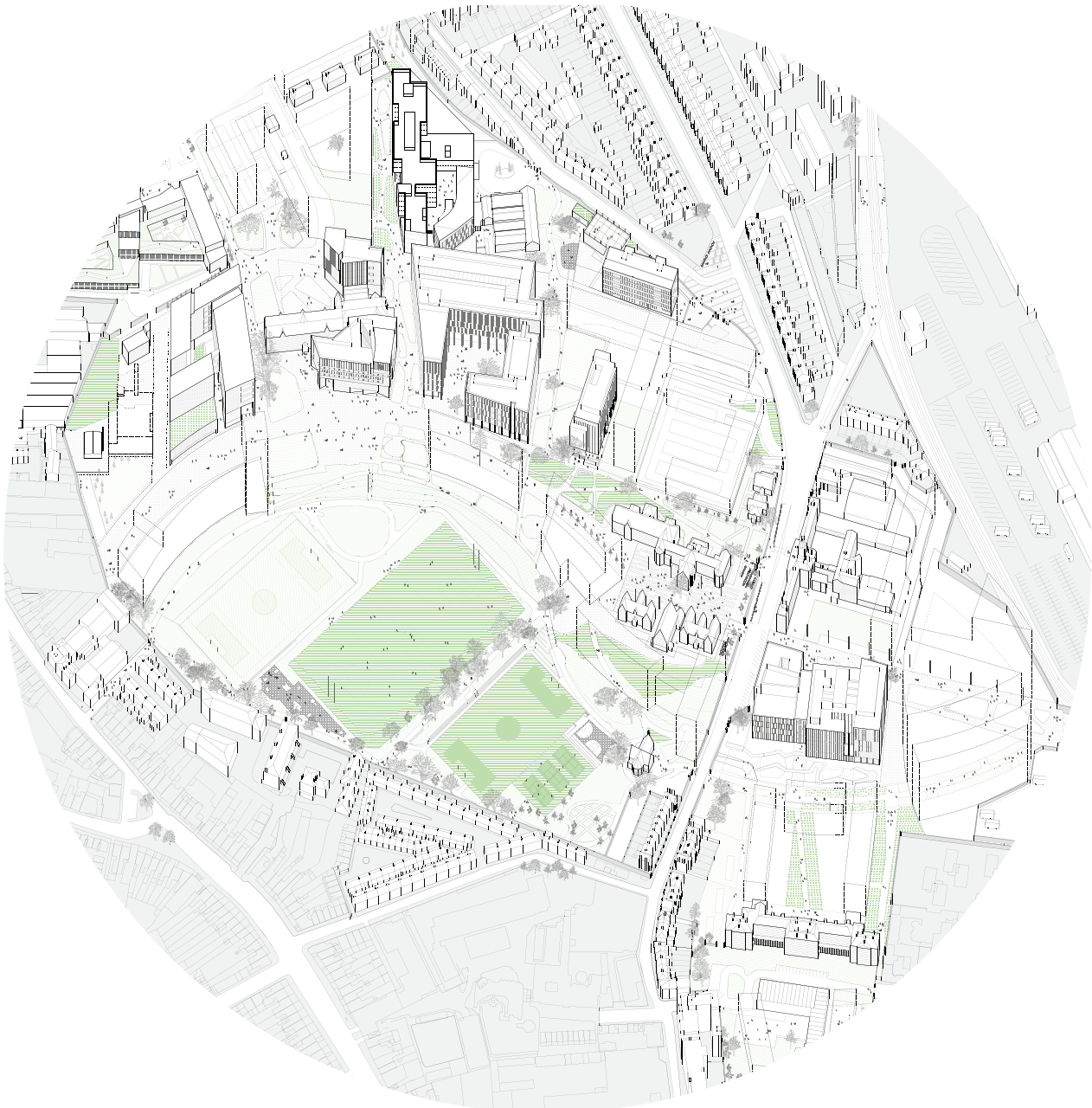




Grangegorman
Development Agency
Gníomhaireacht Forbartha
Ghráinseach Ghormáin

The Annual Report. 2018





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Agency Board Welcome

GDA Board

The Agency made significant progress during 2018 in advancing the Grangegorman Masterplan.

On behalf of the members of the Agency

We commenced works on the PPP Quads and officially opened the Primary Care Centre, which is now providing healthcare to the local community under the operation of the Health Service Executive (HSE). The Agency extends its congratulations to Technological University Dublin (TU Dublin) who achieved University status in January 2019. TU Dublin, previously known as Dublin Institute of Technology, is the largest 3rd level educator in the State.

Financial close was achieved on our East and Central Quads in March 2018 and construction activity commenced the following day. This milestone was significant as it enabled the Agency to progress the next phase of the campus development. Once the PPP contractor went on site the Agency shifted its focus to TU Dublin's Programme III, and the upcoming projects for the HSE and Dublin 7 Educate Together.

By the end of 2018, planning permission had been received for Dublin 7 Educate Together and planning applications had been submitted for the Academic Hub and the Energy Centre. At the time of writing, planning permission had also been received for these buildings and the interim energy centre had commenced on-site. From the Board's perspective, it is vital that adequate support is provided to the Executive to ensure they have the capacity and resources to progress planned projects. Priorities for the Board during the year were focused on strategic objectives.

2018 saw the sale of two existing TU Dublin buildings - Rathmines and Cathal Brugha Street - and the proceeds were made available to fund new capital projects at Grangegorman. Again, at the time of writing, a further two buildings, Kevin Street and Sackville Place, have been sold.

Oversight and good governance of the Project is a major responsibility of the Board and by ensuring the Agency is functioning within its governance responsibilities as a public body, the Executive can focus on delivery and

meeting the objectives of the Masterplan. The Board will continue to monitor and implement continuously improving governance.

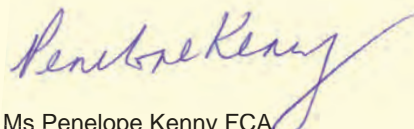
The term of office of the previous Board came to an end in September 2018. The outgoing Board had a term which was somewhat overshadowed by the protracted High Court case for the Central and East Quads. This made their work even more challenging and important in helping to keep the project on track and maintain momentum to ensure the Agency was ready to respond when the legal case had run its course.

It was important that the overall strategic objectives for all of the stakeholders, HSE, TU Dublin, Department of Education and Skills and Dublin City Council were not compromised as a result of the challenge. We would like to take this opportunity to thank each of the outgoing Board members for their individual contributions over the term. It was vital and hugely appreciated.

Following a nominations and election process for the community representative, the new Board had its first meeting on 18th November 2018. The returning members are delighted to be back and look forward to working with the new members for this term. It is a pleasure to work with the energetic and professional Board, now that the Project is entering such a busy phase.

We would like to extend our sincerest thanks to the Agency staff, to our colleagues in the HSE, TU Dublin, the local community, Dublin City Council and The Department of Education and Skills whose ongoing commitment and support make this Project possible. We look forward to planned achievements in the coming year.

It is with great sorrow that we record the untimely passing of our Chair and colleague, Oliver Cussen. Oliver provided great leadership over the last four years and his legacy can be seen in everything outlined above as well in the great spirit of enthusiasm and cooperation present in this and the previous Board. Ar dheis Dé go raibh a h-anam dílis.



Ms Penelope Kenny FCA
Board Member

Agency CEO Welcome

Ger Casey, Agency Chief Executive Officer

I have no doubt that 2018 is going to stand out as a significant year in the Grangegorman Project.

While the completion of the Primary Care Centre and progression on Dublin 7 Educate Together were great achievements, the Project had been largely in a holding pattern since 2015, due to a procurement challenge in the courts. It was therefore significant in early 2018 when ground was broken on two buildings that will bring 10,000 TU Dublin students to Grangegorman. By the time the Minister for Education and Skills, the Minister for Finance and Public Expenditure and Reform and the Minister for Higher Education attended a formal turning of the sod, other projects in Grangegorman were well and truly on the move.

On the health side of the Project, the Agency was delighted to announce in 2018 that a design team, led by McCullough Mulvin and TODD Architects, had been appointed to design the new Residential Care Neighbourhood for the HSE. This new facility will replace some on-site residential accommodation and will add to the already successful Phoenix Care Centre and Grangegorman Primary Care Centre.

The Agency also made great progress on the next phase of buildings for TU Dublin. In keeping with the high quality design teams working on the Project, the O' Donnell + Tuomey designed Academic Hub was submitted for planning in 2018. In addition, Heneghan Peng Architects were appointed to design the West Quad, which will replace the current facilities in Aungier Street.

In 2018, the Agency made the decision to bring the oldest building in Grangegorman, the Lower House, back into use. This will provide vital student space for the 10,000 students arriving in 2020 and will help to preserve this very important building. During 2018 the new Dublin 7 Educate Together School, designed by Grafton Architects received planning permission. As at the time of writing, this building is due to go on-site in early 2020.

With the term of office for the GDA Board and Consultative Group coming to an end in 2018, an election process was held during the year. There was great interest in the election and I would like to thank everyone

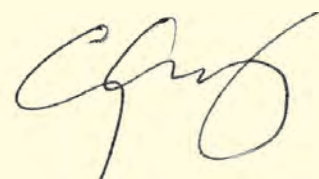
who took part. I would especially like to thank those who put themselves forward as nominees for the positions on the Board and the Consultative Group and I would like to welcome Louise Keegan, Luke McManus and Claire Owens to the respective groups.

