			
Operating surplus for the year		114	74
Depreciation	13	1,078	1,102
Loss on disposal of asset		0	6
Interest receivable	3	(1)	(3)
(Increase)/Decrease in work in progress	14	(1)	179
Decrease /(Increase) in receivables	15	160	(373)
Increase /(Decrease) in payables	16	1,719	(33)
Transfer (from) / to capital account	4	(588)	(686)
Transfer of assets to TU Dublin	13	0	0
Advance payments on construction activities		<u>162,319</u>	<u>(1,305)</u>
Net cash inflow from operating activities		<u>164,800</u>	<u>(1,039)</u>
Cash flows from investing activities			
Payments to acquire tangible fixed assets	13	(11,064)	(650)
Interest received	3	<u>1</u>	<u>3</u>
Net cash flow from investing activities		<u>(11,063)</u>	<u>(647)</u>
Increase/ decrease in cash and cash equivalents		153,737	(1,686)
Cash and cash equivalents at 1 January		<u>16,748</u>	<u>18,434</u>
Cash and cash equivalents at 31 December		<u>170,485</u>	<u>16,748</u>

The Statement of Cash Flows and notes 1 to 25 form part of these Financial Statements.

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

1. STATEMENT OF ACCOUNTING POLICIES

The Agency's role is to promote the development of the Grangegorman site as a location for education, health and other facilities. Lands at the Grangegorman site were transferred to the Agency from the HSE in accordance with section 13 of the Grangegorman Development Agency Act 2005 on 24th February 2012.

As of 21st October 2020, the Agency is an aegis body of the Department of Further and Higher Education, Research, Innovation and Science. During the financial year 2019 the Agency was under the Department of Education and Skills.

Funding was provided by the Department of Education and Skills, the Health Service Executive (HSE) and Technological University Dublin (TU Dublin), as follows:

- TU Dublin – Funding is provided in relation to the construction of educational facilities. The funding is recognised as a Long Term Liability and the related assets as tangible fixed assets in the Agency's financial statements, (see Note 13 and Note 17).
 - Funding is provided in relation to certain project costs where these costs do not result in the creation of an asset. Such costs are charged to the Income & Expenditure. A matching amount is released from the Long Term Liability, to the Income & Expenditure as income. In addition, some costs are shared between GDA and TU Dublin. Recoupment of these costs is included in other income.
- HSE – funds the costs associated with the development of healthcare facilities at the site, (see Note 5).
- Department of Education and Skills provided capital and current funding for the development of the Grangegorman campus and the operational costs of the Agency.

The following accounting policies are applied consistently in dealing with items which are considered material in relation to the Agency's financial statements:

i) BASIS OF ACCOUNTING

The financial statements of the Agency for the year ended 31 December 2019 have been prepared in accordance with FRS102, the financial reporting standard applicable in the UK and Ireland issued by the Financial Reporting Council (FRC), as promulgated by Chartered Accountants Ireland.

The preparation of financial statements in conformity with FRS102 requires the use of certain critical accounting estimates. It also requires management to exercise judgement in the process of applying the Agency's accounting policies. The areas involving a higher degree of judgement or complexity or areas where assumptions and estimates are significant to the financial statements are disclosed in Note ix.

NOTES TO THE FINANCIAL STATEMENTS

ii) REVENUE RECOGNITION

The Agency receives both current and capital grants from the Department of Education and Skills which are recognised as follows:

- Grants provided to fund current expenditure are accounted for on an accruals basis
- Grants provided to fund capital development from the Department of Education and Skills are recognised under income in the Statement of Income and Expenditure where they are used to fund capital assets / assets in development. An equal amount is transferred to the capital account, until such time, as the control of the completed building passes to TU Dublin.

The Agency carries out construction and development work on behalf of its stakeholders. Where legal title to a building is with a stakeholder and the Agency incurs the associated contract costs, the Agency invoices those costs to the relevant stakeholder. Income is recognised in line with amounts invoiced. On other building projects, income is recognised when the significant risks and rewards of ownership and effective control over the underlying building transfers to the stakeholders.

iii) COST AND ASSET RECOGNITION

The Agency distinguishes between project costs and contract costs.

