



**Grangegorman
Development Agency**
Gníomhaireacht Forbartha
Ghráinseach Ghormáin



Grangegorman Development Agency

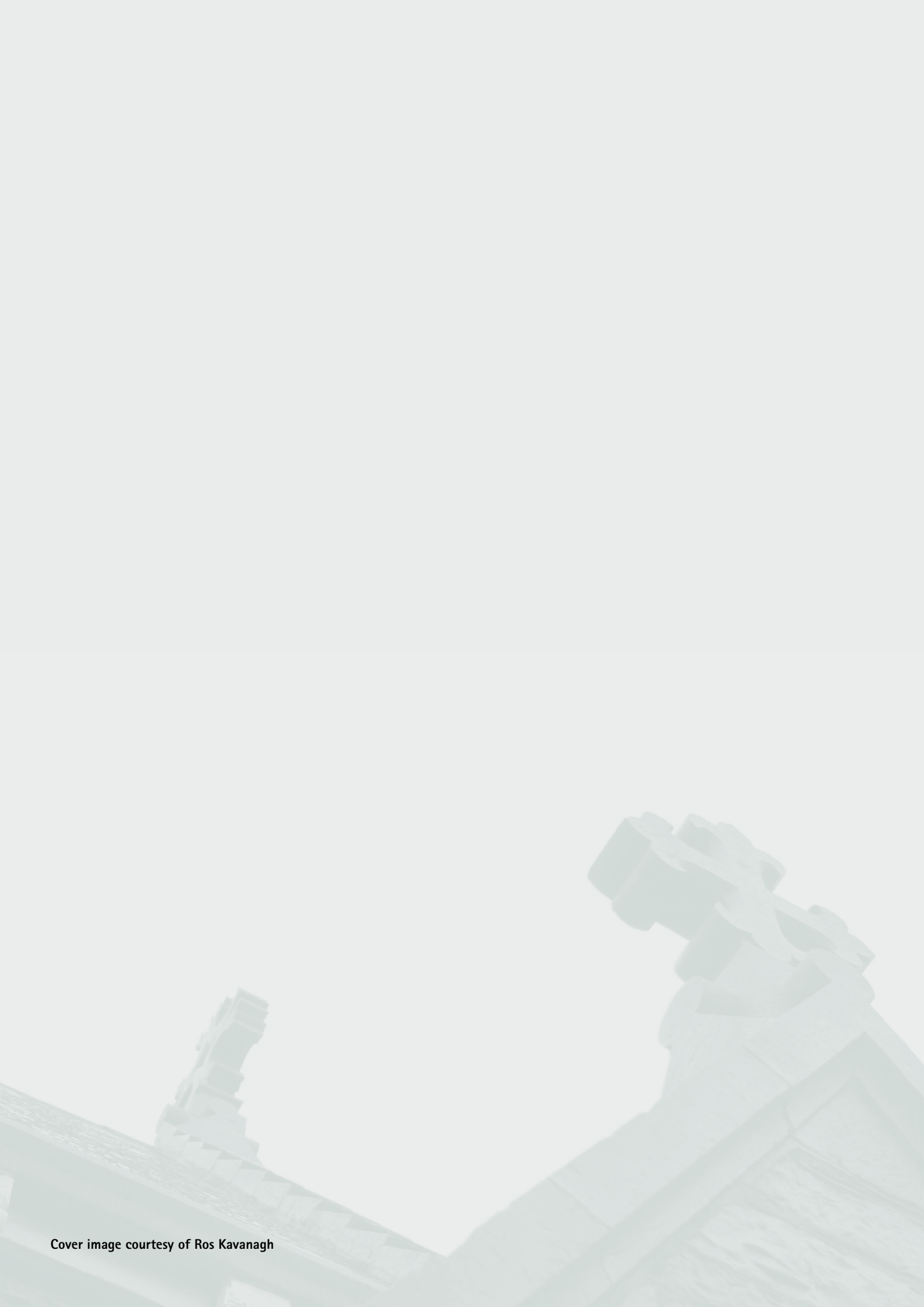
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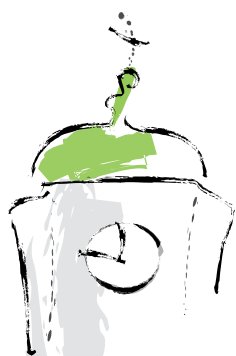


Annual
Report
2014



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Chairperson's Foreword



2014 was one of the busiest years the Grangegorman project has seen. There were 6 contractors active throughout the year employing just over 350 construction workers at peak, over 40 of whom were local residents.

It is a testament to the progress of the project that four Government Ministers visited the site during 2014. They came to view the new campus and to mark the occasion of DIT students finally arriving on the site. In February Minister Brendan Howlin also came to launch the Joining up the Dots II, an update to the original Grangegorman Employment Study.

This, of course, was during the tenure of the previous Board. Up to May 2015, and for the previous three years, the Board was chaired by Mr. John Monahan. He and the Board guided the Agency through a very active time which was marked by significant milestones on the road to the realisation of the strategic vision for this great project. These are outlined in previous annual reports. A particular source of satisfaction I am sure was seeing up to 1,000 students come onto the campus in 2014.

The Agency is deeply appreciative of the work and commitment of Mr. Monahan and the previous Board.

I look forward very much to working with the new Board as well as with all stakeholders, the Chief Executive and the Agency staff in the coming years to advance this very important and exciting project.

A handwritten signature in black ink, appearing to read 'O Cussen', written over a thin horizontal line.

Oliver Cussen



Chief Executive Officer's Introduction



While 2013 really saw the Grangegorman re-development get underway, 2014 has been the year that delivered, with the first 1,000 DIT students now at home on the Grangegorman site and the bulk of site infrastructure services now in place. The Agency completed much needed infrastructure for the surrounding area. This was not without challenge and inconvenience for the surrounding community and commuters. We acknowledge the disruption and would thank all for their feedback and engagement during this period. As an Agency we want to maintain and support open communication so that concerns are addressed. All of the hard work over the last year has really paid off with overwhelmingly positive feedback across the board and over 700 local people attending an open day tour of the new facilities last September.

While construction has eased back somewhat it is fantastic to see work now started on the first new DIT building onsite, the Greenway Hub. Also, the GDA is now back on the Grangegorman site in the refurbished Clock Tower building and even more importantly work has begun on the stabilisation of the Lower House, the oldest building on the site, and the Church of Ireland Church.

This year has been a pivotal one in that it saw the opening of the previously closed off Grangegorman site to the surrounding communities as well as marking the first steps in bringing all of DIT onto one unified campus. We hope to carry that momentum forward into the new year as the Primary Care Centre will begin construction incorporating the former Laundry Building, The Greenway Hub will be completed and opened, and the Central and East Quads are due to begin the planning process. Construction on this exciting project is anticipated to commence in late 2015 and will deliver almost half of DIT to Grangegorman upon completion in September 2017.

Other projects expected to see movement early next year include the completion of the replacement Dublin Bus Park to make way for Broadstone Gate, works to Fingal Place gateway, the opening of the playground and seeding of the grass pitches. Completing all the above works will be an important step in the delivery of a key link to the rest of the city and it is hoped will provide amenities to the local community that prove beneficial and enjoyable for all. The GDA continues to work the Masterplan Team to ensure the overall vision of the Masterplan is not compromised.

I would like to acknowledge the positive contribution from our various stakeholders throughout the year. Without this ongoing commitment to the Grangegorman project, the achievements to date would not have been realised. Equally the commitment and work of the Board and Executive from a strategic and operational perspective has ensured delivery of high quality projects, while laying the plans for the continuation of the build-out of the entire Urban Quarter.