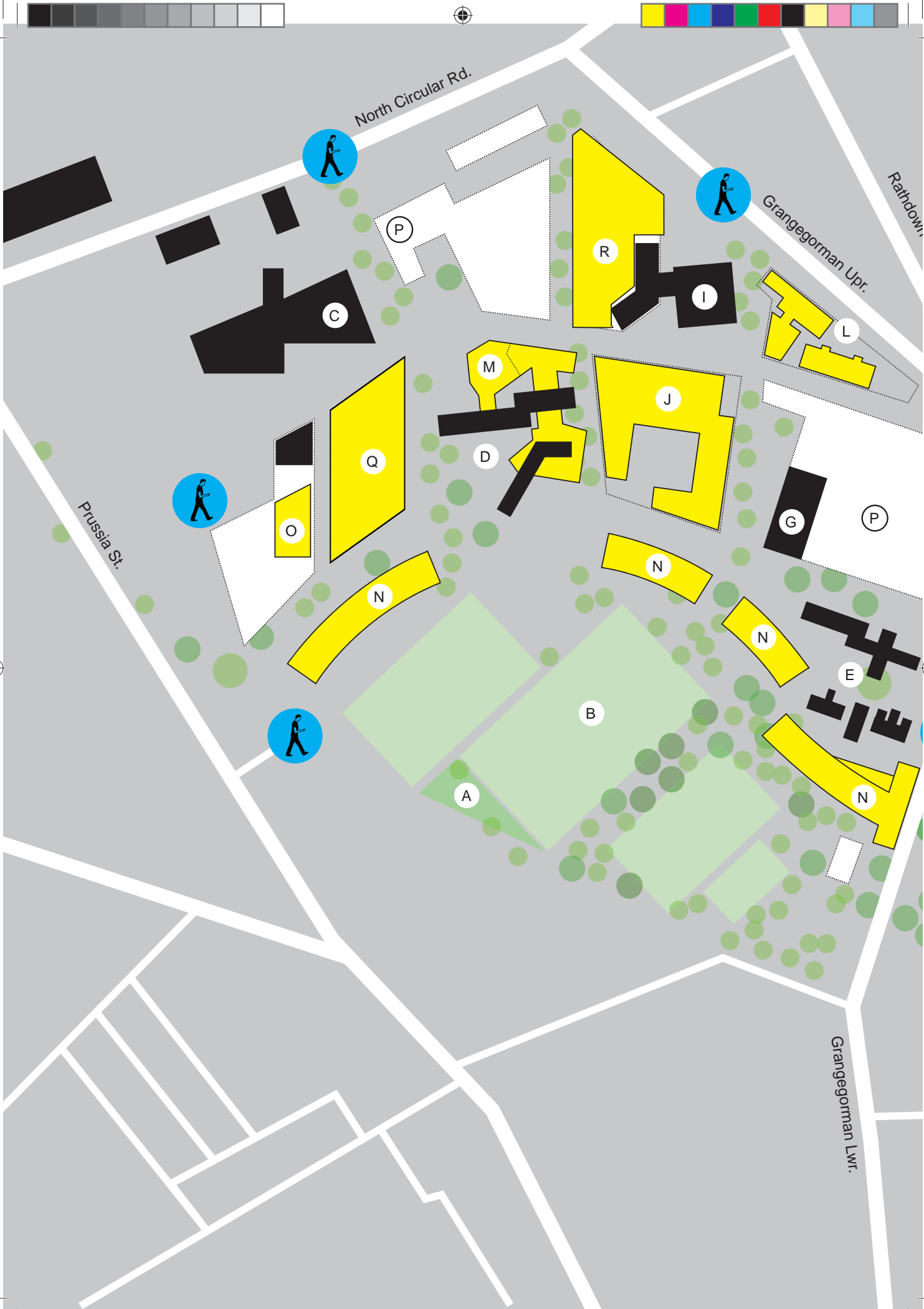
Other achievements on the Grangegorman development in 2018 included the opening of the new connection to Broadstone, which further opens up the quarter to the city and its surrounding neighbourhoods. This is significant as it is the first time in over 100 years that this area of the site has been accessible to the public. The Grangegorman Labour and Learning Forum continued to work with contractors throughout 2018 and organised a number of business breakfasts and other events.

2019 will see a lot more progress as further projects come on stream. Apart from the projects mentioned above, the Agency intends to advance further site infrastructure and public realm works. We will also be looking to the Sports facilities onsite, aim to advance the Student Accommodation project and we will be officially launching the Grangegorman History Project.

I would like to take this opportunity to thank everyone who has played a part in the Grangegorman Project in 2018, including the outgoing and incoming Board and Consultative Groups, the Community Liaison Committee, the Public Art Working Group and the Grangegorman Labour and Learning Forum. I would particularly like to thank the outgoing chair of the GLLF, Brigid McManus, whose work and commitment over the past number of years has been invaluable to the forum's work. I would like to thank colleagues in the Department of Education and Skills, HSE, TU Dublin, and the NDFA for their collaboration and commitment across the various projects.

I look forward to working closely with all of our stakeholders in the coming year.







2018

● In Use

● In Design/Procurement/Construction

- A. Public Playground
- B. Playing Pitches
- C. Phoenix Care Centre
- D. North House and Annex
- E. An Croi Cluster
- F. Clock Tower
- G. Greenway Hub
- H. Primary School (Temp)

- I. Primary Care Centre
- J. Central Quad
- K. East Quad
- L. Primary School
- M Academic Hub
- N. Student Housing
- O. Energy Centre
- P. Car Park (Temp)

- Q. West Quad
- R. Residential Care Neighbourhood
- S. Lower House
- X1. Luas Grangegorman
- X2. Luas Broadstone

X1

X2

F

K

S

H

Constitution Hill

patdown Road



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 its formal adoption, DCC has granted 37 planning applications under this fast-track mechanism as of the end of 2018, which has greatly facilitated the development of the campus to date.

Two planning applications were granted in 2018, they were:

- 24-classroom school for the Dublin 7 Educate Together
- Works to the junction of Rathdown Road and Grangegorman Upper

Further information on these applications can be found in Chapter 3: Education.

Two further planning applications were lodged in 2018 which had not been decided upon by the end of the year but have since been approved by DCC:

- The Academic Hub
- The Interim Energy Centre

Proposed SDZ Amendment Relating to the Western Gateway into Grangegorman

In February 2018, DCC, on behalf of the Agency, made a submission to An Bord Pleanála to make an amendment to the 2012 Planning Scheme specifically relating to the nature

of the Prussia Street Gate. The Board determined that this proposal would be a material change to the Planning Scheme and therefore DCC had to undertake a statutory process. The proposed amendment sought to achieve the following:

- Enhance sustainable modes of transport to Grangegorman by omitting the proposed opportunity for vehicular access from Prussia Street to Grangegorman, including both the Prussia Street Gate and Park Shopping Centre. This will make the overall Grangegorman SDZ more accessible to pedestrians and cyclists along the western boundary and through the site.
- Amend the urban form at the Prussia Street Gate to prioritise pedestrian and cycling access and circulation and enhance the public realm.
- Give greater flexibility for the timescale for the delivery of the Western Gateway, which it is envisaged will be delivered in tandem with the roll out of development on an adjoining Prussia Street site in third party ownership.

In September 2018 An Bord Pleanála made their decision on the proposed amendment. They rejected the proposal for greater flexibility on the delivery of the Prussia Street Gate saying “*High quality, prominent accesses are required on the eastern and western boundaries of the new Quarter, at Constitution Hill and Prussia Street. These accesses are necessary to ensure that the new Quarter integrates successfully into the existing community, to waymark the campus, to provide permeability through the site and to ease undue pressure on the existing circulation network in the area. These accesses are considered essential to the successful implementation of the planning scheme. The opening up of these accesses prior to the occupation of the facilities by the DIT [TU Dublin] students is a prerequisite of the planning scheme*”

On the other hand the Board accepted the proposal to remove the requirement for vehicular access.

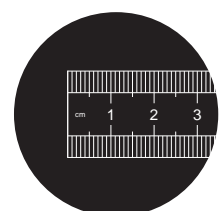




Image: Agency





II

Health

HSE Development at Grangegorman

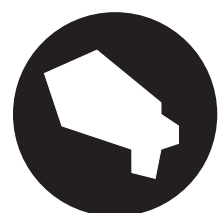
Under the Grangegorman Masterplan the healthcare facilities are designed to be in the northern part of the site, between the North Circular Road and Ivy Avenue. To date, the Agency has completed the development of the replacement Mental Health facility - the Phoenix Care Centre (replacing St Brendan's Hospital), and the Primary Care Centre which opened in 2018 and provides services to the north east inner city. The next HSE project to get under way at Grangegorman will be the Residential Care Neighbourhood, a housing project for the elderly with numerous complementary healthcare functions.

Overview: Primary Care Centre

The Primary Care Centre is the first project in Grangegorman to develop one of the protected structures into a new build. The former Laundry building underwent stabilisation works in 2014 before the main contractor was appointed for the construction of the Primary Care Centre.

Following a two-year construction contract carried out by L&M Keating Ltd with Taylor Architects as the design team, initial services opened in late 2017. The new three-storey building is linked to the protected structure by a glazed entrance link giving the Primary Care Centre a gross floor area of approximately 3,700m². The centre became fully operational in April 2018 and was officially opened on 21st September 2018 by Minister for Health Simon Harris TD, and Minister for Finance and Public Expenditure and Reform Paschal Donohoe TD.

Grangegorman's Primary Care Centre is one of the five largest primary cares in Ireland. It provides a variety of therapy and clinical spaces, community care and GP services to the Cabra East and Grangegorman communities. The Children and Adolescent Mental Health Service (CAMHS) team are also co-located on site and cover the catchment area of the north inner city, Drumcondra and Cabra. The centre includes two additional specialist facilities – for ophthalmology and audiology – with the National Hearing Aid Repair Centre also now based in Grangegorman.