Project costs

This includes pre and post commencement costs where the costs do not result in the creation of an asset from which the Agency can derive future economic benefit. Such costs are charged to the Income and Expenditure and Retained Revenue Reserves account in the year in which they arise (Note 6).

Project costs include set-up costs for Public Private Partnership (PPP) projects in respect of the development of educational facilities within the Grangegorman site. The agreement with the PPP operator for the design, build, finance and maintain basis is between the Department of Education and Skills and the PPP Co, in return for unitary charge payments over a 25 year period. Consequently, given the Agency are not the grantor for the purposes of FRS 102 (section 34.12), the Agency's financial statements will not recognise the associated assets and liabilities under the PPP agreement.

Contract costs

This includes expenditure incurred on behalf of third parties (Note 5). These costs are invoiced to third parties in line with the stage of completion of the project. Relevant expenditure and income is recognised in the Statement of Income and Expenditure and Retained Revenue Reserves on the basis of amounts invoiced to the third party. Expenditure incurred which has not been invoiced to the third party is included as work in progress at the year end (Note 14).

NOTES TO THE FINANCIAL STATEMENTS

Assets in development and construction

Costs related to assets in development and construction are capitalised where, in the opinion of the Agency, the related project is likely to be successfully developed and the economic benefits arising from future operations will at least equal the amount of capitalised expenditure incurred to date.

Costs capitalised to assets in development relate to costs incurred in bringing the asset to the stage where it is ready for construction to commence. Costs associated with completing this stage include planning application costs, enabling works and consultative studies. Construction costs relate to costs incurred in bringing the asset to completed construction, (Note 13).

The Agency de-recognise assets when it concludes that effective control of the relevant asset has passed to another entity. In some cases this may pre-date the formal transfer of title to the other entity but where the risks and rewards of ownership may have passed to that entity and/or GDA has entered into agreement to transfer ownership at a future date and as a result no longer has control of the relevant asset.

iv) WORK IN PROGRESS

Work in progress represents the un-invoiced element of contract costs and is stated at cost to the stage of completion of the contract. Provision is made for all known or expected losses on contracts, (Note 14).

v) RETIREMENT BENEFITS

The Agency operates a defined benefit retirement scheme, funded annually on a pay-as-you-go basis from monies provided by the Department of Education and Skills and from contributions deducted from staff salaries. The Agency also operates a Single Public Services Pension Scheme, ("Single Scheme"), which is a defined benefit scheme for pensionable public servants appointed on or after 1 January 2013. All members' contributions are paid over to the Department of Education and Skills and Department of Public Expenditure and Reform.

Retirement benefit costs reflect retirement benefits earned by employees in the period and are shown net of pension contributions which are remitted to the Department of Education and Skills and the Department of Public Expenditure and Reform. An amount corresponding to the retirement charge is recognised as income, to the extent it is recoverable, and offset by grants received in the year to discharge retirement benefit payments.

Actuarial gains or losses arising on scheme liabilities are reflected in the Statement of Comprehensive Income and a corresponding adjustment is recognised in the amount recoverable from the Department of Education and Skills.

Retirement benefit liabilities represent the present value of future retirement benefit payments earned by staff to date. Deferred retirement benefit funding represents the corresponding asset to be recovered in the future periods from the Department of Education and Skills.

NOTES TO THE FINANCIAL STATEMENTS

vi) TANGIBLE FIXED ASSETS AND DEPRECIATION

Freehold land, buildings, assets in development and construction, fixtures and office equipment are stated at cost, net of accumulated depreciation and impairment losses. Costs include expenditure that is directly attributable to the acquisition and construction associated with bringing assets into working condition for their intended use.

Freehold land, assets in development and construction are not depreciated. Depreciation of assets in development and construction commences when the asset is substantially complete and ready for its intended use. Full provision is made for any impairment in the value of the asset. Land is not depreciated.

Depreciation is calculated to write off the cost, less estimated residual value, of all other assets as follows:

Public realm, site infrastructure and buildings	2% Straight Line
Fixtures and office equipment	25% Straight Line

Fixed Assets are disposed of when the significant risks and rewards of ownership and effective control over the underlying assets are transferred.

vii) CAPITAL ACCOUNT

The Capital Account represents the unamortised amount of income used to finance tangible fixed assets.

viii) ADVANCE PAYMENTS ON CONSTRUCTION ACTIVITIES

The Agency receives financing from TU Dublin for the purposes of the construction and development of educational facilities at Grangegorman. TU Dublin provides funding in advance of the Agency making the related payments. The Agency recognises a long term creditor in line with the TU Dublin funding received which will be extinguished on transfer of the completed assets to TU Dublin.