A handwritten signature in black ink that reads "Michael Hand". The signature is written in a cursive, flowing style.

Michael Hand

Chapter

1

2014 at a Glance



AFTER..

2014 at a Glance

- January** – SIPR well underway
- February** – Adaptive Re-use begins; New website goes live; Info sessions on planning applications – Primary Care Centre and Bus Park; Election process for new community Board Member begins
- March** – Launch of Joining up the Dots II – Brendan Howlin TD; Michael Hand CEO awarded honorary doctorate by DIT; Greening of the Clock Tower for St Patrick's Day
- April** – Smithfield Pipe-work begins; Broadstone Gate Part 8 approved by DCC; Alec Darragh elected as community Board member
- May** – GDA moves to Park House; Clock Tower Refurbishment begins
- June** – Extended hours onsite take place
- July** – BAM go onsite at Greenway Hub; peak of construction workers on site
- August** – 'Meet the Buyer' event takes place for PPPs
- September** – First piece of Campus handed over to DIT, first 1000 students begin their studies on campus; Local residents visit takes place; Tánaiste and Ministers visit the site; Bus Park begins; students arrive; Lord Mayor of Dublin visits the new campus
- October** – GDA moves to the refurbished Clock Tower
- November** – Work begins on the stabilisation of the oldest building on the Grangegorman site – the Lower House, and the Church of Ireland Church; Minister for Transport launches sustainable transport at Grangegorman
- December** – Christmas lights in An Croí turned on by Fr Piaras O'Duill



BEFORE..

Chapter

2

Planning for the Future



Planning for the Future

The Grangegorman site was designated as a Strategic Development Zone (SDZ) by Government in December 2010. An area is designated as a Strategic Development Zone where the site is deemed to be of strategic economic or social importance to the state. The key benefit of the SDZ designation is that it supports the orderly and phased delivery of an integrated development.

The SDZ Planning Scheme for Grangegorman was adopted by Dublin City Council in July 2011 and was appealed to An Bord Pleanála. An Oral Hearing took place in November 2011 and in May 2012 the Board approved the Planning Scheme with some minor amendments.

Since coming into effect as the planning control document for the site the Planning Scheme has proven very successful in helping the project to advance and in giving certainty to both the GDA and its stakeholders on what can and cannot be developed on the site.

Planning Applications

There were 16 planning permissions granted up to the end of 2014 under the Grangegorman SDZ Planning Scheme. Half of these were granted in 2014 as shown below:

- Replacement Bus Park – *10th January*
- Works to the Roman Catholic Church – *21st February*
- Access to rear of Grangegorman Villas – *3rd March*
- Bus Park Modifications – decision granted *16th June*
- Removal of existing fire escape stairs, North House – *14th July*
- Stabilisation works to Lower House and Church of Ireland Church – *18th July*
- Primary Care Centre – *9th September*
- Retention of temporary primary school – *9th October*

Chapter

3

Vital Connections and Links – Site Infrastructure & Public Realm



Vital Connections and Links

– Site Infrastructure & Public Realm

40km of pipe laid

155,000m³ earth moved

The Site Infrastructure and Public Realm (SIPR) project is a massive undertaking which covers the entire Grangegorman land bank and consists of the laying of all utility services, major earthworks and development of the public realm – paths, roads, green areas, lighting, seating, bike parking, etc. This contract is being delivered by Roadbridge.

Phase 1 of this contract delivered the initial public realm to allow the first 1,000 DIT students to come onsite in September 2014. As well as delivering all of the site's utility services, this contract also delivered a new 600mm diameter surface water pipe connection to Smithfield as required by Dublin City Council. The construction of this pipeline took place from April to September and, in terms of interface with the public, it was one of the most complex projects the GDA has undertaken to date. The pipe had to be laid under the road all the way from Smithfield to the Grangegorman site with much of the route consisting of narrow residential roads or in a main artery through the city. While disruption was unavoidable on a project such as this, the pipe was delivered by the contractor on time and with few complaints.



The pipes are laid for water, gas, communications and electric cables throughout the site

Roadbridge completed the first piece of the permanent St. Brendan's Way in time for it to be handed over to DIT on 1st September. This area, known as An Croí, has already become the vibrant heart of the new DIT campus and the route through from Grangegorman Lower to the Phoenix Lane Gate on North Circular Road is heavily used by local parents taking their children to and from school. The addition of this new public entrance on Grangegorman Lower has increased the permeability of the site and opened up this walled off site to the surrounding community. A pedestrian gate at Fingal Place is expected to open early next year which will create a western site access from Prussia St. A landscaped garden area reminiscent of the medieval style was also completed as a Cultural Garden to commemorate the history of the site.



District heating and services pipes are installed underneath An Croí



The completed An Croi invites people to the new campus



The grass pitches take shape in autumn 2014

On the lead up to the handover it was necessary on several occasions for the contractor to apply for extended working hours in order to ensure the campus was ready for the arrival of the students. Generally this extra work proceeded without incident. However, on one occasion the contractor did carry out work outside its permitted hours and this did cause disruption for local residents. On this occasion the contractor was sanctioned by the GDA and also made a voluntary contribution to three local charities by way of apology.

Following the completion and handover of An Croi and the major infrastructure on the west side of the site the contractor moved focus onto advancing the pitches, walking/running track and the playground, as well as infrastructure works on the east side of the site. The all-weather pitches were completed in late September and the other pitches and amenities are due for completion early in the New Year.



The Cultural Garden provides a scenic green walk through the campus

Chapter

4

Education



Education

Adaptive Re-use

There are 11 protected structures on the Grangegorman site. It is the responsibility of the GDA to ensure that these buildings are not just protected but that they are brought back to life as part of the overall development of Grangegorman. To this end, 2014 saw 6 of these historic buildings refurbished as part of the Adaptive Re-use project and brought back into use for educational purposes. These structures are now known as North House, Orchard House, Rathdown House, Glasmanogue, St Laurence RC, and Bradogue. The first 1,000 DIT students moved into these new facilities in September this year marking the first steps in consolidating DIT at Grangegorman. The majority of these students are from the schools of Social Sciences and Creative Arts.

With the Phoenix Care Centre opened in 2013, St Brendan's Hospital closed its doors and those buildings which were still in use as the former hospital underwent a huge transformation by Purcell Construction. This grouping of 5 protected structures, known collectively as "the Cluster" now house DIT security, the main reception area, a restaurant, a library, lecture space, the President's office, computer rooms, the Students Union, a gym and a multi-purpose church used for conferences, events and lectures as well as retaining its religious use.

Before: The restaurant under construction in Rathdown House



After: The Courtyard restaurant in operation





The former male infirmary adapted as a gym for student and community use

Where previously this grouping of buildings had enclosed garden areas separating them, a paved courtyard with a protected tree in its centre creates a vibrant new public space leading from the new entrance to the campus on Grangegorman Lower. The "Cluster" area has been renamed An Croi, in keeping with the Masterplan vision for this becoming the Student Hub of the new campus. The renaming of each of these structures references part of the history and past geography of the site and surrounding area.

Also part of the Adaptive Re-use project, but undertaken by JJ Rhatigan & Co., was the refurbishment of the Top House, now named North House and home to the DIT School of Creative Arts. Both Adaptive Re-use projects ran concurrently with the SIPR project for the majority of 2014 before the arrival of the first DIT staff and students in September.