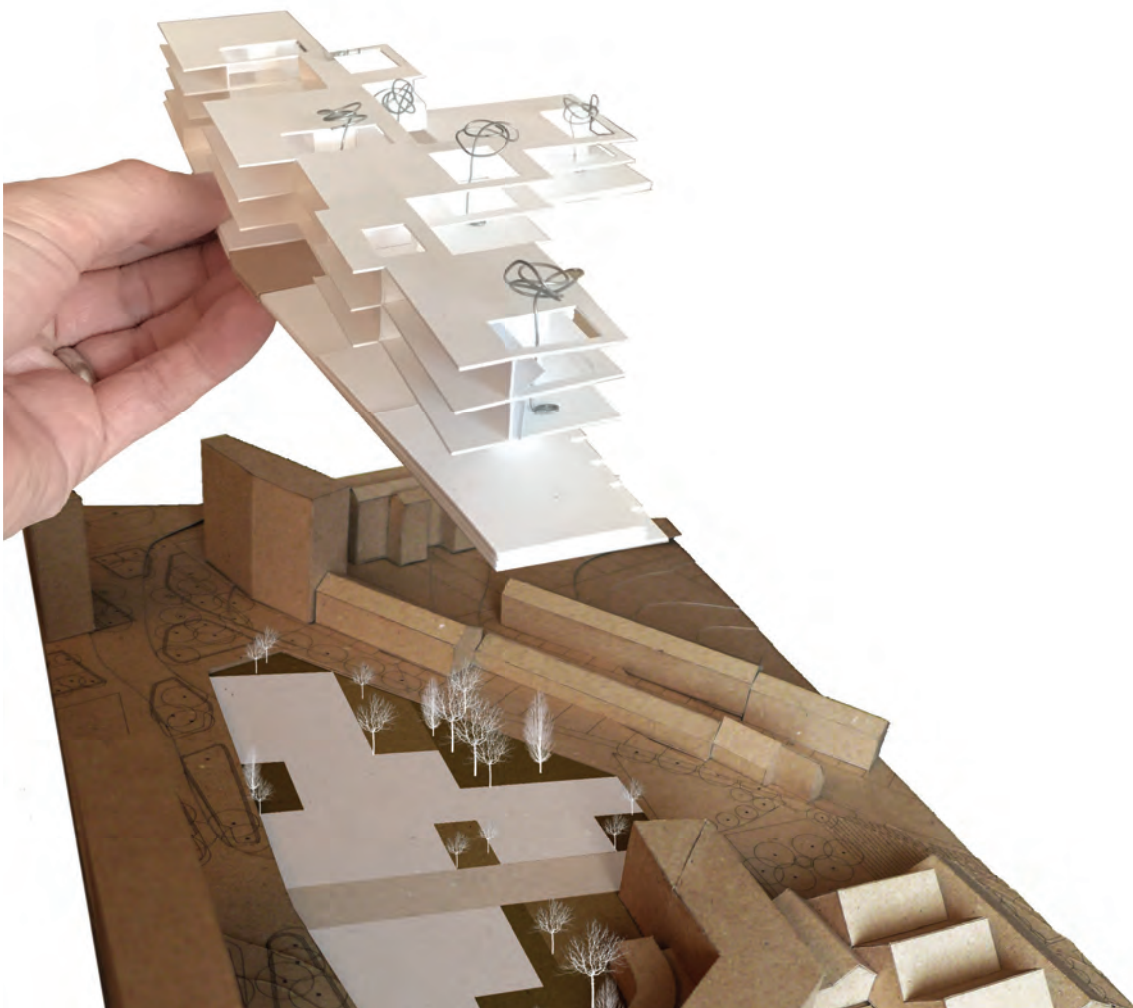


Image: McCullough Mulvin and TODD Architects





II

Health

Overview: Residential Care Neighbourhood

The site for the Residential Care Neighbourhood lies on a 'cardinal' green finger linking the Grangegorman site and the North Inner City at the junction of the North Circular Road and Grangegorman Upper Road.

The site is bounded on the south by the future Ivy Avenue and to the north by a future public space which will front onto the North Circular Road.

The Neighbourhood predominantly 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 Residential Care Neighbourhood will be home to c.100-120 residents, a proportion of whom currently reside in St Elizabeth's Court, an existing mental health residential building on the site which will be replaced by this project.

A Design Team, led by McCullough Mulvin Architects and TODD Architects, has been appointed to prepare a design and oversee construction of the project. The team is currently engaged in 'developed design', and the fundamental design principles have now been established and agreed with the end user and project stakeholders.

The team have conceived a project which is founded on an easy and direct connection of all spaces to nature through a series of vistas, day lit courtyards, gardens of varying scales and year round access to light of varying quality.

In a concerted move away from an institutionalised approach formerly adopted for 'care centres', the intent of the project is to make 'home'. It is a project of two sides and two scales. It performs an 'urban role' at the city scale while also making an inner domestic and care environment. Its outer western, southern and northern edges will form street frontages and uphold the urban form of the Grangegorman Masterplan.

To the east, the project negotiates the scale of the existing two-storey domestic character of Grangegorman Upper with the new project, which ultimately rises to four storeys above basement at the furthest point away from Grangegorman Upper.

The design commenced in 2018 and plans to advance this project will continue over 2019. The current target completion date is for 2022/23.





Image:Agency





III

Education

Dublin 7 Educate Together National School

The new Dublin 7 Educate Together National School, designed by Grafton Architects, increased in size from a 16 classroom to a 24 classroom school - arising from a request from the Department of Education and Skills. This was to address a projected shortfall in national school places in the area in the coming years.

During 2018, the Agency lodged two planning applications in relation to the school. One application for the school buildings and the other for the junction outside the school to make it appropriate as a school entrance.

As the junction is outside the SDZ, it was agreed between DCC and the GDA that the Agency would apply to them for planning permission and would carry out the necessary works to improve the layout and public realm at the junction.

In March 2018 the Agency held an Information Evening for both planning applications, which was well attended. Both applications were granted permission by DCC before the end of 2018. The application for the junction is outside the SDZ, and the Council's decision to grant permission was appealed to An Bord Pleanála. An Bord Pleanála subsequently upheld the Council's decision.

Central and East Quads

The Agency, TU Dublin and all the stakeholders were delighted to see works commence on the Central and East Quads in early 2018.

The procurement process for these two large quadrangle buildings (52,000m²) was completed in 2015. However, there was a legal challenge over the selection and this delayed the project for some time. The legal challenge was settled and the NDFA, the GDA and TU Dublin re-engaged with the preferred bidder but it was not until early 2018 that ground was broken.

The official sod-turning for the Central and East Quads took place on 20th April 2018 with the Minister for Education and Skills, Richard Bruton TD, the Minister for Finance and Public Expenditure and Reform, Paschal Donohoe TD and Minister of State for Higher Education, Mary Mitchell O' Connor TD.

Construction of the Quads is being undertaken by Sisk FCC joint venture as part of the Eriugena Consortium. The Central Quad has been designed by Feilden Clegg Bradley Studios and AHR Architects designed the East Quad.

Once completed, these Quads will be home to 10,000 TU Dublin students. The Central Quad will provide for 10 TU Dublin schools in the fields of Science, Health, Food, Tourism and some Engineering while the East Quad will form part of the Cultural Hub of the site with the Conservatory of Music & Drama, Creative Arts, Media and Language schools to be located there. Both Quads are due to open in September 2020.





Image: O'Donnell + Tuomey





III

Education

Academic Hub & Library

In late 2018 the Agency lodged a planning application for the initial phase of the new Academic Hub designed by internationally renowned architecture firm O' Donnell + Tuomey.

This library and student support complex will sit at the heart of the new Grangegorman campus, addressing a large plaza and commanding views over the city. The project will include repurposing the North House, a significant protected structure around which the Academic Hub rises.

The main entrance hall to the library will be placed in the eastern section of the North House at first floor level, reflecting the pivotal role of this mid-19th century institutional building. With the library entry raised above ground floor, the street-level of the Academic Hub will be free flowing and civic, hosting student commons, student supports, an exhibition space and a café. The building is imagined as a 'light-filled lantern'. Through stairwell atria, it will scoop daylight deep into itself. At its edges, windows are carefully considered for book readers, allowing them to control light quality.

It is expected that the Academic Hub will be completed in 2022. In the interim, TU Dublin acquired Park House on North Circular Road which will be adapted as a temporary library to serve the 10,000 students who will arrive in September 2020. TU Dublin submitted a planning application for this work in late 2018.

As at the time of writing, the Academic Hub, along with Park House had both received planning permission.

West Quad

The West Quad is the third of TU Dublin's quadrangle buildings to be developed at Grangegorman.

The project site lies on the western part of Grangegorman. It is bounded on the south by the future St Brendan's Way, and

to the north by the existing HSE Phoenix Care Centre. TU Dublin's Academic Hub & Library will be built to the east of the West Quad. The West Quad will form a significant link between Grangegorman and Prussia Street.

The West Quad 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's Conferring Hall.

The Conferring Hall will have capacity to host c.800 people. A civic room, it will serve the entire TU Dublin community, replacing St Patrick's Cathedral (Christchurch, Dublin) as the primary ceremonial space for the University.

A Design Team, led by Heneghan Peng Architects, has been appointed to prepare a design and oversee construction of the project. The team is currently engaged in 'developed design' and the fundamental design principles of the project have now been established and agreed with the end user and project stakeholders.

The evolving design for the building sees a very significant open 'portal' entry to the building leading off St Brendan's Way, through to the Conferring Hall and onwards to Prussia Street. To the north of this urban passage, the academic and staff spaces rise five storeys above basement at their highest point. The entry to the Conferring Hall leads from a larger foyer space. Together with the civic space fronting the Academic Hub, the portal and foyer will very much be the public and ceremonial heart of the university campus.

At the time of writing the planning application has been approved by DCC with the aim for the building to be completed in 2022.





Image: Agency





IV

Community

Grangegorman Labour and Learning Forum (GLLF)

With construction resuming on site, the GLLF continued to work closely with Grangegorman contractors, the Department of Employment Affairs and Social Protection/Intreo and the local employment services to implement the Grangegorman Employment Charter in a changed labour market. While significant numbers of opportunities were projected to arise on-site from the middle of 2019, there were also a number of vacancies advertised to local and surrounding communities over 2018. Local employment as a percentage of the total number employed on site each month was recorded as 22% in October, 11% in November and 10% in December. Planning began for a 'meet the contractor event' at Grangegorman for early 2019 aimed at people interested in employment in construction.

In May 2018 after six years in the role, Brigid McManus stepped down as Chair of the GLLF. Brigid has played a pivotal role in mentoring and advising the work of the Forum over the years and her commitment and leadership has been important in maintaining momentum for the Grangegorman Project. The new Chair of the GLLF is Dr Noel O'Connor, Director of Student Development in TU Dublin, with Nora Rahill (GDA) as Vice-Chair, both core members of the GLLF since its inception.

In education and training, the GLLF facilitated access for unemployed people from the Grangegorman area to a Construction Skills training programme in the Docklands leading to employment. Over 2018 the GLLF worked closely with the Grangegorman Public Art Coordinator in bringing the ground-breaking Pre-Texts literacy and citizenship programme to teachers, trainers, artists, community workers and youth leaders working in Dublin's North West Inner City.

Throughout 2018 the GLLF continued to work with statutory, community and industry partners to promote apprenticeships. In June an apprenticeship information event was held in conjunction with Sisk FCC which brought young people from Grangegorman and surrounding areas together with Grangegorman contractors seeking to recruit apprentices. In November the GLLF participated in two apprenticeship fairs in Finglas and Ballymun, and were also represented at the Apprenticeship Summit hosted by DCC. During the year the GLLF continued to partner and support activities around TU Dublin's innovative Access to Apprenticeship Programme.