Where the funding is utilised to discharge costs incurred in the construction of assets, these costs are recorded as fixed assets in the Statement of Financial Position. When depreciation is charged on these assets, a matching funding amount is credited to the Statement of Income and Expenditure and Retained Revenue Reserves by way of a reduction in the long term creditor amount.

Where the funding is utilised to discharge project costs, such costs are charged to the Statement of Income and Expenditure and Retained Revenue Reserves with the matching funding credited to the Statement of Income and Expenditure and Retained Revenue Reserves, thereby reducing the long term creditor.

ix) CRITICAL ACCOUNTING JUDGEMENTS AND ESTIMATION UNCERTAINTIES

The preparation of the financial statements in conformity with generally accepted accounting principles requires the Agency to make estimates and assumptions that affect the reported amounts of assets and

NOTES TO THE FINANCIAL STATEMENTS

liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of income and expenses during the reporting period. In this regard, the Board Members believe that the critical accounting policies where judgements or estimations are necessarily applied, are summarised below.

Depreciation and residual values

The Board Members have reviewed the asset lives and associated residual values of all fixed asset classes and, in particular, the useful economic life and residual values of land and buildings and fixtures and fittings, and have concluded that asset lives and residual values are appropriate.

Retirement Benefit Obligation

The assumptions underlying the actuarial valuations for which the amounts recognised in the financial statements are determined (including discount rates, rates of increase in future compensation levels, mortality rates and healthcare cost trend rates) are updated annually based on current economic conditions, and for any relevant changes to the terms and conditions of the retirement benefit and post-retirement plans.

The assumptions can be affected by:

- (i) the discount rate, changes in the rate of return on high-quality corporate bonds
- (ii) future compensation levels, future labour market conditions
- (iii) health care cost trend rates, the rate of medical cost inflation in the relevant regions.

2. INCOME

The Department of Education and Skills (Vote 26), the Health Service Executive (HSE) and the Department of Transport, Tourism and Sports made the following funds available to the Agency during the year:

	2019	2018
	€000	€000
Department of Education and Skills – Current (Subhead C. 14)	3,117	2,985
Department of Education and Skills – Capital (Subhead D. 4)	688	4,506
Retirement benefit contributions remitted to DoES / DPER	(63)	(51)
HSE – Contract costs	290	521
Department of Transport, Tourism and Sports – Sports Capital Programme	<u>47</u>	<u>0</u>
	<u>4,079</u>	<u>7,961</u>

The Agency was awarded a grant from the Department of Transport, Tourism and Sports, Sports Capital Programme, totalling €11,500 to fund three sports projects. In 2019, one project was undertaken - installing security fencing around the two grass sports fields. 95% of the cost was funded by the grant, which was received in 2020.

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

3. OTHER INCOME	2019	2018
	€000	€000
Technological University Dublin	1,137	1,467
Technological University Dublin - Transfer of Buildings	0	0
Technological University Dublin – reimbursement of costs	321	229
Recoupment of other costs	227	52
Bank interest	<u>1</u>	<u>3</u>
	<u>1,686</u>	<u>1,751</u>

During 2019 and 2018, no buildings or assets were transferred over to TU Dublin.

4. CAPITAL ACCOUNT	2019	2018
	€000	€000
Balance at 1 January	<u>89,983</u>	<u>90,669</u>
Transfer from the Statement of Income and Expenditure and Retained Revenue Reserves:		
- Funds allocated to assets in development and construction	400	319
- Funds allocated to acquire fixed assets	0	0
- Disposal of fixed assets to TU Dublin	<u>0</u>	<u>0</u>
	400	319
- Amortised in line with asset depreciation	<u>(988)</u>	<u>(1,005)</u>
Total movement in the year	<u>(588)</u>	<u>(686)</u>
Balance at 31 December	<u>89,395</u>	<u>89,983</u>

The capital account balance represents the unamortised amount of income, received from the Department of Education and Skills, used to contribute to the purchase of tangible fixed assets. Owing to the nature in which the Agency is funded and revenue is recognised, a timing delay can arise between the recording of a fixed asset cost and receipt of associated funding.