St Laurence's Church now used as a multi-purpose event space



*New glass box
entrance to the
North House*

The North House was in a major state of disrepair after falling into disuse around 1995. Similar to the Cluster, a new entrance to the building was created and where possible the architectural features were retained and highlighted, including some of the original floors and the exposure of the internal red brick walls. Photo dark rooms, fine art and print studios, workshops, and exhibition and teaching spaces were all installed as part of the refurbishment. A lot of the furniture is movable allowing for a greater degree of creative expression through education.

During the course of the project, an underground stone staircase and well with an iron hand pump was discovered to the rear of the building dating from c1870. The room has been temporarily refilled to protect the iron pump from further degradation and will be incorporated into the final Masterplan design for the North House as part of the Academic Hub.



*Before: North
House during
Adaptive Re-use*



*After: Lecture
Studio North
House, September
2014*

The PPPs – Central and East Quads

Announced as the flagship project of the Government Stimulus Package 2012, a huge amount of work has gone on over the past few years to bring this project to fruition. The Central and East Quads will be developed through Public Private Partnership (PPP) and will see half of DIT (around 10,000 students) at Grangegorman once completed. The Central Quad will accommodate 10 DIT schools from the Colleges of Science, Health, Food and Tourism, whilst the East Quad will be home to the school of Arts, Media, Languages and the Conservatory of Music. These substantial Quads will replace facilities at Kevin St., Cathal Brugha St. and several smaller DIT properties.

Healy Kelly Turner Townsend (HKTT) were appointed as technical advisors for the PPPs and the project went out to tender in October 2013. There has been considerable work involved in preparing the tenders throughout 2014, including a "Meet the Buyer" event with the three shortlisted consortia in August.

The three shortlisted consortia selected to progress the next stage of the delivery of the PPPs are BAM PPP, Eriugena Group and Kajima Infrared. BAM PPP includes BAM Building Ltd and BAM FM Ireland Ltd. Eriugena Group consists of the Spanish contractor FCC Construcción SA, John Sisk & Son and the facility management service providers Mitie and Noonan Services. UK based Brookfield Multiplex Construction Europe and HSG Zander Ireland Facilities Services form the final consortium, Kajima Infrared.



Minister Ged Nash TD with CEO of Enterprise Ireland Julie Sinnamon, CEO of the NDFA Brian Murphy and CEO of the GDA Michael Hand at the Meet the Buyer event. Also pictured are GDA, DIT and NDFA staff

'Meet the Buyer' Event

On 13th August in CityWest Hotel, the National Development Finance Agency and GDA, in partnership with Enterprise Ireland, ran an information and networking event connecting local suppliers to opportunities arising from the Grangegorman PPPs. The event was opened by Minister for Business and Employment Ged Nash TD, and provided attendees with the chance to meet with the three shortlisted candidates. Over 400 participants attended the event.

The PPP selection process continued into 2015 when the preferred bidder was announced ahead of construction commencing on both Quads. It is anticipated that the PPPs will be completed by the end of 2018.



The main building frame of the Greenway Hub is in place



BAM Building sign the contract for the Greenway Hub

The Greenway Hub

On the 4th September, 2014 BAM Building signed the contract for the construction of the first new DIT building at Grangegorman – the Greenway Hub. Funded through Enterprise Ireland and the Programme for Research in Third Level Institutions (PRTL), construction on this research and innovation hub is well under way. The building is being constructed using Building Information Modelling (BIM) which allows the contractor to utilise a full digital representation of the building and its functions to assist with the build. The Greenway Hub will create specialist research facilities for the Environmental Sustainability and Health Institute (ESHI) and incubation spaces for DIT Hot House (HHI), which provides space for start-up businesses. Construction on this research hub continued into 2015 with a target of February 2016 for occupation.

Chapter

5

Health



Health

Phoenix Care Centre

One year on from the official opening, the Phoenix Care Centre is operating successfully in its role in providing the latest in mental healthcare to the area. Over 2014 there have been very positive reports on this new health facility with less than half of the 54 beds full long-term. As part of the Per Cent for Art for the Phoenix Care Centre, two pieces were commissioned this year and have been installed in the foyer and are viewed very favourably by all. Aisling Prior was the curator for the project and the pieces were created by artists Joy Gerrard and Oisín Byrne. "Dawn/Dusk", Joy Gerrard's piece, consists of 400 glass spheres on varying lengths of steel wire suspended from the ceiling. Oisín Byrne's piece is a wall hanging screen printed on embroidered silk named "Long live the weeds and the wilderness yet".