The Grangegorman Business and Enterprise Sub-group organised Grangegorman Business Breakfasts – themed networking and information events for the local business community and their support organisations – in April and November. The Local Business Register was also updated, which is supplied to GDA stakeholders and contractors working on Grangegorman Development to encourage them to support local businesses where possible.

The GLLF remained an active partner in the TU Dublin-led consortium delivering the Grangegorman Area Based Childhood [ABC] Programme for children aged 0-6 years aimed at breaking the cycle of child poverty in areas of disadvantage. Throughout 2018 there was an extensive community consultation around the development of a sustainable successor programme to ABC in the area. This resulted in the Grangegorman ABC Interagency Action Plan for Children and Young People 2019-2021. Paschal Donohoe TD, Minister for Finance and Public Expenditure and Reform launched this initiative in November.





Image: Agency





IV

Community

Consultative Group

The Consultative Group is a statutory group established under the GDA Act 2005. It comprises a wide range of membership across the Grangegorman stakeholders and, as with the Board of the Agency, has a term of 3 years.

2018 saw the end of the term of office of the Consultative Group. This meant that a call was issued to the various stakeholder groups to nominate new members to the group. In addition, an election process was held to nominate the two new community representatives to the group as well as the new community representative to the Board. The full list of the outgoing and incoming Consultative Group members is available in Appendix 2 of this document.

The new Consultative Group was ratified by the new Board in late 2018 and the first meeting of the group took place in December. The Agency would like to take this opportunity to thank the outgoing group for their input over the previous three years and we look forward to working with the new group over the coming three years up to 2021.

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 bring any concerns on the impact of the Grangegorman Project

and environs for discussion and meets on a monthly basis.

The group is made up of the following stakeholders:

- 2 community members of the Consultative Group
- 1 community member of the Board
- 2 DCC elected members on the Consultative Group
- 1 DCC elected member on the Board
- 1 Rep from the DCC Central Area Office
- 2 GDA staff
- 1 Local Garda Rep
- 1 Rep from HSE
- 1 Rep from TU Dublin
- 1 Public Representative
- 2 Reps from Dublin 7 Educate Together
- 1 TU Dublin SU Rep
- Grangegorman Employment and Training Co-ordinator

Other organisations join the meetings as necessary by invitation on a month by month basis. Group discussions over 2018 included:

- contractor engagement with residents;
- site signage;
- onstreet parking;
- traffic calming measures on Grangegorman Lower;
- dealing with anti-social behaviour;
- litter and making the group more accessible to the community.

The Agency now publishes the meeting minutes on the GDA website.





Community 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 2018.

Public Information Evenings

Over 2018 there were three information evenings held where the local community and the public were invited to come and view upcoming plans and to answer any general questions people may have about the development. These information evenings were on:

- Construction commencing on site for the Central and East Quads
- Planning being submitted for the Dublin 7 Educate Together School and Works to the Junction of Rathdown Road and Grangegorman Upper
- Planning being submitted for the Academic Hub and Interim Energy Centre

Just Eat DublinBikes Arrive in Grangegorman

The expansion of the DublinBikes scheme saw three new stations open at Grangegorman in March 2018; two opposite the Clock Tower and one further north on Grangegorman Lower, at Ivy Avenue. These new stations increase Grangegorman's connections throughout the city, providing additional sustainable transport to and from the campus - both key aspects of the Grangegorman Masterplan. There are now 116 DublinBikes stations across the city, providing secure access to 1,600 bikes.

Heritage Week

The Agency took part in National Heritage Week for the first time in August 2018, providing history tours of Grangegorman across the campus, with about 60 people visiting the site. The event was included in the national programme for Heritage Week, which aims to build awareness of Ireland's culture and encourage conservation. The theme for 2018 was 'Share a Story – Make a Connection' and the Agency's site tours proved popular with many visitors discovering Grangegorman for the first time. The Agency hopes to increase Grangegorman's participation in national events such as this going forward.



IV

Community

Open House

The theme for this year's Open House festival was 'Tomorrow's Past' led by the Irish Architecture Foundation. On 13th October the Agency hosted public tours of the HSE Primary Care Centre and a modest exhibition shedding light on the commitment of the private and public sectors in an iterative attempt to improve outcomes of public procurement processes. Campus tours also took place led by TU Dublin.

Stoneybatter Summer Festival

The Agency was again delighted to be one of the main sponsors of the fantastic Stoneybatter Summer Festival. In its second year, the festival grew with more events taking place in and around the Grangegorman campus. This event gives the Agency the opportunity to align itself to a hugely positive community initiative and help maintain good relationships with our neighbours.

Culture Night

2018 saw a jam-packed programme of activities through '... the lives we live' Grangegorman Public Art programme across the campus and in the adjacent neighbourhoods. Throughout the evening there was a wide variety of exhibitions, tours, demonstrations, display, performance, short film screenings and the launch of the Crocosmia x project.

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. 2018 was the first time that Darkness into Light was hosted in Grangegorman and it proved a huge success. The event was well attended and it was great to have such an important fund raising event take place on the campus. The event took place again in 2019 and was bigger than the previous year.





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 Steering Group (GEMSG). TU Dublin Estates currently manage the day-to-day campus services, with all underground services managed by the Agency.

The main aim of GEMSG is to ensure that the Grangegorman Estate is maintained and developed to the highest quality in line with the needs of all stakeholders, and that an appropriate governance structure is in place to ensure the long-term sustainable maintenance and development of this important resource.

GEMSG'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 sitewide events, managing of car and bike parking, waste management, pest control, and campus signage.

Constitution Hill Link Opening

One of the major events for GEMSG in 2018 was the opening of the connection from Grangegorman to Constitution Hill. This new route, while temporary until Broadstone Plaza is complete, is historic, as it is the first time the Grangegorman site will link directly to the north inner city. The link makes it possible to walk from the campus to Bolton Street in 9 minutes. The Minister for Finance, Public Expenditure and Reform Paschal

Donohoe TD officially opened the new link on 16th November and the shared pedestrian and cyclist route has proved immensely popular by all Project stakeholders from the outset.

Access to and from Constitution Hill will become more prominent next year as the Broadstone Plaza is fully developed. This will provide a major new gateway to the Grangegorman Quarter and connect the site with the Broadstone Luas Stop.

Broadstone Gate

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.

During 2018 Transport infrastructure Ireland (TII) went out to tender for this work, which is being part-funded by the Agency. SIAC were awarded the contract and at the time of writing had begun on-site. The new plaza and gate are due to open in 2020.

Temporary Car Park North Circular Road

The new temporary surface car park on North Circular Road consolidates all the existing car parking permitted on site into one area. The car park opened in 2018 and is being operated by a private company on behalf of the Agency.

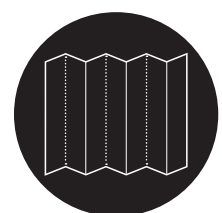




Image: Fennell Photography





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

Ronan Doyle, GDA Communications

Anita Groener, Artist

Jenny Haughton, Public Art Coordinator

Christina Kennedy, Senior Curator at Irish Museum of Modern Art (IMMA)

Eleanor Masterson, Health Service Executive

John Mitchell, Director, DMOD Architects

Jacquie Moore, Office of Public Works (OPW)

Ruairí Ó'Cuív, Dublin City Council Public Art Manager

Terry Prendergast, Planner

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

The PAWG chose to call this phase '...the lives we live' which are the last four words from Derek Mahon's poem 'Dreams of a Summer Night'. The spirit of this poem is reflected in the many and varied actions being undertaken as part of Grangegorman's public art programme. There are six pathways (themes) that are aligned with the strategic principles of the Arts Strategy. All opportunities have begun with an open call and have involved a variety of selection and curatorial processes. The six pathways are as follows:

Pathway 1: Major Visual Art Commission/s

Pathway 2: Community Based Projects/Events

Pathway 3: The Cultural Mapping Project

Pathway 4: The 'Creative Agents' Initiative

Pathway 5: International Public Art Conference

Pathway 6: Lending and Acquisitions Policies

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

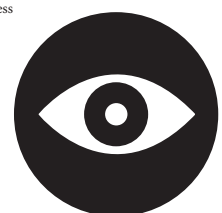




Image: Agency





VI

Public Art

Pathway 1: 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. As of the end of 2018, the Agency has been working closely with the chosen artist to develop the Feasibility Report for the artwork. As of the time of writing, the Agency announced Garrett Phelan as the chosen artist for this major legacy artwork – ‘THE GOLDEN BANDSTAND – Sculpture’. The artwork is planned to be in place in autumn 2020.

Pathway 2: 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, 17 projects are being or 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. Three of these initiatives were completed in their current phase over 2018 and these were: Maree Hensey’s “*To be. To wallow. To wonder.*” with students in early childhood and education and children 6-18 months; Brian Cregan’s second iteration of “*The Glass Garden*”, a photography residency with local kids; and Clodagh Emoe’s “*Crocsmia x*”, an art and horticulture project working with local schools and asylum seekers.

As part of Culture Night on 21st September, the Agency showcased a number of Pathway 2 projects through film screenings, performance and exhibition, including Smashing Times Theatre Company’s *Centenary Vote for Women*, Jennie Guy’s *The Masterplan*, Bernie Masterson’s *Incarceration Altars*, and Hilary Murray and Clare Anne O’Keefe’s *Grown Home*, an exploration of culinary heritage in Dublin 7.

Pathway 3: 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.

Pathway 4: Following an introductory workshop in 2016 by the developer of the Pre-Texts initiative Prof. Doris Sommer, a ‘training-the-trainers’ workshop for group leaders, educators and artists took place in June 2018. Through a variety of techniques over a 15-hour process, the Pre-Texts methods aim to re-engage people in active citizenry, literacy and leadership. From September onwards, a number of trainees actively worked within Dublin city’s local communities from primary age through teenagers, adults and cross-sectoral interest groups to implement the techniques from the June workshop in their own groups. This is the first time the Pre-Texts experience has been brought to Ireland.

Pathway 5: The PAWG has set aside funds to support a major public art conference to coincide with the opening of the East Quad and Cultural Hub at Grangegorman. It is being led by TU Dublin School of Creative Arts and 2018 saw planning begin in earnest alongside a steering group of key public art organisations. As of the time of writing, a conference coordinator had just been appointed.