5. CONTRACT COSTS	2019	2018
	€000	€000
Contract costs	<u>285</u>	<u>521</u>

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

Up to 31 December 2019, the Agency had incurred contract costs which had been invoiced to the HSE totalling €34,327k. Further expenditure of €63k has not been charged to the Statement of Income and Expenditure and Retained Revenue Reserves and is included in work in progress. All of these costs relate to contracts with the HSE in respect of the development of healthcare facilities. A breakdown of the costs charged to the Statement of Income and Expenditure and Retained Revenue Reserves is included below:

	Opening Balance €000	2019 €000	Closing Balance €000
Legal and professional	3,581	256	3,837
Enabling and construction works	29,501	4	29,505
Fit out and landscaping	804	0	804
Refurbishment and relocation	58	0	58
Estate management & maintenance	43	0	43
Sundry	49	25	74
Project promotion and public relations	<u>6</u>	<u>0</u>	<u>6</u>
Total contract costs reimbursed by the HSE at 31 December 2019	<u>34,042</u>	<u>285</u>	<u>34,327</u>

To date the Phoenix Hospital and the Primary Care Centre are completed and are in use. Planning and design has commenced on the Residential Care Neighbourhood.

6. PROJECT COSTS	2019 €000	2018 €000
Legal services	100	154
Design consultancy	932	747
Professional fees – Project Co-ordinators	417	758
Enabling and construction works	271	359
Communications, & Advertising	0	0
Estate Management & Maintenance	181	461
Development Levies	0	3,644
General Project Overheads	<u>0</u>	<u>0</u>
	<u>1,901</u>	<u>6,123</u>

Project costs of €1,901k (2018: €6,123k) include €1,207k (2018: €4,873k) incurred in connection with ongoing PPP project set up costs in respect of the development of educational facilities within the Grangegorman site.

€3,644k was paid to Dublin City Council, Planning Authority as a contribution towards expenditure incurred by the Planning Authority in respect of public infrastructure and facilities benefitting

NOTES TO THE FINANCIAL STATEMENTS

development of the two PPP buildings. The contribution, based on a fee of €70 per sq.m. was paid in full in the year 2018.

PPP Quads

The State is procuring two academic buildings for the Grangegorman campus by way of a PPP process. The Minister for Education and Skills is the contracting party with the procurement process being managed for and on behalf of the Minister and Grangegorman Development Agency by the NDFA acting as the ministers agent as provided by the NTMA (Amendment) Act 2014. The GDA is the state authority responsible for the regeneration of the Grangegorman site in accordance with its establishing legislation.

The Agency and TU Dublin has worked with the National Development Finance Agency (NDFA) on the design and procurement of this project. The set up costs of procuring the PPP project are funded by the Department of Education and Skills and are written off by the Agency as project costs as incurred. The Agency's commitments relating to the set up costs for these PPP projects are included in Note 20 capital commitments. PPP procurement costs include design and legal fees. Upon conclusion of the tendering process a preferred bidder was appointed in February 2015, however a legal challenge was made against the appointment by one of the losing bidders in March 2015. In October 2016, the High Court found in favour of the NDFA. Construction on the project commenced on 28th March 2018.

The Minister for Education and Skills entered into the Project Agreement with the PPP party, Eriugena, which will provide the TU Dublin Grangegorman campus with two buildings on a design, build, finance and maintain basis in return for Unitary Charge payments over a 25 year period. The East Quad is expected to be available by the end of December 2020 and the Central Quad following on in the first quarter of 2021. On service commencement, Unitary Charge payments will be made by DoES and TU Dublin.

Up to 31 December 2019, the Agency had incurred total project costs of €37,350k which includes €13,171k in connection with PPP set up costs and are included in the total non-capitalised costs associated with the development of education and healthcare facilities. A breakdown by major components is set out below:

	2019	2018
	€000	€000
Masterplan, Strategic Development and Strategic Development Zone (SDZ) planning scheme	8,425	8,425
Site infrastructure and public realm	417	417
Adjustment for 2018	(177)	
Non capitalised costs associated with the development of education and healthcare facilities	<u>28,685</u>	<u>26,784</u>
	<u>37,350</u>	<u>35,626</u>

There were no legal settlements in 2018 or 2019.