*'Dawn/Dusk', Joy
Gerrard's Per Cent
for Art piece*



*Oisín Byrne
created 'Long live
the weeds and the
wilderness yet'*

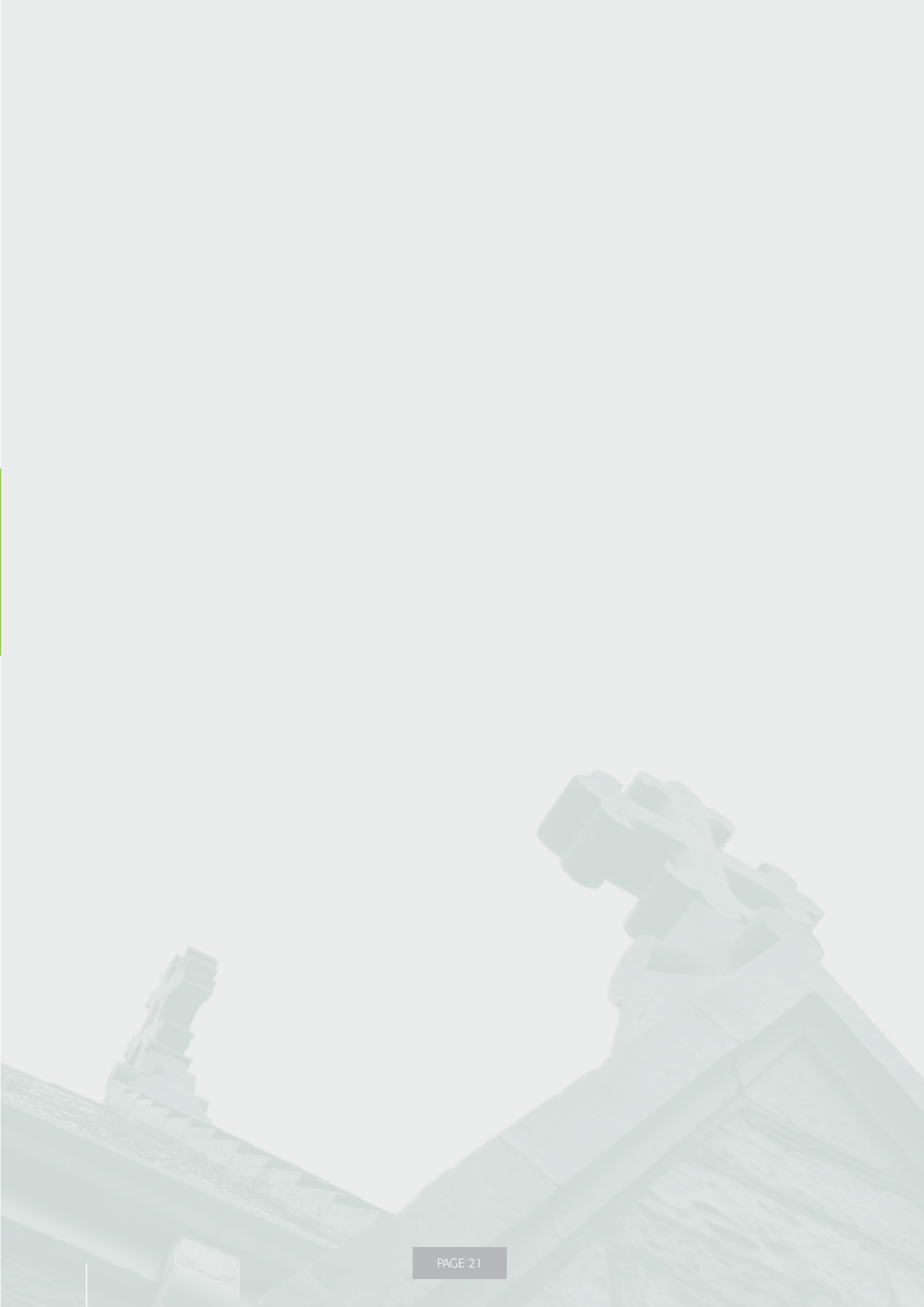
Primary Care Centre

Over 2014, Bourke Builders Ltd carried out initial works on the former Laundry building as part of the preparation for the Primary Care Centre build. Planning permission was also received this year for the construction of a new 3-storied structure incorporating the protected former Laundry. A Public Information Evening with local residents was held to keep the community up-to-date with this project. The new Primary Care Centre will deliver much needed resources to the Grangegorman area, providing GP and public nursing facilities, optometry, occupational and physical therapy as well as other health related services. Construction started in May 2015.



Community Nursing Unit

The Community Nursing Unit (CNU) will comprise of 100 – 120 bed residential healthcare unit operated by the HSE at Grangegorman to serve the Dublin North East area. It will also provide facilities for residents who have specific mental health needs and will include day-care facilities for elderly residents in the local area. A feasibility study is currently being carried out to look at ways of advancing this project.



Chapter

6

Community



Community

Community Liaison Committee

The Community Liaison Committee (CLC) was set up in 2011 to help embed the new DIT community with the existing community in the Grangegorman area. The primary aim of the CLC is to ensure that the community has a forum to discuss issues and potential problems around the Grangegorman Project and new campus. Members include community representatives as elected in the GDA elections, DIT, the HSE, DCC, Public Representatives and the Gardai.

2014 was an important year for the group as the first students arrived on site in September. This was also the year of multiple contractors on site, including the extensive site-wide SIPR project and the CLC was an essential forum for community dialogue on a number of issues arising from this. Issues raised and discussed over the year included: noise; road sweeping; derelict housing in the area; the surface water pipe to Smithfield; and the temporary relocation of Grangegorman Villas parking as a result of this work. Also addressed was the campus access and security once students arrived and how this would be managed going forward.

On the back of concerns arising from the CLC, in late 2014 the GDA commissioned a report on the potential impact of a mass influx of students to the Grangegorman area.



The Community takes a tour around the newly opened facilities

Consultative Group

The Consultative Group is a statutory group established under the requirements of the GDA Act 2005. Each term of the group, like the GDA Board, runs for three years and includes a wide range of membership across the numerous stakeholders of the Grangegorman Project. The group meets on a quarterly basis to give an update on their respective organisations and to listen to any concerns the community representatives may have. Issues raised within the CLC can also be brought to the Consultative Group for feedback. Discussions throughout 2014 included the election of the Community Representative to the Board, the arrival of the first students on site, community issues around SIPR and proposals for improved public transport around Grangegorman.

Grangegorman Labour and Learning Forum

The Grangegorman Labour and Learning Forum (GLLF) was established in 2010 to implement recommendations from the 2009 local employment study – Joining Up the Dots – to maximise community gain from the Grangegorman Project. This study identified many potential employment opportunities and one of the key roles of the GLLF is to oversee the implementation of the Grangegorman Employment Charter with all contractors on site. The Charter aims for 20% of all new construction jobs to be offered to local residents within the Grangegorman area. With 5 contractors on site over the year, 2014 was an important one for the GLLF in ensuring that all contractor requirements to the local community were being met.

At the construction peak of 2014, there were over 300 workers onsite with each contractor aiming to fulfil a minimum of 10% of new jobs from the Grangegorman area. This was a total of 40 local workers on site.

On 3rd March, the Minister for Public Expenditure and Reform Mr Brendan Howlin TD visited Grangegorman to launch the updated profile of the local area, Joining Up the Dots II. The report built on the recommendations of the 2009 study with more up-to-date knowledge of the area taken from the 2011 census. The report showed that the Grangegorman population has grown in recent years but has high levels of unemployment compared to the national average. Launched alongside Joining Up the Dots II was the Grangegorman Framework Document which underpins how the Grangegorman Project ties into the city, national, European and International policy. Both documents will play an influential part in shaping the role of the GLLF over the next few years.



*The campus in use
by students and
the community
alike*

In 2013 through the work of the GLLF under the stewardship of Chair Bridget McManus, Grangegorman/Northwest Inner City made it through to the next stage of the ABC Child Poverty Project which runs until 2016. The primary aim of the project is to address child poverty in local areas and with all but one of the schools in the Grangegorman area designated as a DEIS school, has far-reaching benefits for this community. A lot of work took place over 2014 to develop this significant project and it is expected to see further advancement in 2015.

Public Art Working Group

At the end of 2013 the Grangegorman Public Art Working Group (PAWG), chaired by Ciaran Benson began meeting to fulfil the terms of the Grangegorman Arts Strategy 2012. The Strategy sets out the commitment of the GDA to build and connect with a diversity of artists and arts practices which will complement the national arts policy and leave a lasting legacy at Grangegorman. The PAWG met regularly over 2014 to pin down ways to implement the Arts Strategy over a three year Public Art programme. A dedicated person is required to oversee and administer the roll-out of this proposed programme and in 2015 the GDA procured a Public Art Coordinator on behalf of the group for this role.



Clock Tower goes green for St Patrick's Day



The local community enjoys the canteen facilities in Rathdown House

Community Events

2014 was a very significant year for the Agency with the first 1,000 students on site and the opening up of new accesses and public realm. Throughout the year, there were a number of notable events that took place which shared these achievements and milestones with the local community, the foremost of which are outlined below. Parallel to the onsite happenings, the new GDA website at www.ggda.ie went live early in the year which has an updated, modern look and an interactive map of the Masterplan for easy access to information on the different projects within the development. This provides a strong informational platform for the local community and further afield about all the latest news and upcoming events of the Project.

Communication

Quarterly newsletters are delivered to the Dublin 7 area reaching 20,000 homes. In addition to the development of the website the GDA have an active facebook and twitter page. In 2014 to coincide with the 1000 students on site FB also reached a 1000 followers.

Greening of the Clock Tower

As part of the global greening initiative supported by the Department of Foreign Affairs and Trade, 2014 saw the iconic Clock Tower building turn green for St Patrick's weekend in March. The SIPR contractor Roadbridge arranged for the green lights to be projected onto the building.

'Personal Effects' Artist Exhibition

As part of Phizzfest 2014, artist Alan Counihan presented an exhibition called Personal Effects in the Long Stores on the Grangegorman site. This emotive project was developed during the retrieval of old possessions of past patients in the Grangegorman hospital. They were found during the cataloguing of the hospital archives in a disused building onsite with the Grangegorman Community Museum and under the guidance of the National Archives. The exhibition ran for 4 days on site and was very well received by the community.

Election of Community Representative to the GDA Board

The Community Representative elected to the Board in the 2012 elections Mr Brendan Sharkey, resigned his role in late 2013. An election process for a new candidate was carried out in early 2014 with Mr Alec Darragh successfully appointed.