Pathway 6: 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

The Grangegorman History Project

As part of the overall re-development of Grangegorman it is vital that the Agency captures in some way the rich and significant history of the site and the surrounding area, and this was formally committed to in the Strategic Plan 2011. To this end the Agency is embarking on an ambitious History Project which will aim to explore, uncover, and record a significant amount of Grangegorman's immense and sometimes dark past. In 2017 DCC Central Area Working Group were generous enough to offer the Grangegorman History Project funding of €10,000 per year over the next three years. This will be matched by the Agency and TU Dublin. Alternative sources of funding will be sourced, if necessary, to deliver the programme.

The Grangegorman History Project provides a great opportunity for the key stakeholders to contribute to the important work of discovering, uncovering, cataloguing, and exhibiting the rich history of this important site. The HSE are former custodians of the site and have already been involved in a major transformation in Grangegorman, with the development of the award-winning Phoenix Care Centre and the Grangegorman Primary Care Centre. TU Dublin and Educate Together, as new arrivals to Grangegorman, are key to the re-birth of the site as an open education campus.

Grangegorman borders onto many neighbourhoods and communities within the north inner city and the north-western suburbs. These communities are part of the history and the

future of Grangegorman, with many of the residents having some connection to the site. These communities are a vital part of the project and will no doubt be an important resource as the project progresses. Similarly, DCC, as the authority with responsibility for public spaces outside the quarter, are a key part of the project, as well as one of the main funders.

The first phase of this project will involve the establishment of a working group of experts and stakeholders who can oversee and advise on the roll out of the History Project. This process has already begun. During 2018 Philip Cohen came on board as the Chair of the Working Group. Philip brings a wealth of knowledge to the group and, as a recent retiree as Head of Library Services in TU Dublin, has an organisational knowledge of one of our main stakeholders. The Grangegorman History Working Group will provide the Agency with a range of expertise. It will oversee a programmatic approach to the commissioning of a wide variety of history projects, which are appropriate for the context and are ambitious in their delivery.

In early 2019 the Agency met with the Royal Irish Academy (RIA), who are undertaking the publication of a book on Grangegorman. It was agreed that the RIA would come on board as project coordinators for the project on behalf of the Agency. While the Grangegorman History Working Group will oversee the project, it will be managed on a day-to-day basis by the Agency and the RIA.





Image: Agency





VIII

Looking Ahead

2019 has already been a hugely busy year on the Grangegorman Project and going forward it looks as if the Project will continue to gain momentum into 2020.

On the education side, work has been ongoing to bring two new projects to construction stage as soon as possible - the Lower House and the new Dublin 7 Educate Together School. The Lower House needs to be completed to coincide with the completion of the Central and East Quads and therefore will be a real challenge for the Agency to manage. As of the time of writing, the construction is well under way. The current programme for the school is for completion in August 2021.

The interim Energy Centre is also set to be in place ahead of the commissioning of the Quads. Construction

has just been completed and is due to be commissioned soon.

In terms of design and planning the Agency recently received planning for the West Quad and is working towards submitting the Residential Care Neighbourhood for planning shortly. Ideally these two buildings will move into construction stage in 2020 along with the Academic Hub. As of time of writing, a large portion of the site is now construction and this will create its own challenges in accommodating all of the users.

Other than the main projects mentioned, the Agency will also look to advance the sports facilities, further site infrastructure and public realm, student housing and a variety of art projects. The Grangegorman History Project has also just begun and over the coming months this will come fully on-stream now that the RIA have become project partners and coordinators.





Image: Eriugena



IX

Disclosures and Statutory Reporting

Freedom of Information

The GDA came under the Freedom of Information Act in 2015. As of the end of 2018 the Agency has processed 15 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 2018.

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 2018.

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”). The GDPR imposes significant compliance

obligations on “controllers” such as public bodies, and these bodies could be subject to significant penalties for non-compliance with such obligations. As such, all employees should be mindful of data protection obligations when carrying out any activities that involve dealing with personal data. The Agency shall be 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.

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 Duty has been part of Irish law since 2014, and is set out in Section 42 of the Irish Human Rights and Equality Commission Act 2014. All public bodies in Ireland have a duty under the Act to promote equality, prevent discrimination and protect the human rights of their employees, customers, service users and everyone affected by their policies and plans.







X

Financial Statements

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GRANGEGORMAN DEVELOPMENT AGENCY

BOARD MEMBERS AND OTHER INFORMATION

BOARD MEMBERS:

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)
Ms Denise Dunphy		(re-appointed 9 November 2018 & resigned 24 July 2019)
Ms Penelope Kenny FCA		(re-appointed 30 November 2018)
Dr Noel O'Connor		(re-appointed 9 November 2018)
Ms Mary Walshe		(appointed 21 February 2018 & re-appointed 9 November 2018; resigned 26 March 2019)
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)
Mr Gerry O'Neill		(resigned 21 February 2018)
Prof J Owen Lewis		(term concluded 8 September 2018)*
Mr Alec Darragh		(term concluded 8 September 2018)*
Dr Berna Grist BL		(term concluded 8 September 2018)*
Mr Damien Kilgannon		(term concluded 8 September 2018)*
Mr John O'Hara		(term concluded 8 September 2018)*
Ms Deirdre Prince		(term concluded 8 September 2018)*

*On expiration of Board term on 8th September 2018

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 College Green Dublin 2 D02 VR66	AIB plc 1 Lower Baggot Street Dublin 2 D02 X342
SOLICITORS:	McCann Fitzgerald Riverside One Sir Johns Rogerson's Quay Dublin D02 X576	

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 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 Education and Skills, 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.

In preparing the financial statements the Agency is required to:

- select suitable accounting policies and apply them consistently;



GRANGEGORMAN DEVELOPMENT AGENCY

GOVERNANCE STATEMENT

- 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;
- 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;



GRANGEGORMAN DEVELOPMENT AGENCY

GOVERNANCE STATEMENT

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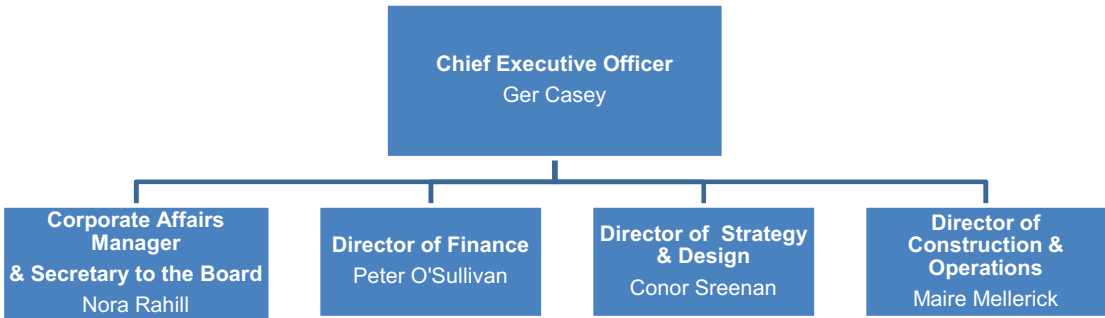
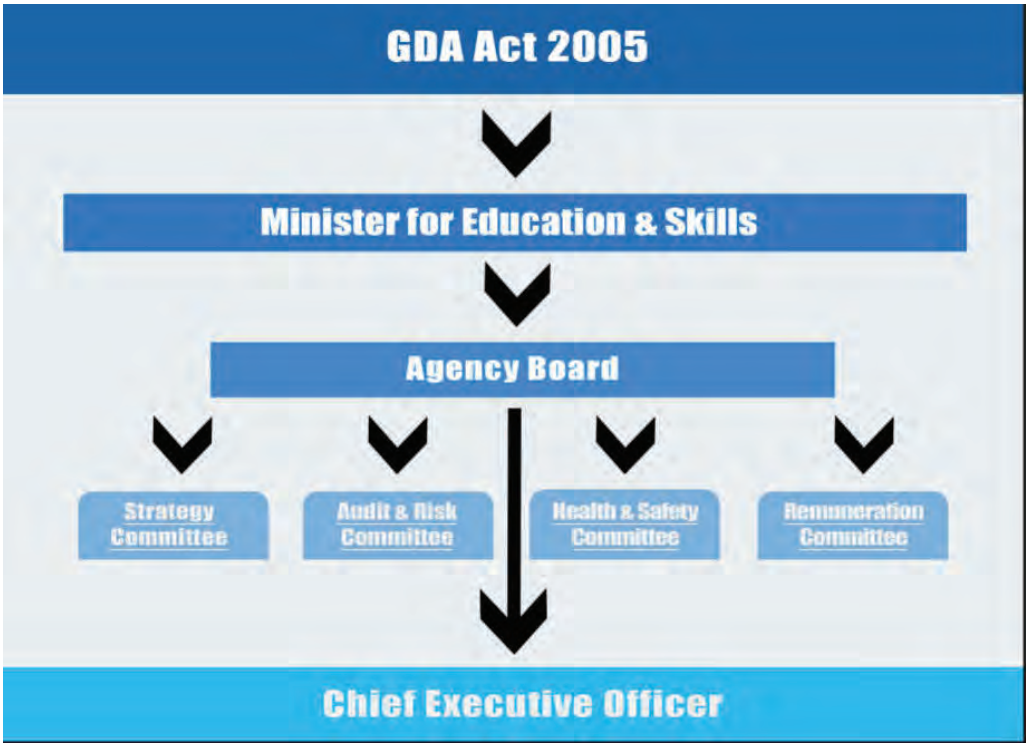
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GRANGEGORMAN DEVELOPMENT AGENCY
GOVERNANCE STATEMENT

Agency Structure

Organisational Structure of the GDA – December 2018



GRANGEGORMAN DEVELOPMENT AGENCY

GOVERNANCE STATEMENT

Agency Structure

The Agency consists of a Chairperson and 14 ordinary members, all of whom are appointed by the Minister for Education & Skills. The Members of the Agency are appointed for a 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 2018, and the respective appointment and resignations dates.