NOTES TO THE FINANCIAL STATEMENTS

7. STAFF COSTS	2019	2018
	€000	€000
Wages and salaries	1,220	1,028
Seconded & agency staff	303	431
Employer's PRSI	130	105
Staff training and recruitment	<u>44</u>	<u>23</u>
	<u>1,697</u>	<u>1,587</u>

Number of employees

An average of 19 (2018: 16) staff were directly employed by the Agency during the year.

An average of 4 (2018: 5) staff were employed by way of secondment or through third party service providers during the year.

€46k (2018: €58k) was deducted from staff by way of an additional superannuation contribution (2018 the equivalent deduction was a pension related deduction) and was paid over to the Department of Education and Skills.

Management and staff related hospitality expenses were €2k (2018: €6k). Total foreign travel expenditure incurred in respect of the CEO and staff was €446 (2018: €714).

Employee benefits breakdown*

Range of total employee benefits		Number of employees	
From	To	2019	2018
€20,000 - €29,999		1	0
€30,000 - €39,999		2	2
€40,000 - €49,999		1	2
€50,000 - €59,999		1	1
€60,000 - €69,999		3	8
€70,000 - €79,999		9	4
€80,000 - €89,999		1	1
€90,000 - €99,999		0	1
€100,000 - €109,999		<u>1</u>	<u>0</u>
		<u>19</u>	<u>19</u>

*Applies to staff directly employed by the Agency as at 31 Dec 2019.

NOTES TO THE FINANCIAL STATEMENTS

8. RETIREMENT BENEFIT COSTS**a) Retirement Benefit Scheme**

The Agency operates an unfunded defined benefit superannuation scheme for staff. Superannuation entitlements arising under the Scheme are paid out of current income. Employee superannuation contributions are payable to the Department of Education and Skills in respect of the main scheme and to the Department of Public Expenditure and Reform in respect of the Single public sector scheme.

The Scheme is a defined benefit final salary retirement benefit arrangement with benefits and contributions defined by reference to current “model” public sector scheme regulations. The Scheme provides a retirement benefit (eightieths per year of service), a gratuity or lump sum (three eightieths per year of service) and spouse’s and children’s pensions. Normal Retirement Age is a member’s 65th birthday, and pre 2004 members have an entitlement to retire without actuarial reduction from age 60. Retirement benefit payment (and deferment) increase on a discretionary basis in line with general salary inflation.

With effect from 1 January 2013, new entrants become members of the Single Public Service Retirement Benefit Scheme. This provides career-average revalued earnings related benefits revalued in line with increases in the Consumer Price Index. The Scheme’s minimum retirement age will be linked to the State Pension age.

The results set out below are based on an actuarial valuation of the liabilities in respect of the serving, retired and deferred staff of the Agency as at 31st December 2019.

This valuation was carried out by a qualified independent actuary for the purposes of the accounting standard, FRS 102 – Retirement Benefits. The financial assumptions used to calculate scheme liabilities under FRS 102 are:

	2019	2018
Discount rate	1.00%	1.85%
Rate of increase in salaries	2.50%	2.50%
Rate of increase in retirement benefits	2.50%	2.50%
Inflation	1.75%	1.75%

b) Statement of Financial Position Recognition

The amounts recognised in the Statement of Financial Position are as follows:

	2019	2018
	€000	€000
Present value of defined benefit obligations that are wholly unfunded	2,171	1,650

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

Present value of defined benefit obligations that are wholly or partly funded	0	0
Deferred retirement benefit funding	(2,171)	(1,650)
Net liability recognised in the Statement of Financial Position at 31 December	<u>0</u>	<u>0</u>

c) Net deferred funding for retirement benefits in year

	2019 €000	2018 €000
Funding recoverable in respect of current year retirement benefit costs	320	245
Less: retirement benefit payments	(26)	(4)
	<u>294</u>	<u>241</u>

d) Analysis of total retirement benefit costs charged to expenditure

	2019 €000	2018 €000
Current service cost	290	221
Interest cost	30	24
Employees contributions & refunds	(63)	(52)
Expenses recognised in the income and expenditure and retained revenue reserves account	<u>257</u>	<u>193</u>

e) Deferred funding liability for retirement benefits

The Agency recognises amounts owing from the state for the unfunded deferred liability for retirement benefits on the basis of a number of past events. These events include the statutory backing for the superannuation scheme, and the policy and practice in relation to funding public service retirement benefits including the annual estimates process. Whilst there is no formal agreement and therefore no guarantee regarding these specific amounts with the Department of Education and Skills, the Agency has no evidence that this funding policy will not continue to progressively meet this amount in accordance with current practice. The deferred funding liability for retirement benefits as at 31 December 2019 amounted to €2,171k (31st December 2018 - €1,650k).