Tánaiste and Ministers take a tour of the new Grangegorman facilities

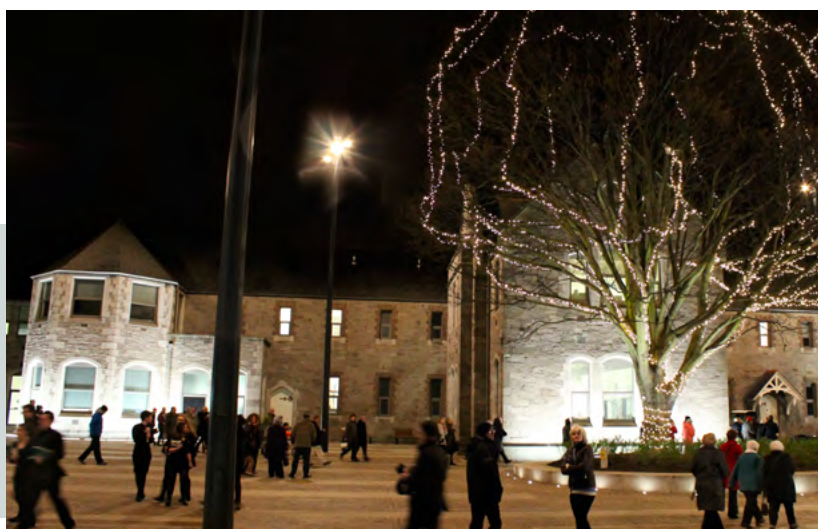
Community Open Day of new campus

Grangegorman welcomed the first DIT students on site and the GDA officially handed over the first part of the new campus to DIT on 1st September in an informal ceremony where the master key of the old hospital was presented to the President of DIT. In that same week, the local community was invited to an open evening of the new facilities, offering tours of the refurbished buildings and walkabouts of the redesigned public realm. Over 700 people, including past employees of the hospital, attended the event. There was an overwhelmingly positive response to the new campus with the local community looking forward to using the new public facilities such as the playground as they became available.

On 11th September 2014, the Tánaiste Joan Burton TD, the Minister for Public Expenditure and Reform Brendan Howlin TD, the Minister for Education and Skills Jan O'Sullivan TD, and the Minister for Transport Tourism and Sport Paschal Donohoe TD visited the new campus at Grangegorman. They received a warm welcome from students newly at home on campus and were given a tour of the new facilities, including the DIT Students Union (Bradogue) and the gym (Glassmonogue) which is also open to community participation. The Ministers noted the great benefit to the local community arising from the redevelopment and their commitment to supporting this major capital project.

Christmas Lights in An Croí

To mark the first Christmas on the new campus, the Agency alongside DIT, organised a tree lighting ceremony around the tree in the centre of An Croí. The event took place on 10th December after a DIT carol service in St Laurence's Church. Fr Piaras O'Duill, former Chaplain of St Brendan's Hospital and local resident, turned on the Christmas lights after a rendition of O Christmas Tree by a local boy soprano.



The Local Community celebrates the Christmas lights at Grangegorman

Chapter

7

Sitewide Projects



Sitewide Projects

Grangegorman Estate Management

With the first DIT students now at Grangegorman and part of the site accessible to the public daily, a major goal of 2014 was to establish the Grangegorman Estate Management (GEM) to oversee the running of the new campus. GEM comprises key stakeholders of the site with DIT Estates managing the open public realm and reporting back to GEM. The Agency also has members on the group to report on the site construction and to relay any GEM issues that may arise to the Agency.

The Clock Tower Refurbishment

As well as the SIPR and Adaptive Re-use contracts, a partial refurbishment of the iconic Clock Tower building took place in 2014. On 22nd May Clancy Construction were appointed as contractor for the internal fit-out which was completed in October. The GDA, along with DIT Campus Planning and the HSE Project Office moved into the refurbished facilities at the beginning of November. Fit-out of the building was undertaken with care as conservation of the protected structures on site is part of the ethos of the Agency. The mechanical clock at the top of the building which gives it its current name was also restored this year, and can be heard chiming the hour throughout the Grangegorman area.



The Clock Tower under refurbishment by Clancy Construction



Broadstone Gate

In 2013, the Part VIII Planning Proposal for the Broadstone Gate was rejected due to difficulties with the proposed location of the Maxol Garage from the Broadstone site. The proposal was resubmitted in 2014 with an agreement pertaining to the garage in place. The Part VIII was approved in early April. This allowed the Railway Procurement Agency (RPA) to begin the enabling works for the new Luas stop at Broadstone. At the end of 2014, the RPA was procuring a contractor for the Luas Cross City project, which includes the Broadstone Gate as per the Grangegorman Masterplan. It is envisaged that this project will be completed in 2017.

Replacement Bus Park

As part of the negotiations of the Broadstone Working Group, an agreement was put in place with Dublin Bus to relocate some of the existing bus park facilities currently on the Broadstone site to an area on the Grangegorman site. The Bus Park is conceived as a 2 storey reinforced concrete building with 45 buses parked on top and a car park for 90 cars underneath. This will facilitate the delivery of the Broadstone Gate as part of the Luas Cross City project. On 19th November, Clancy Construction was appointed as the contractor for the build. The replacement facilities were completed and handed over to Dublin Bus in Spring 2015.



Clancy Construction sign the contract for the Replacement Bus Park to make way for the Broadstone Gate.

Stabilisation Works

In late November, Bourke Builders Ltd commenced on site to carry out initial stabilisation works on two of the protected structures – the Church of Ireland Church and the oldest building at Grangegorman, the Lower House. These necessary conservation works are to prevent both structures from further degradation and to construct a new roof over the central block of the Lower House to stabilise the building. Both structures will undergo further works at a later phase of the overall development to complete the conservation process and to convert these historic buildings to their new uses as part of the Masterplan.

Chapter

8

Financial Statements



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BOARD MEMBERS AND OTHER INFORMATION

BOARD MEMBERS:

Mr Oliver Cussen	Chairperson	(appointed 11 th September 2015)
Mr Michael Hand	Chief Executive Officer	(reappointed 11 th September 2015)
Cllr Janice Boylan		(reappointed 11 th September 2015)
Mr Jim Curran		(reappointed 11 th September 2015)
Ms Elva Duffy BL		(reappointed 11 th September 2015)
Mr Alec Darragh		(reappointed 2 nd November 2015)
Ms Denise Dunphy		(reappointed 11 th September 2015)
Dr Berna Grist BL		(appointed 11 th September 2015)
Ms Penelope Kenny FCA		(appointed 11 th September 2015)
Mr Damien Kilgannon		(reappointed 11 th September 2015)
Prof J Owen Lewis		(appointed 11 th September 2015)
Dr Noel O'Connor		(reappointed 11 th September 2015)
Mr John O'Hara		(appointed 11 th September 2015)
Mr Gerry O'Neill		(appointed 11 th September 2015)
Ms Deirdre Prince		(reappointed 11 th September 2015)

Mr John Monahan	Chairperson	(resigned 12 th May 2015)
Cllr Áine Clancy		(resigned 25 th June 2014)
Mr Dick Gleeson		(resigned 12 th May 2015)
Mr Frank Magee		(resigned 12 th May 2015)
Ms Maeve Maguire		(resigned 12 th May 2015)
Mr Peter Murray		(resigned 12 th May 2015)
Mr Ciarán Nevin		(resigned 12 th May 2015)
Ms Anne O'Connor		(resigned 12 th May 2015)
Mr Brendan Sharkey		(resigned 11 th February 2014)

REGISTERED OFFICE:	Grangegorman Lower Dublin 7
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AUDITORS:	Comptroller and Auditor General Treasury Block, Dublin Castle Dublin 2
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BANKERS:	Bank of Ireland College Green Dublin 2	AIB plc 1 Lower Baggot Street Dublin 2
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SOLICITORS:	Mason Hayes & Curran South Bank House Barrow Street Dublin 4
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STATEMENT OF BOARD MEMBERS' RESPONSIBILITIES

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 Chief Executive 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.