Agency Member	Nominated By	Date Appointed
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	CEO 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
Ms Denise Dunphy	President TU Dublin	Re-appointed 9 November 2018 & resigned 24 July 2019
Ms Penelope Kenny FCA	Minister for DOES	Re-appointed 30 November 2018
Dr Noel O'Connor	President TU Dublin	Re-appointed 9 November 2018
Ms Mary Walshe	Minister for Health	Appointed 21 February 2018 & resigned 26 March 2019
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
Mr Gerry O'Neill	Minister for Health	Resigned 21 February 2018
Prof J Owen Lewis	Minister for DOES	Term concluded 8 September 2018
Mr Alec Darragh	Community	Term concluded 8 September 2018
Dr Berna Grist BL	Minister for DOES	Term concluded 8 September 2018
Mr Damien Kilgannon	Minister for DOES	Term concluded 8 September 2018
Mr John O'Hara	CE DCC	Term concluded 8 September 2018
Ms Deirdre Prince	Minister for DOES	Term concluded 8 September 2018

The term of office of the Board expired on 8th September 2018, in accordance with section 17 of the GDA Act 2005. The new Board was appointed in November 2018 and the term will conclude on 8th September 2021.



GRANGEGORMAN DEVELOPMENT AGENCY

GOVERNANCE STATEMENT

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.

The Members of the ARC are:

January to September 2018 : Penelope Kenny FCA (Chairperson), Denise Dunphy, John O'Hara and Mary Walshe (*Mary Walshe replaced Gerry O'Neill from 21 Feb 2018*).

From November 2018 : Penelope Kenny FCA (Chairperson), Ciaran McCaffrey, Prof Terri Scott and Mary Walshe. (*Mary Walshe resigned on 26 March 2019*). Ms Mellany McLoone was appointed to the ARC on 23 May 2019.

The ARC held 3 meetings in 2018. Due to the expiration of the term of the Board members, a fourth meeting was not held, in accordance with the Code of Practice.

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:

January to September 2018: Damien Kilgannon (Chairperson), Janice Boylan and Deirdre Prince.

From November 2018: Janice Boylan (Chairperson), Denise Dunphy (resigned 24 July 2019), Louise Keegan, and Ciaran McCaffrey.

There were 3 meetings of the H&SC in 2018.

3. Strategy Committee: comprises four Agency Members. The role of the Strategy Committee (SC) is to monitor and review the delivery of the Strategic 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 SC are:

January to September 2018: Berna Grist BL (Chairperson), Jim Curran, Prof J Owen Lewis and Dr Noel O'Connor.

From November 2018: Paul Clegg (Chairperson), Jim Curran, Elva Duffy, Jack MacGowan and Dr Noel O'Connor. There were 2 meetings of the SC in 2018.





GRANGEGORMAN DEVELOPMENT AGENCY

GOVERNANCE STATEMENT

4. Workforce & Remuneration Committee: comprises four Agency Members. The role of the Remuneration Committee (RC) 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:

January to September 2018: Dr Noel O'Connor (Chairperson), Jim Curran, Elva Duffy BL, and Damien Kilgannon.

From November 2018: Dr Noel O'Connor (Chairperson), Jim Curran, Elva Duffy BL and Penelope Kenny. There was 1 meeting of the RC in 2018.

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.

Schedule of Attendance, Fees and Expenses

A schedule of attendance at the Agency and ARC meetings for 2018 is set out below, including the fees and expenses received by each Member:

GRANGEGORMAN DEVELOPMENT AGENCY

GOVERNANCE STATEMENT

Board and Board Committee members and meeting attendance in 2018							
	Board	Audit & Risk attendance	Health & Safety	Strategy	Remuner- -ation	Fees € 2018	Expenses € 2018
Number of meetings	9	3	3	2	1		
Mr Oliver Cussen (Chair)	7					8,978	325
Mr Gerrard Casey	9			2	1	0	999
Cllr Janice Boylan	7		3			5,013	
Mr Jim Curran	6				1	0	
Ms Elva Duffy BL	7(8)				1	4,642	
Mr Alec Darragh	6(7)					4,144	
Ms Denise Dunphy	7	3				0	
Dr Berna Grist BL	5(7)			2 (Chair)		4,144	
Ms Penelope Kenny FCA	5(8)	3 (Chair)				2,340	
Mr Damien Kilgannon	2(7)		1 (Chair)			0	
Prof J Owen Lewis	5(7)			2		4,144	
Dr Noel O'Connor	9			1	1 (Chair)	0	
Mr John O'Hara	6(7)	2				0	
Mr Gerry O'Neill	1(1)					0	
Ms Deirdre Prince	5(7)		3			4,143	
Ms Mary Walsh	6(8)	2				0	
Mr Paul Clegg	1(1)					0	
Ms Louise Keegan	1(1)					869	
Mr Ciaran McCaffrey	1(1)					0	
Prof Terri Scott	0(1)					508	
Mr Jack MacGowan	1(1)					508	
Total						39,433	1,324
() = 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, Ms Denise Dunphy, Mr Damien Kilgannon, Dr Noel O'Connor, Mr John O'Hara, Mr Gerry O'Neill, Ms Mary Walshe, Mr Paul Clegg, and Mr Ciaran McCaffrey 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

Mr. Conor Sreenan was appointed Director of Strategy & Design in February 2018.

The new 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:

GRANGEGORMAN DEVELOPMENT AGENCY

GOVERNANCE STATEMENT

Consultancy Costs

Consultancy costs include the cost of external advice to management.

	2018	2017
	€	€
Legal settlement	-	6,375
Legal advice	231,871	208,421
Design consultancy	1,801,595	1,978,856
Professional fees (2018 : Property disposal)	143,458	5,893
Financial Advice	62,638	31,253
Health & Safety Advice	19,662	56,410
Surveys	-	17,518
PR & Communications	-	<u>16,402</u>
Total Consultancy Costs	<u>2,259,224</u>	<u>2,321,128</u>
Contract	90,537	76,646
Project Costs	1,388,702	672,933
Current Overheads	270,231	130,020
Capitalised	<u>509,754</u>	<u>1,441,529</u>
Total	<u>2,259,224</u>	<u>2,321,128</u>

Legal Costs and Settlements

There were no legal settlements in 2018. A legal settlement of €6,375 in 2017 was paid in relation to one minor fall incident.

GRANGEGORMAN DEVELOPMENT AGENCY

GOVERNANCE STATEMENT

Travel and Subsistence Expenditure

Travel and subsistence expenditure is categorised as follows:

	2018	2017
	€	€
Domestic		
Agency Board Members	0	0
Employees	2,339	1,061
International		
Agency Board Members	0	0
Employees	910	0
Total	3,249	1,061

Hospitality Expenditure

The Income and Expenditure Account includes the following hospitality expenditure:

	2018	2017
	€	€
Staff & Board hospitality	2,282	2,332
Client hospitality	0	0
Total	2,282	2,332

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 2018.

GRANGEGORMAN DEVELOPMENT AGENCY

GOVERNANCE STATEMENT

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:


Ms Penelope Kenny FCA

Board Member

Date: 27/11/2019


Mr Gerrard Casey

Board Member

Date: 27/11/2019

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 (2016).

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 2018 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 three times in 2018.

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.

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 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
- 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.

STATEMENT ON INTERNAL CONTROL

Procurement

I confirm that the Agency has procedures in place to ensure compliance with the Public Spending Code and that in 2018 the Agency complied with these procedures.

In terms of performance for the 2018 period the following is noted in relation to the final run out of existing frameworks.

Due to the delay in procuring new framework professional services consultants, a number of the key existing/legacy frameworks have exceeded the originally intended timespan, as well as exceeding the notified values indicated in the original contract notices. The services were in the areas relating to advisory functions to fulfil the Agency's requirements in transport, planning, property and financial consultancy.

In the main the invoice and purchase order activity related to continuation of previous drawdown appointments carried out under the original framework terms and were necessary to provide safeguards in delivery and, in particular, maintain clear channels of responsibility and liability on consultant performance/delivery items.

The invoiced activity in respect of these professional consultancy services in 2018 amounted to some €396k against a total of 19 separate purchase orders. Some of the purchase orders were issued before the expiry of the originally intended framework timespan but the service delivery was spread out beyond the period. Some invoiced activity, amounting to some €20k, in relation to these services has continued into 2019 for services appointed prior to 2019.

Replacement consultants have now been appointed following public procurement processes in these areas and these will be monitored in accordance with policy and procedure requirements.

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.

I confirm that the Members of the Agency conducted an annual review of the effectiveness of the Internal Controls for 2018.

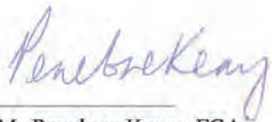
GRANGEGORMAN DEVELOPMENT AGENCY

STATEMENT ON INTERNAL CONTROL

Internal Control Issues

No material weaknesses in Internal Control were identified in relation to 2018.

On behalf of the Members of the Agency:



Ms Penelope Kenny FCA

Board Member

Date: 27/11/2019



Mr Gerrard Casey

Board Member

Date: 27/11/2019

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 ending 31 December 2018 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 revenue reserves
- 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 2018 and of its income and expenditure for 2018 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
29 November 2019

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 instance 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 REVENUE RESERVES

	Notes	Year ended 31 December 2018 €	Year ended 31 December 2017 €
INCOME			
Income	2	7,960,904	3,773,336
Net deferred funding for retirement benefits	8(c)	241,481	163,931
Other income	3	<u>1,751,303</u>	<u>20,237,253</u>
		9,953,688	24,174,520
Transfer of land & buildings from the Agency	13		(23,472,910)
Transfer from / (to) capital account	4	<u>685,504</u>	<u>5,272,934</u>
		<u>10,639,192</u>	<u>5,974,544</u>
EXPENDITURE			
CONTRACT AND PROJECT COSTS			
Contract costs	5	521,326	664,039
Project costs	6	6,122,680	1,681,223
Recoverable shared expenses		<u>237,943</u>	<u>0</u>
		<u>6,881,949</u>	<u>2,345,262</u>
GROSS CONTRIBUTION		<u>3,757,243</u>	<u>3,629,282</u>
GENERAL OVERHEADS			
Staff costs	7	1,587,486	1,371,289
Retirement costs	8(d)	192,602	129,336
Board members' remuneration and expenses	12	39,433	50,873
Establishment costs	9	239,940	338,433
Professional services	10	345,207	133,773
General operating expenses	11	107,265	90,071
Communications & PR		47,219	49,707
Depreciation	13	1,102,116	1,340,111
Audit fees		<u>22,000</u>	<u>22,000</u>
		<u>3,683,268</u>	<u>3,525,593</u>
SURPLUS FOR THE YEAR		73,975	103,689
Balance brought forward at 1 January		<u>504,102</u>	<u>400,413</u>
BALANCE CARRIED FORWARD AS AT 31 DECEMBER		<u><u>578,077</u></u>	<u><u>504,102</u></u>

The Statement of Cash Flows and notes 1 to 24 form part of these Financial Statements.