The scheme is a defined benefit final salary retirement benefit arrangement with benefits and contributions defined by reference to current model public sector scheme regulations.

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

f) Movement in defined benefit obligation

Changes in the present value of the defined benefit obligation are as follows:

	2019 €000	2018 €000
Present value of defined benefit obligation at 1st January	1,650	1,090
Current service cost	290	221
Interest cost	30	24
Benefits paid in the year	(26)	(4)
Actuarial loss / (gain)	<u>227</u>	<u>319</u>
Present value of defined benefit obligation at 31st December	<u>2,171</u>	<u>1,650</u>

9. ESTABLISHMENT COSTS

	2019 €000	2018 €000
Repairs and maintenance	15	62
Cleaning	32	23
Insurance	52	44
Rent	0	0
Rates (water)	0	42
Light and heat	23	63
Waste management	2	1
Security	0	(1)
Loss on Disposal of Fixed Asset	<u>0</u>	<u>6</u>
	<u>124</u>	<u>240</u>

10. PROFESSIONAL SERVICES

	2019 €000	2018 €000
Legal services	148	103
Accountancy / Financial advisory	10	47
Consultancy (including property advisory)	116	53
Internal Audit fees	22	22
Pension advisory fee	4	4
Other Professional fees	<u>160</u>	<u>116</u>
	<u>460</u>	<u>345</u>

In 2019 and 2018 there were no legal settlements.

NOTES TO THE FINANCIAL STATEMENTS

11. GENERAL OPERATING COSTS	2019	2018
	€000	€000
Printing, postage and stationery	14	16
Telephone	7	9
Bank charges	0	1
Website and IT expenses	46	47
Office expenses	17	7
Meeting expenses	6	5
Newspapers, journals and reference material	1	1
Subscriptions	7	7
Travel and subsistence	3	3
Interest Payable	<u>4</u>	<u>12</u>
	<u>105</u>	<u>108</u>

12. BOARD MEMBER FEES AND CEO SALARY	2019	2018
	€000	€000
Chairperson's remuneration	7	9
Board member fees	36	30
Board members expenses	<u>2</u>	<u>0</u>
	<u>45</u>	<u>39</u>

Chief Executive Officer	2019	2018
	€000	€000
Basic Salary	<u>102</u>	<u>97</u>
Travel subsistence and professional subscriptions	<u>1</u>	<u>1</u>

The CEO is a member of an unfunded defined benefit public sector scheme and his retirement benefits do not extend beyond the standard entitlements in the public sector defined benefit superannuation scheme.

NOTES TO THE FINANCIAL STATEMENTS

13. PROPERTY, PLANT AND EQUIPMENT

	Land, public realm, site infrastructure and buildings €000	Assets in development and construction €000	Fixtures and office equipment €000	Total €000
COST				
At 1st January 2019	93,236	3,418	334	96,988
Additions	4	10,951	109	11,064
Disposal	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
At 31st December 2019	<u>93,240</u>	<u>14,369</u>	<u>443</u>	<u>108,052</u>
DEPRECIATION				
At 1st January 2019	3,585	0	285	3,870
Charge for the year	1,061	0	17	1,078
Disposals	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
At 31st December 2019	<u>4,646</u>	<u>0</u>	<u>302</u>	<u>4,948</u>
NET BOOK VALUE				
At 31st December 2019	<u>88,594</u>	<u>14,369</u>	<u>141</u>	<u>103,104</u>
At 31st December 2018	<u>89,651</u>	<u>3,418</u>	<u>49</u>	<u>93,118</u>

In the years 2019 and 2018 there was no transfer of control of land or building assets to TU Dublin.