STATEMENT OF BOARD MEMBERS' RESPONSIBILITIES

In preparing the financial statements the Agency is required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- 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 confirm it has complied with the above requirements in preparing the financial statements. The Board is responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Agency and which enable it to ensure that the financial statements are in accordance with Section 33 of the Grangegorman Development Agency Act, 2005. 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.

ON BEHALF OF THE BOARD:



Mr Oliver Cussen
Chairman

Date: 22 December 2015



Mr Michael Hand
Board Member

Date: 22 December 2015

STATEMENT OF INTERNAL FINANCIAL CONTROL

The Board acknowledges its responsibility for the Grangegorman Development Agency's system of financial control. It also recognises that any system of financial control can only give a reasonable and not absolute assurance against any material errors. The internal financial controls in operation within the Grangegorman Development Agency during the year are detailed as follows:

CONTROL ENVIRONMENT

- The procurement function operates on the basis of policies agreed by the Board.
- Expenditure limits are applied rigorously to all levels of management.
- All staff members have been supplied with financial control procedures.

PROCEDURES FOR MONITORING EFFECTIVENESS OF FINANCIAL CONTROL

- The Board has established an Audit Committee with appropriate terms of reference.
- The Agency's internal audit service provider conduct regular reviews of the system of internal financial controls. In the year ended 31 December 2014 the Agency undertook two internal audits in respect of IT and business continuity and internal financial control. A number of recommendations arising from the audit have been implemented by the Agency.
- Clearly defined procedures are in place for the appraisal, management and approval of all expenditure.
- The minutes of meetings of the Audit Committee, and other related papers, are reviewed by the Board, with recommendations adopted as appropriate.
- Management accounts are prepared on a monthly basis, identifying all income and expenditure that was incurred. The Chief Executive reviews these accounts, which contain a detailed examination of the underlying transactions and activities, to ensure completeness and accuracy. The Board also reviews these accounts on a regular basis.
- Regular risk assessments are undertaken by the Agency with a view to identifying the main business risks facing the organisation. A corporate risk register has been prepared, along with an action plan to mitigate the impact of controllable risks. The work of internal audit and audit planning is informed by analysis of the corporate risk register.

The Board's monitoring and review of the effectiveness of the system of internal financial control is informed by the work of Internal Audit, the Audit Committee which oversees the work of Internal Audit function, the management team within the Agency who have responsibility for the development and maintenance of the financial control framework and comments made by the Comptroller and Auditor General in his management letter or other reports.

I confirm that in respect of the year ended 31 December 2014, the Board conducted a review of the effectiveness of the system of internal financial control.

ON BEHALF OF THE BOARD:



Mr Oliver Cussen
Chairman

Date: 22 December 2015



Mr Michael Hand
Board Member

Date: 22 December 2015



Comptroller and Auditor General *Report for presentation to the Houses of the Oireachtas*

Grangegorman Development Agency

I have audited the financial statements of the Grangegorman Development Agency for the year ended 31 December 2014 under the Grangegorman Development Agency Act 2005. The financial statements, which have been prepared under the accounting policies set out therein, comprise the statement of accounting policies, the income and expenditure account, the statement of total recognised gains and losses, the balance sheet, the cash flow statement and the related notes. The financial statements have been prepared in the form prescribed under Section 33 of the Act, and in accordance with generally accepted accounting practice in Ireland.

Responsibilities of the members of the Agency

The Agency is responsible for the preparation of the financial statements, for ensuring that they give a true and fair view of the state of the Agency's affairs and of its income and expenditure, and for ensuring the regularity of transactions.

Responsibilities of the Comptroller and Auditor General

My responsibility is to audit the financial statements and report on them in accordance with applicable law.

My audit is conducted by reference to the special considerations which attach to State bodies in relation to their management and operation.

My audit is carried out in accordance with the International Standards on Auditing (UK and Ireland) and in compliance with the Auditing Practices Board's Ethical Standards for Auditors.

Scope of audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements, sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of

- whether the accounting policies are appropriate to the Agency's circumstances, and have been consistently applied and adequately disclosed
- the reasonableness of significant accounting estimates made in the preparation of the financial statements, and

- the overall presentation of the financial statements.

I also seek to obtain evidence about the regularity of financial transactions in the course of audit.

In addition, I read the Agency's annual report to identify material inconsistencies with the audited financial statements. If I become aware of any apparent material misstatements or inconsistencies, I consider the implications for my report.

Opinion on the financial statements

In my opinion, the financial statements, which have been properly prepared in accordance with generally accepted accounting practice in Ireland, give a true and fair view of the state of the Agency's affairs at 31 December 2014 and of its income and expenditure for 2014.

In my opinion, proper books of account have been kept by the Agency. The financial statements are in agreement with the books of account.

Matters on which I report by exception

I report by exception if

- I have not received all the information and explanations I required for my audit, or
- my audit noted any material instance where money has not been applied for the purposes intended or where the transactions did not conform to the authorities governing them, or
- the information given in the Agency's annual report is not consistent with the related financial statements, or
- the statement on internal financial control does not reflect the Agency's compliance with the Code of Practice for the Governance of State Bodies, or
- I find there are other material matters relating to the manner in which public business has been conducted.

I have nothing to report in regard to those matters upon which reporting is by exception.

Seamus McCarthy

Comptroller and Auditor General

29 December 2015

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 in accordance with section 13 of the Grangegorman Development Agency Act 2005 on 24th February 2012.

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

BASIS OF ACCOUNTING

The financial statements are prepared under the accruals method of accounting, except as indicated below, and in accordance with generally accepted accounting principles under the historical cost convention. Financial Reporting Standards recommended by the recognised bodies are adopted as they become operative.

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 are accounted for on a cash receipts basis.

The Agency incurs costs on behalf of third parties. In such cases the Agency incurs the associated contract costs and invoices that cost to the relevant stakeholder. Income is recognised in line with amounts invoiced to third parties.

COST AND ASSET RECOGNITION

The Agency distinguishes between project costs and contracts 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 account in the year in which they arise (Note 5).

Contract costs

This includes expenditure incurred on behalf of third parties (Note 4). 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 Income and Expenditure account 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 12).

ASSETS IN DEVELOPMENT AND CONSTRUCTION

Costs related to assets in development and construction are capitalised where, in the opinion of the Board, 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

STATEMENT OF ACCOUNTING POLICIES

planning application costs, enabling works and consultative studies. Construction costs relate to costs incurred in bringing the asset to completed construction, (see Note 11).

Balance on Income and Expenditure Account

Much of the income in the Income and Expenditure Account 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 account does not represent normal operating surplus or deficits but are largely attributable to the difference between expenditure on an accruals basis and funding on an actual cash basis.

WORK IN PROGRESS

Work in progress represents the uninvoiced 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.

PENSIONS

The Agency operates a defined benefit pension scheme. Pension costs reflect pension benefits earned by employees in the period. An amount corresponding to the pension charge is recognised as income to the extent it is recoverable, and offset by grants received in the year to discharge pension payments.

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

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

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 within bringing assets into working condition for their intended use.

Freehold land, buildings, 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.