ON BEHALF OF THE BOARD:

Ms Penelope Kenny FCA

Board Member

Date: 27/11/2019

Mr Gerrard Casey

Board Member

Date: 27/11/2019

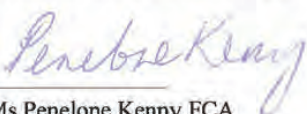
GRANGEGORMAN DEVELOPMENT AGENCY

STATEMENT OF COMPREHENSIVE INCOME

	Notes	Year Ended 31 December 2018 €	Year Ended 31 December 2017 €
Surplus for the year		<u>73,975</u>	<u>103,689</u>
Experience gain/(loss) on Retirement Benefits scheme liabilities		(319,000)	91,000
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)	(319,000)	91,000
Adjustment to retirement benefit funding		<u>319,000</u>	<u>(91,000)</u>
Total comprehensive income for the year		<u>73,975</u>	<u>103,689</u>

The Statement of Cash Flows and notes 1 to 24 form part of these Financial Statements.

ON BEHALF OF THE BOARD:


Ms Penelope Kenny FCA

Board Member

Date: 27/11/2019


Mr Gerard Casey

Board Member

Date: 27/11/2019

GRANGEGORMAN DEVELOPMENT AGENCY

STATEMENT OF FINANCIAL POSITION

	Notes	31 December 2018 €	31 December 2017 €
FIXED ASSETS			
Property, plant and equipment	13	<u>93,117,585</u>	<u>93,575,646</u>
CURRENT ASSETS			
Work in progress	14	62,181	241,369
Receivables and prepayments	15	610,922	238,390
Cash at bank and in hand		<u>16,748,429</u>	<u>18,433,656</u>
		17,421,532	18,913,415
CURRENT LIABILITIES			
Amounts falling due within one year	16	<u>(4,002,034)</u>	<u>(4,035,134)</u>
NET CURRENT ASSETS		<u>13,419,498</u>	<u>14,878,281</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>106,537,083</u>	<u>108,453,927</u>
LONG TERM LIABILITIES			
Amounts falling due after more than one year	17	(15,976,025)	(17,281,340)
Retirement benefit liabilities	8(b)	(1,650,533)	(1,090,051)
Deferred retirement benefit funding	8(b)	<u>1,650,533</u>	<u>1,090,051</u>
TOTAL ASSETS LESS LIABILITIES		<u>90,561,058</u>	<u>91,172,587</u>
REPRESENTING			
Retained revenue reserves	18	578,077	504,102
Capital account	4	<u>89,982,981</u>	<u>90,668,485</u>
		<u>90,561,058</u>	<u>91,172,587</u>

The Statement of Cash Flows and notes 1 to 24 form part of these Financial Statements.

ON BEHALF OF THE BOARD:

Ms Penelope Kenny FCA
Board Member

Date: 27/11/2019 2019

Mr Gerrard Casey
Board Member

Date: 27/11/2019 2019

GRANGEGORMAN DEVELOPMENT AGENCY

STATEMENT OF CASH FLOWS

	Notes	Year ended 31 December 2018 €	Year ended 31 December 2017 €
Cash flows from operating activities			
Operating surplus for the year		73,975	103,689
Depreciation	13	1,102,116	1,340,111
Loss on disposal of asset		6,129	0
Interest receivable	3	(2,788)	(8,578)
Decrease in work in progress	14	179,188	375,582
(Increase)/ Decrease in receivables	15	(372,532)	445,771
Decrease in payables	16	(33,100)	(1,261,661)
Transfer (from) / to capital account	4	(685,504)	(5,272,934)
Transfer of assets to TU Dublin	13	0	4,149,508
Advance payments on construction activities		<u>(1,305,315)</u>	<u>2,715,605</u>
Net cash inflow from operating activities		<u>(1,037,831)</u>	<u>2,587,093</u>
Cash flows from investing activities			
Payments to acquire tangible fixed assets	13	(650,184)	(1,605,928)
Interest received	3	<u>2,788</u>	<u>8,578</u>
Net cash flow from investing activities		<u>(647,396)</u>	<u>(1,597,350)</u>
Increase/ decrease in cash and cash equivalents		(1,685,227)	989,743
Cash and cash equivalents at 1 January		<u>18,433,656</u>	<u>17,443,913</u>
Cash and cash equivalents at 31 December		<u>16,748,429</u>	<u>18,433,656</u>

The Statement of Cash Flows and notes 1 to 24 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.

Funding is 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 provides 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 2018 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.

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 PPPCo, 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).

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.

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

NOTES TO THE FINANCIAL STATEMENTS

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 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) and the Health Service Executive (HSE) made the following funds available to the Agency during the year:

	2018	2017
	€	€
Department of Education and Skills – Current (Subhead C. 14)	2,985,042	2,772,033
Department of Education and Skills – Capital (Subhead D. 4)	4,506,097	374,495
Retirement benefit contributions remitted to DoES / DPER	(51,560)	(37,231)
HSE – Contract costs	<u>521,325</u>	<u>664,039</u>
	<u>7,960,904</u>	<u>3,773,336</u>

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

3. OTHER INCOME	2018	2017
	€	€
Technological University Dublin	1,467,309	632,396
Technological University Dublin - Transfer of Buildings	0	19,323,407
Technological University Dublin – reimbursement of costs	229,111	237,895
Recoupment of other costs	52,095	34,977
Bank interest	<u>2,788</u>	<u>8,578</u>
	<u>1,751,303</u>	<u>20,237,253</u>

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

In 2017, control over the Greenway Hub, Adaptive Reuse Cluster, (Rathdown House, Glasmanogue, St. Laurence's and Bradogue) passed to TU Dublin. The transaction resulted in a recognition of income from TU Dublin and a matching reduction in long term liability to TU Dublin.

4. CAPITAL ACCOUNT	2018	2017
	€	€
Balance at 1 January	<u>90,668,485</u>	<u>95,941,419</u>
Transfer from the Statement of Income and Expenditure and Retained Revenue Reserves:		
- Funds allocated to assets in development and construction	319,757	0
- Funds allocated to acquire fixed assets	0	16,880
- Disposal of fixed assets to TU Dublin	<u>0</u>	<u>(4,149,508)</u>
	319,757	(4,132,628)
- Amortised in line with asset depreciation	<u>(1,005,261)</u>	<u>(1,140,306)</u>
Total movement in the year	<u>(685,504)</u>	<u>(5,272,934)</u>
Balance at 31 December	<u>89,982,981</u>	<u>90,668,485</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.

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

5. CONTRACT COSTS	2018	2017
	€	€
Contract costs	<u>521,326</u>	<u>664,039</u>

Up to 31 December 2018, the Agency had incurred contract costs which had been invoiced to the HSE totalling €34,042,225. Further expenditure of €62,181 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	2018	Closing Balance
	€	€	€
Legal and professional	3,468,055	112,537	3,580,592
Enabling and construction works	29,136,640	364,201	29,500,841
Fit out and landscaping	804,071	0	804,071
Refurbishment and relocation	58,333	0	58,333
Estate management & maintenance	42,306	777	43,083
Sundry	5,214	43,811	49,025
Project promotion and public relations	<u>6,280</u>	<u>0</u>	<u>6,280</u>
Total contract costs reimbursed by the HSE at 31 December 2018	<u>33,520,899</u>	<u>521,326</u>	<u>34,042,225</u>

6. PROJECT COSTS	2018	2017
	€	€
Legal services	153,909	121,771
Design consultancy	747,042	451,835
Professional fees – Project Co-ordinators	758,080	398,553
Enabling and construction works	358,330	497,945
Communications, & Advertising	0	301
Estate Management & Maintenance	461,218	210,683
Development Levies	3,644,101	0
General Project Overheads	<u>0</u>	<u>135</u>
	<u>6,122,680</u>	<u>1,681,223</u>

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

Project costs of €6,122,680 (2017: €1,681,223) include €4,872,663 (2017: €555,642) incurred in connection with ongoing PPP project set up costs in respect of the development of educational facilities within the Grangegorman site.

€3,644,101 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 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.

The Agency are procuring two academic buildings for the Grangegorman campus by way of a PPP process. The Department of Education and Skills entered into a Project Agreement 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. Planning permission was applied for and granted by Dublin City Council on 17th July 2015.

The Agency are working with the National Development Finance Agency (NDFA) in this regard. The set up costs of procuring the PPP project are funded by the Department of Education and Skills and are written off 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 expected completion date is Q3 2020.

Up to 31 December 2018, the Agency had incurred total project costs of €35,626,402, which includes €12,140,807 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:

	€
Masterplan, Strategic Development and	
Strategic Development Zone (SDZ) planning scheme	8,425,215
Site infrastructure and public realm	417,583
Non capitalised costs associated with the	
development of education and healthcare facilities	<u>26,783,604</u>
	<u>35,626,402</u>

There were no legal settlements in 2018. A legal settlement of €6,375 in 2017 was paid in relation to one minor fall incident.

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

7. STAFF COSTS	2018	2017
	€	€
Wages and salaries	1,028,346	744,553
Seconded & agency staff	431,220	505,626
Employer's PRSI	104,942	74,103
Staff training and recruitment	<u>22,978</u>	<u>47,007</u>
	<u>1,587,486</u>	<u>1,371,289</u>

Number of employees

An average of 16 (2017: 12) staff were directly employed by the Agency during the year.

An average of 5 (2017: 7) staff were employed by way of secondment or through third party service providers during the year.

€57,872 (2017: €35,582) was deducted from staff by way of pension levy and was paid over to the Department of Education and Skills.

Management and staff related hospitality expenses were €6,202 (2017: € Nil). Total foreign travel expenditure incurred in respect of the CEO and staff was €714 (2017: € Nil).

Employee benefits breakdown*

Range of total employee benefits	Number of employees	
From To	2018	2017
€20,000 - €29,999	0	1
€30,000 - €39,999	2	1
€40,000 - €49,999	2	0
€50,000 - €59,999	1	4
€60,000 - €69,999	8	4
€70,000 - €79,999	4	1
€80,000 - €89,999	1	0
€90,000 - €99,999	1	1

*Applies to staff directly employed by the Agency as at 31 Dec 2018.

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

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

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 2018.