In accordance with the Grangegorman Development Agency Act 2005, land within the Grangegorman site is to be made available to the Agency for the purposes of building health and educational facilities. In the years 2012 to 2014, approximately 55 acres of land was transferred to the Agency from the HSE for nominal consideration of €20.

The Grangegorman site has a total area of 73 acres of which:

- Approximately 18 acres will be used for health projects and will remain in the ownership of the HSE.
- In total 55 acres are intended to be used for educational and sports projects. One acre of this land was transferred to the TU Dublin in the year 2017.

Assets in development and construction are mainly the Energy Centre (€3.5m) Lower House (€3.5m) West Quad (€2.9m) and the Academic Hub (€2.6m)

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

14. WORK IN PROGRESS	2019	2018
	€000	€000
Work in progress	<u>63</u>	<u>62</u>

15. RECEIVABLES AND PREPAYMENTS	2019	2018
Amounts falling due within one year	€000	€000
Trade receivables	84	4
Amounts due from the Health Service Executive	0	27
Amounts due from the Technological University Dublin	187	193
Accrued income	119	165
Sundry receivables and prepayments	<u>61</u>	<u>222</u>
	<u>451</u>	<u>611</u>

All receivable balances are deemed recoverable within one year.

16. CURRENT LIABILITIES	2019	2018
Amounts falling due within one year	€000	€000
Trade payables	1,495	493
Amounts due to the Technological University Dublin	256	140
Professional services withholding tax	143	93
Value added taxation	178	20
RCT	(169)	0
PAYE / PRSI	41	38
Retirement benefit contributions	0	9
Accruals	2,054	1,504
Deferred income	1,245	1,248
Retentions held on construction operations	387	366
Sundry payables	<u>91</u>	<u>91</u>
	<u>5,721</u>	<u>4,002</u>

17. LONG TERM LIABILITIES	2019	2018
Amounts falling due after more than one year	€000	€000
Advanced payments on construction activities	<u>178,295</u>	<u>15,976</u>

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

Technological University Dublin make funds available to the Agency by way of advanced payments in respect of the construction and development of educational facilities at Grangegorman. During the year ended 31 December 2019, TU Dublin transferred €164,679k from the proceeds of property sales to the Agency. These funds will be used primarily to fund Programme III projects on the Grangegorman campus, however part of the funding may be returned to fund additional TU Dublin PPP obligations.

At 31st December 2019, a total of €11,195k (2018: €2,278k) has been used to discharge costs incurred in the construction and development of educational facilities, which are included within fixed assets. On transfer of the completed asset to the TU Dublin, the creditor balance will be extinguished.

	2019	2018
	€000	€000
Balance at 1st January	15,976	17,281
Advanced in year	164,679	0
Costs of property disposal	(1,120)	0
Project costs expended in year	(1,143)	(1,208)
Transfer of Assets to TU Dublin	0	0
Depreciation	(97)	(97)
Balance at 31st December	<u>178,295</u>	<u>15,976</u>
The balance is made up of	2019	2018
	€000	€000
Funding provided not utilised at year end	167,100	13,698
Cumulative funding used for asset development	<u>11,195</u>	<u>2,278</u>
Balance at 31st December	<u>178,295</u>	<u>15,976</u>

The funding provided and not utilised at year end is included in Agency's bank balance. As outlined in the accounting policy, the costs of assets constructed are included in tangible assets pending their transfer to the TU Dublin (Note 13).

18. RETAINED REVENUE RESERVES	2019	2018
	€000	€000
At 1st January	578	504
Surplus for year	<u>114</u>	<u>74</u>
At 31st December	<u>692</u>	<u>578</u>

NOTES TO THE FINANCIAL STATEMENTS

Balance on the Statement of Income and Expenditure and Retained Revenue Reserves

Much of the income in the Statement of Income and Expenditure and Retained Revenue Reserves is state grants, which is provided to meet liabilities maturing during the year as opposed to expenditure incurred during the year. Expenditure is recorded on an accruals basis. As a result, the balance on the Income and Expenditure and Retained Revenue Reserves account does not represent normal operating surplus or deficits but is largely attributable to the difference between expenditure on an accruals basis and funding on a cash basis.

19. BOARD MEMBER INTERESTS

The Agency adopted procedures in accordance with guidelines issued by the Department of Public Expenditure and Reform in relation to the disclosures of interests by Board Members and these procedures have been adhered to during the year. There were no transactions of any significance in the year in relation to the Board's activities in which a Board Member had any beneficial interest.