Fixtures and office equipment	25% Straight Line
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CAPITAL ACCOUNT

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

INCOME AND EXPENDITURE ACCOUNT

		Year ended	Year ended
	Notes	31 December 2014	31 December 2013
		€	€
INCOME			
Income	1	43,739,537	16,090,798
Net deferred funding for pensions	7(c)	131,000	120,000
Other income	2	<u>364,590</u>	<u>45,251</u>
		44,235,127	16,256,049
Transfer of land to GDA	19	4,930,559	7,659,000
Transfer to capital account	3	<u>(43,821,891)</u>	<u>(15,959,831)</u>
		<u>5,343,795</u>	<u>7,955,218</u>
EXPENDITURE			
CONTRACT AND PROJECT COSTS			
Contract costs	4	1,580,349	1,792,991
Project costs	5	<u>2,286,162</u>	<u>4,284,335</u>
		<u>3,866,511</u>	<u>6,077,326</u>
GROSS CONTRIBUTION		<u>1,477,284</u>	<u>1,877,892</u>
GENERAL OVERHEADS			
Staffing costs	6	1,089,558	1,037,901
Pension costs	7(d)	110,437	95,247
Board members remuneration and expenses	10	8,978	8,978
Establishment costs	8	180,855	334,839
Professional services		81,776	84,076
General operating expenses	9	128,204	116,375
Advertising		53,596	65,914
Depreciation		14,403	14,586
Audit fees		<u>12,000</u>	<u>8,800</u>
		<u>1,679,807</u>	<u>1,766,716</u>
(DEFICIT) / SURPLUS FOR THE YEAR		<u>(202,523)</u>	<u>111,176</u>

Accounting policies and notes 1 to 23 form part of these Financial Statements. All income and expenditure for the year ended 31 December 2014 relate to continuing activities.

ON BEHALF OF THE BOARD:



Mr Oliver Cussen
Chairman

Date: 22 December 2015



Mr Michael Hand
Board Member

Date: 22 December 2015

STATEMENT OF TOTAL RECOGNISED GAINS AND LOSSES

		Year Ended 31 December 2014	Year Ended 31 December 2013
	Notes	€	€
(Deficit) / surplus for the year		<u>(202,523)</u>	<u>111,176</u>
Experience gain on pension scheme liabilities	7	61,000	30,000
Change in assumptions	7	<u>0</u>	<u>50,000</u>
Actuarial gain recognised in the STRGL		61,000	80,000
Adjustment to deferred pension funding		<u>(61,000)</u>	<u>(80,000)</u>
Total recognised (loss) / gain for the year		<u>(202,523)</u>	<u>111,176</u>

ON BEHALF OF THE BOARD:



Mr Oliver Cussen
Chairman

Date: 22 December 2015



Mr Michael Hand
Board Member

Date: 22 December 2015

BALANCE SHEET

	Notes	31 December 2014 €	31 December 2013 €
FIXED ASSETS			
Tangible assets	11	<u>100,473,341</u>	<u>51,245,700</u>
CURRENT ASSETS			
Work in progress	12	348,814	64,206
Debtors and prepayments	13	801,261	544,362
Cash at bank and in hand		<u>20,371,822</u>	<u>11,248,784</u>
		21,521,897	11,857,352
CREDITORS			
Amounts falling due within one year	14	<u>(8,139,708)</u>	<u>(7,625,421)</u>
NET CURRENT ASSETS		<u>13,382,189</u>	<u>4,231,931</u>
TOTAL ASSETS LESS CURRENT		<u>113,855,530</u>	<u>55,477,631</u>
LIABILITIES			
CREDITORS			
Amounts falling due after more than one year			
Deferred income	15	(20,496,606)	(5,738,075)
Deferred pension funding	7(b)	550,000	480,000
Pension liabilities	7(b)	<u>(550,000)</u>	<u>(480,000)</u>
TOTAL ASSETS LESS LIABILITIES		<u>93,358,924</u>	<u>49,739,556</u>
FINANCED BY			
Income and expenditure account	16	(49,335)	153,188
Capital account	3	<u>93,408,259</u>	<u>49,586,368</u>
		<u>93,358,924</u>	<u>49,739,556</u>

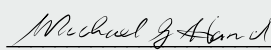
The Statement of Accounting Policies and Notes 1 to 23 form part of these Financial Statements.

ON BEHALF OF THE BOARD:



Mr Oliver Cussen
Chairman

Date: 22 December 2015



Mr Michael Hand
Board Member

Date: 22 December 2015

CASH FLOW STATEMENT

		Year ended 31 December 2014	Year ended 31 December 2013
	Notes	€	€
Reconciliation of operating (deficit) / surplus to net cash inflow from operating activities			
Operating (deficit) / surplus for the year		(202,523)	111,176
Depreciation	11	14,403	14,586
Loss on disposal of fixed assets		1,441	
Interest receivable	2	(61,768)	(3,645)
(Decrease) / increase in work in progress	12	(284,608)	156,367
Increase in debtors	13	(256,899)	(479,438)
Increase in creditors	14	514,287	4,668,255
Transfer to capital account	3	38,891,332	8,300,831
Deferred income		<u>14,758,531</u>	<u>4,517,663</u>
Net cash inflow from operating activities		<u>53,374,196</u>	<u>17,285,795</u>

CASH FLOW STATEMENT

Net cash inflow from operating activities		53,374,196	17,285,795
Returns on investment and servicing of finance			
Interest received	2	61,768	3,645
Capital expenditure and financial investment			
Payments to acquire tangible fixed assets	11	<u>(44,312,926)</u>	<u>(9,415,860)</u>
Increase in cash		<u>9,123,038</u>	<u>7,873,580</u>

RECONCILIATION OF NET CASH FLOW TO NET MOVEMENT IN FUNDS

Net funds at 1 January	<u>11,248,784</u>	<u>3,375,204</u>
Net funds at 31 December	<u>20,371,822</u>	<u>11,248,784</u>
Increase in cash	<u>9,123,038</u>	<u>7,873,580</u>

ON BEHALF OF THE BOARD:



Mr Oliver Cussen
Chairman

Date: 22 December 2015



Mr Michael Hand
Board Member

Date: 22 December 2015

NOTES TO THE FINANCIAL STATEMENTS

1. INCOME

The Department of Education and Skills (Vote 26) and the Health Service Executive (HSE) (Vote 39) made the following funds available to the Grangegorman Development Agency during the year:

	2014	2013
	€	€
Department Of Education And Skills – Current (Subhead C. 14)	2,472,690	1,900,000
Department Of Education And Skills – Capital (Subhead D. 4)	39,686,498	12,397,807
HSE – Contract Costs (Subheads D.1 And D.3)	<u>1,580,349</u>	<u>1,792,991</u>
	<u>43,739,537</u>	<u>16,090,798</u>

2. OTHER INCOME

	2014	2013
	€	€
Dublin Institute of Technology	278,384	41,606
Other grant income	23,000	0
Recoupment of other costs	1,438	0
Bank interest	60,706	3,645
Prompt payment interest	<u>1,062</u>	<u>0</u>
	<u>364,590</u>	<u>45,251</u>

3. CAPITAL ACCOUNT

	2014	2013
	€	€
Balance at 1 January	<u>49,586,368</u>	<u>33,626,537</u>
Transfer from Income and Expenditure Account:		
- Funds allocated to land and buildings	19,844,782	7,659,000
- Funds allocated to assets in development and construction	23,974,252	8,320,353
- Funds allocated to acquire fixed assets (Note 11)	18,701	3,464
- Funds allocated to disposal of fixed assets (Note 11)	<u>(1,538)</u>	<u>(10,775)</u>
	43,836,197	15,972,042
- Amortised in line with asset depreciation (Note 11)	(14,403)	(14,586)
- Amortised in line with assets disposed (Note 11)	<u>97</u>	<u>2,375</u>
	<u>43,821,891</u>	<u>15,959,831</u>
Balance at 31 December	<u>93,408,259</u>	<u>49,586,368</u>

The capital account balance represents the unamortised amount of income used to purchase 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. During the year the Agency acquired fixed assets in the amount of €49,243,485, (note 11), of which €47,095,288 had been funded by 31 December 2014. The balance of €2,148,197 is receivable from the Department of Education and Skills.