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:

	2018	2017
Discount rate	1.85%	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:

	2018 €	2017 €
Present value of defined benefit obligations that are wholly unfunded	1,650,533	1,090,051
Present value of defined benefit obligations that are wholly or partly funded	0	0
Deferred retirement benefit funding	(1,650,533)	(1,090,051)
Net liability recognised in the Statement of Financial Position at 31 December	<u>0</u>	<u>0</u>

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

c) Net deferred funding for retirement benefits in year

	2018	2017
	€	€
Funding recoverable in respect of current year retirement benefit costs	245,000	171,000
Less: retirement benefit payments	(3,519)	(7,069)
	<u>241,481</u>	<u>163,931</u>

d) Analysis of total retirement benefit costs charged to expenditure

	2018	2017
	€	€
Current service cost	221,000	149,000
Interest cost	24,000	22,000
Employees contributions & refunds	(52,398)	(41,664)
Expenses recognised in the income and expenditure and retained revenue reserves account	<u>192,602</u>	<u>129,336</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 2018 amounted to €1,650,533 (31st December 2017 - €1,090,051).

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:

	2018	2017
	€	€
Present value of defined benefit obligation at 1st January	1,090,051	1,017,120
Current service cost	221,000	149,000
Interest cost	24,000	22,000
Benefits paid in the year	(3,518)	(7,069)
Actuarial loss / (gain)	<u>319,000</u>	<u>(91,000)</u>
Present value of defined benefit obligation at 31st December	<u>1,650,533</u>	<u>1,090,051</u>

9. ESTABLISHMENT COSTS

	2018	2017
	€	€
Repairs and maintenance	62,184	52,049
Cleaning	23,464	23,103
Insurance	43,503	47,246
Rent	0	15,858
Rates (water)	42,083	0
Light and heat	62,503	190,743
Waste management	1,029	828
Security	(955)	8,606
Loss on Disposal of Fixed Asset	<u>6,129</u>	<u>0</u>
	<u>239,940</u>	<u>338,433</u>

10. PROFESSIONAL SERVICES

	2018	2017
	€	€
Legal settlement	0	6,375
Legal services	103,009	98,745
Accountancy / Financial advisory	46,649	8,498
Consultancy (including property advisory)	53,087	4,146
Internal Audit fees	22,368	5,843
Pension advisory fee	3,776	3,598
Other Professional fees	<u>116,318</u>	<u>6,568</u>
	<u>345,207</u>	<u>133,773</u>

In 2018 there were no legal settlements.

In 2017, the legal settlement of €6,375 was paid in relation to one minor fall incident.

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

11. GENERAL OPERATING COSTS	2018	2017
	€	€
Printing, postage and stationery	15,665	22,160
Telephone	8,702	4,000
Bank charges	387	709
Website and IT expenses	47,149	38,235
Office expenses	6,578	5,941
Meeting expenses	5,235	7,427
Newspapers, journals and reference material	918	1,106
Subscriptions	7,295	9,432
Travel and subsistence	3,249	1,061
Interest Payable	<u>12,087</u>	<u>0</u>
	<u>107,265</u>	<u>90,071</u>

12. BOARD MEMBER FEES AND CEO SALARY	2018	2017
	€	€
Chairperson's remuneration	8,978	8,978
Board member fees	<u>30,455</u>	<u>41,895</u>
	<u>39,433</u>	<u>50,873</u>

Chief Executive Officer	2018	2017
	€	€
Basic Salary	<u>96,867</u>	<u>88,823</u>
Travel subsistence and professional subscriptions	<u>999</u>	<u>256</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.

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

13. PROPERTY, PLANT AND EQUIPMENT

	Land, public realm, site infrastructure and buildings €	Assets in development and construction €	Fixtures and office equipment €	Total €
COST				
At 1st January 2018	93,506,985	2,537,759	325,410	96,370,154
Additions	0	608,640	41,544	650,184
Re-classification	(271,615)	271,615		0
Disposal	<u>0</u>	<u>0</u>	<u>(32,689)</u>	<u>(32,689)</u>
At 31st December 2018	<u>93,235,370</u>	<u>3,418,014</u>	<u>334,265</u>	<u>96,987,649</u>
DEPRECIATION				
At 1st January 2018	2,523,975	0	270,533	2,794,508
Charge for the year	1,060,812	0	41,304	1,102,116
Disposals	<u>0</u>	<u>0</u>	<u>(26,560)</u>	<u>(26,560)</u>
At 31st December 2018	<u>3,584,787</u>	<u>0</u>	<u>285,277</u>	<u>3,870,064</u>
NET BOOK VALUE				
At 31st December 2018	<u>89,650,583</u>	<u>3,418,014</u>	<u>48,988</u>	<u>93,117,585</u>
At 31st December 2017	<u>90,983,010</u>	<u>2,537,759</u>	<u>54,877</u>	<u>93,575,646</u>

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

In 2017, control over the Greenway Hub, Adaptive Reuse Cluster, (Rathdown House, Glasmanogue, St. Laurence's and Bradogue) passed to TU Dublin and is reflected within assets above.

Disposals	Cost	Dep	NBV
Greenway Hub	16,869,093	564,048	16,305,045
Adaptive Reuse (Cluster)	<u>7,588,349</u>	<u>420,484</u>	<u>7,167,865</u>
	<u>24,457,442</u>	<u>984,532</u>	<u>23,472,910</u>

Financed By

TU Dublin Long Term Account (note 17)	19,323,402
Capital Account (note 4)	<u>4,149,508</u>
	<u>23,472,910</u>

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

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.

14. WORK IN PROGRESS	2018	2017
	€	€
Work in progress	<u>62,181</u>	<u>241,369</u>

15. RECEIVABLES AND PREPAYMENTS	2018	2017
Amounts falling due within one year	€	€
Trade receivables	3,856	63,164
Amounts due from the Health Service Executive	26,848	0
Amounts due from the Technological University Dublin	192,636	122,667
Accrued income	165,191	3,500
Sundry receivables and prepayments	<u>222,391</u>	<u>49,059</u>
	<u>610,922</u>	<u>238,390</u>

All receivable balances are deemed recoverable within one year.

16. CURRENT LIABILITIES	2018	2017
Amounts falling due within one year	€	€
Trade payables	493,377	600,729
Amounts due to the Technological University Dublin	139,777	57,325
Professional services withholding tax	93,326	131,009
Value added taxation	19,371	54,574
RCT	0	6,369
PAYE / PRSI	38,327	33,573

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

Retirement benefit contributions	9,266	9,222
Accruals	1,504,180	1,433,001
Deferred income	1,247,670	998,481
Retentions held on construction operations	366,159	540,900
Sundry payables	<u>90,581</u>	<u>169,951</u>
	<u>4,002,034</u>	<u>4,035,134</u>

17. LONG TERM LIABILITIES	2018	2017
Amounts falling due after more than one year	€	€
Advanced payments on construction activities	<u>15,976,025</u>	<u>17,281,340</u>

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. At 31st December 2018, a total of €2,277,509 (2017: €5,254,277) 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.

	2018	2017
	€	€
Balance at 1st January	17,281,340	33,889,138
Advanced in year	0	3,400,000
Project costs expended in year	(1,208,372)	(482,289)
Transfer of Assets to TU Dublin	0	(19,323,402)
Depreciation	<u>(96,943)</u>	<u>(202,107)</u>
Balance at 31st December	<u>15,976,025</u>	<u>17,281,340</u>

The balance is made up of	2018	2017
	€	€
Funding provided not utilised at year end	13,698,516	13,886,125
Cumulative funding used for asset development	<u>2,277,509</u>	<u>3,395,215</u>
Balance at 31st December	<u>15,976,025</u>	<u>17,281,340</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).

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

18. RETAINED REVENUE RESERVES	2018	2017
	€	€
At 1st January	504,102	400,413
Surplus for year	<u>73,975</u>	<u>103,689</u>
At 31st December	<u>578,077</u>	<u>504,102</u>

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:

	2018	2017
	€	€
Contracted for but not provided for in the financial statements		
PPP set up costs	764,508	1,807,221
Non PPP	<u>5,185,397</u>	<u>3,021,607</u>
	<u>5,949,905</u>	<u>4,828,828</u>

GRANGEGORMAN DEVELOPMENT AGENCY

NOTES TO THE FINANCIAL STATEMENTS

21. ANALYSIS OF CHANGES IN NET FUNDS

	Opening Balance €	Cash flows €	Closing Balance €
Cash at bank and in hand	<u>18,433,656</u>	<u>(1,685,227)</u>	<u>16,748,429</u>
Net funds	<u>18,433,656</u>	<u>(1,685,227)</u>	<u>16,748,429</u>

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 €136,840 (2017: €139,952).

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. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved by the Board on 2019

Penelope Kenny
Ms Penelope Kenny FCA
Board Member

27 November
Gerrard Casey
Mr Gerrard Casey
Board Member





Appendices

APPENDIX 1

Consultative Group*

Department of Education and Skills/HEA
Sorcha Carthy

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 Nial Ring
Cllr Áine Clancy

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 Luke McManus
Ms Claire Owens

*as of end of 2018



Appendices

APPENDIX 2*

Agency Staff

Chief Executive – Mr Ger Casey
Director of Finance – Mr Peter O’Sullivan
Director of Construction and Operations – Ms Máire Mellerick
Director of Strategy and Design – Mr Conor Sreenan
Corporate Affairs Manager – Ms Nora Rahill
Senior Planner – Mr Kieran Sweeney
Communications Officer – Mr Ronan Doyle
Communications Assistant – Ms Lori Keeve
Financial Controller – Ms Catherine Hallinan
Assistant Accountant – Ms Catherine Stapleton
Senior Architect/Project Coordinator – Mr Pat O’Sullivan
Senior Conservation Architect/Project Coordinator – Ms Una Sugrue
Senior Architect/Project Coordinator – Mr Edward Scanlon
Senior Engineer/Project Coordinator – Mr Shay Bowman
Senior Engineer/Project Coordinator – Mr Padraic Ballantyne
Senior Engineer/Project Coordinator – Mr Des Marmion
Senior Engineer/Project Coordinator – Mr Dominick Healy
Senior Quantity Surveyor/Project Coordinator – Mr Nigel Thompson
Senior Quantity Surveyor/Project Coordinator – Mr Derek Niven
Employment and Training Coordinator – Ms Kathleen McCann
Project Information Manager/Project Coordinator – Mr Robert Moore
Administrator – Ms Anne-Marie Deasy

*as of end of 2018





Grangegorman Development Agency

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