20. CAPITAL COMMITMENTS

Details of capital commitments at the accounting date are as follows:

	2019	2018
	€000	€000
Contracted for but not provided for in the financial statements		
PPP set up costs	992	765
Non PPP	<u>25,113</u>	<u>5,185</u>
	<u>26,105</u>	<u>5,950</u>

The PPP commitments comprise of €992k professional fees. The non-PPP €25,113k commitments relates to a number of construction contracts under development and design fee contracts as part of Programme III.

21. ANALYSIS OF CHANGES IN NET FUNDS

	Opening Balance €000	Cash flows €000	Closing Balance €000
Cash at bank and Cash Equivalents	<u>16,748</u>	<u>153,737</u>	<u>170,485</u>
Net funds	<u>16,748</u>	<u>153,737</u>	<u>170,485</u>

NOTES TO THE FINANCIAL STATEMENTS

22. RELATED PARTY DISCLOSURES

TU Dublin is a related party by virtue of commonality of certain Board members.

HSE is a related party owing to a number of senior HSE employees being members of the Agency's Board.

There were no related party transactions of any significance in the year other than those disclosed within Notes 5, 12 and 16.

Key management personnel in the Agency consist of the CEO and members of the Board. Total compensation paid to key management personnel, including Board members' fees and expenses and total CEO remuneration, amounted to €148k (2018: €137k).

23. CONTINGENT LIABILITY

The Agency is of the view that there are no contingent liabilities to be provided for at the date of approval of the financial statements.

24. EVENTS AFTER THE END OF THE FINANCIAL YEAR

There are no events between the reporting date and the date of the approval of these financial statements for issue that require adjustment to the financial statements. The Board recognises that the COVID 19 pandemic is a significant event which has occurred since the reporting date. The Board is taking the situation seriously and is monitoring the situation in conjunction with management, on an ongoing basis.

25. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved by the Board on 25 November 2020.



Mr Paul O'Toole
Chair



Mr Gerrard Casey
Board Member

Appendices

APPENDIX 1

Consultative Group*

Department of Education and Skills/HEA
Andrea Valova

Department of Environment, Community
and Local Government
Mr Stewart Logan

National Transport Authority
Mr Eoin Farrell

Technological University Dublin
Dr Paul Horan
Ms Melda Slattery

TU Dublin Staff
Ms Leslie Shoemaker
Mr Noel Gallagher

TU Dublin Students
Mr Pierre Yimbog
Ms Sharon Hughes

Dublin City Council Public Representatives
Cllr Joe Costello
Cllr Anthony Flynn

Health Service Executive
Mr Kevin Sheridan

HSE Staff
Ms Angela Walsh

HSE Service Users Representatives
Ms Carmel Kitching
Ms Annette Murphy

Public Representatives
Ms Maureen O' Sullivan TD

Local Residents
Mr Eugene Kelly
Mr Luke McManus

*as of end of 2019

Appendices

APPENDIX 2*

Agency Staff

Ger Casey – Chief Executive Officer

Máire Mellerick – Director of Construction and Operations

Peter O'Sullivan – Director of Finance

Nora Rahill – Corporate Affairs Manager

Conor Sreenan – Director of Strategy and Design

Padraic Ballantyne – Senior Engineer/Project Coordinator

Shay Bowman – Senior Engineer/Project Coordinator

Anne-Marie Deasy – Administrator

Sean Flahive – Senior Planner

Catherine Hallinan – Financial Controller

Dominick Healy – Senior Engineer/Project Coordinator

Lori Keeve – Communications Assistant

Des Marmion – Senior Engineer/Project Coordinator

Kathleen McCann – Employment and Training Coordinator

Robert Moore – Project Information Manager/Project Coordinator

Derek Niven – Senior Quantity Surveyor/Project Coordinator

Pat O'Sullivan – Senior Architect/Project Coordinator

James Stone – Quantity Surveyor Intern

Edward Scanlon – Senior Architect/Project Coordinator

Catherine Stapleton – Assistant Accountant

Una Sugrue – Senior Conservation Architect/Project Coordinator

Nigel Thompson – Senior Quantity Surveyor/Project Coordinator

*as of end of 2019