NOTES TO THE FINANCIAL STATEMENTS

4. CONTRACT COSTS	2014	2013
	€	€
Contract costs	<u>1,580,349</u>	<u>1,792,991</u>

Up to 31 December 2014 Grangegorman Development Agency had incurred contract costs which had been invoiced to the HSE totalling €23,085,374. Further expenditure of €348,814 has not been charged to the Income and Expenditure account 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 Income and Expenditure account is included below:

	€	€
Costs incurred up to 1 January 2014		21,505,025
Expenditure in 2014:		
- Legal and professional	334,085	
- Enabling and construction works	1,186,106	
- Fit out and landscaping	45,184	
- Refurbishment and relocation	6,600	
- Sundry	4,617	
- Project promotion and public relations	<u>3,757</u>	<u>1,580,349</u>
Total contract costs reimbursed by the HSE		<u>23,085,374</u>

5. PROJECT COSTS	2014	2013
	€	€
Legal services	310,738	200,253
Design consultancy	1,149,923	3,234,190
Professional fees	480,735	509,125
Enabling and construction works	335,120	341,211
Consultation, communications and advertising costs	7,163	746
Estate management & maintenance	828	2,899
General project overheads	1,655	0
Interest payable	<u>0</u>	<u>(4,089)</u>
	<u>2,286,162</u>	<u>4,284,335</u>

Project costs of €2,286,162 (2013: €4,284,335) include €1,604,238 (2013: €3,342,327) incurred in connection with on-going PPP projects in respect of the development of educational facilities within the Grangegorman site.

The GDA are procuring two academic buildings for the Grangegorman campus by way of a PPP process. The GDA are working with the National Development Finance Agency in this regard. The set up costs of procuring the PPP project are funded by the DoES and are written off as project costs as incurred. GDA's commitments relating to the set up costs for these PPP projects are included in note 18 capital commitments.

NOTES TO THE FINANCIAL STATEMENTS

PPP procurement costs include design and legal fees. The tendering process has concluded and a preferred bidder has been appointed, however a legal challenge has been made against the appointment by one of the losing bidders and this is currently following due process. On conclusion of the legal challenge, the project will proceed to Financial Close and the Department of Education and Skills will enter into a Project Agreement which will provide the DIT Grangegorman campus with two academic 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 17 July 2015.

Up to 31 December 2014, Grangegorman Development Agency had incurred total project costs of €20,591,660. 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>11,748,862</u>
	<u>20,591,660</u>

6. STAFF COSTS	2014	2013
	€	€
Wages and salaries	413,223	489,398
Seconded & agency staff	626,908	493,230
Employer's PRSI	39,980	47,541
Staff training and expenses	<u>9,447</u>	<u>7,732</u>
	<u>1,089,558</u>	<u>1,037,901</u>

Number of employees

An average of 7 (2013: 7) staff were directly employed by the Agency during the year.

An average of 7 (2013: 7) staff were employed by way of secondment or through third party service providers during the year.

€28,258 (2013: €34,857) was deducted from staff by way of pension levy and was paid over to the Department of Education and Skills.

7. PENSION COSTS

a) Pension Scheme

The Agency operates a defined benefits scheme which is un-funded. The valuation used for FRS 17 disclosure has been based on an actuarial valuation (December 2014) by a qualified independent actuary to take account of the requirements of FRS 17 in order to assess the scheme liabilities at 31 December 2014.

The scheme is a defined benefit final salary pension arrangement with benefits and contributions defined by reference to current model public sector scheme regulations. The scheme provides a pension (eightieth 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. Pensions in payment (and deferment) generally increase in line with normal salary inflation.

NOTES TO THE FINANCIAL STATEMENTS

The financial assumptions used to calculate scheme liabilities under FRS 17 are:

	2014	2013
Discount rate	5.5%	5.5%
Expected future pensionable salaries increases	4.0%	4.0%
Expected future pension increases	4.0%	4.0%
Inflation	2.0%	2.0%

b) Balance sheet recognition

The amounts recognised in the balance sheet are as follows:

	2014 €	2013 €
Present value of defined benefit obligations that are wholly unfunded	550,000	480,000
Present value of defined benefit obligations that are wholly or partly funded	0	0
Deferred pension funding	(550,000)	(480,000)
Net liability recognised in the balance sheet at 31 December	<u>0</u>	<u>0</u>

c) Net deferred funding for pensions in year

	2014 €	2013 €
Funding recoverable in respect of current year pension costs	<u>131,000</u>	<u>120,000</u>

d) Analysis of total pension costs charged to expenditure

	2014 €	2013 €
Current service cost	105,000	96,000
Interest cost on obligation	26,000	24,000
Employees contributions	(20,563)	(24,753)
Expenses recognised in the income and expenditure account	<u>110,437</u>	<u>95,247</u>

e) Deferred funding liability for pensions

The Agency recognises amounts owing from the state for the unfunded deferred liability for pensions 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 pensions 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 pensions as at 31 December 2014 amounted to €550,000 (31 December 2013 - €480,000) (31 December 2012 - €440,000).

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

NOTES TO THE FINANCIAL STATEMENTS

f) Movement in defined benefit obligation

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

	2014	2013
	€	€
Present value of defined benefit obligation at 1 January	480,000	440,000
Current service cost	105,000	96,000
Interest cost	26,000	24,000
Actuarial (gain) / loss	(61,000)	(80,000)
Present value of defined benefit obligation at 31 December	<u>550,000</u>	<u>480,000</u>

g) History of defined benefit obligation

	2014	2013
	€	€
Defined benefit obligation	<u>550,000</u>	<u>480,000</u>
Percentage of scheme liabilities	<u>11%</u>	<u>6%</u>
Experience gain / (loss) on scheme liabilities	<u>61,000</u>	<u>30,000</u>

8. ESTABLISHMENT COSTS

	2014	2013
	€	€
Repairs and maintenance	54,961	66,221
Cleaning	15,162	16,005
Rodent and pest control	4,039	1,599
Insurance	34,719	33,899
Rent	29,755	0
Rates	15,690	33,865
Light and heat	15,156	6,192
Waste management	728	(1,394)
Security	9,204	178,452
Loss on disposal of fixed asset	<u>1,441</u>	<u>0</u>
	<u>180,855</u>	<u>334,839</u>

NOTES TO THE FINANCIAL STATEMENTS

9. GENERAL OPERATING COSTS	2014	2013
	€	€
Printing, postage and stationery	30,177	36,659
Telephone	13,797	13,107
Bank charges	101	522
Website and IT expenses	44,208	40,817
Office expenses	24,103	12,681
Meeting expenses	3,726	4,408
Newspapers, journals and reference material	1,454	1,087
Subscriptions	5,217	3,605
Travel and subsistence	<u>5,421</u>	<u>3,489</u>
	<u>128,204</u>	<u>116,375</u>

10. BOARD MEMBER FEES AND CEO SALARY	2014	2013
	€	€
Chairman's remuneration	<u>8,978</u>	<u>8,978</u>

Chief Executive Officer

The CEO received salary payments of €88,936 (2013: €88,657) in the year to 31st December 2014. No bonus payments were made in the year. The CEO also received an amount of €2,681 (2013: €2,366) in respect of travel and subsistence and professional subscriptions.

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

NOTES TO THE FINANCIAL STATEMENTS

11. TANGIBLE FIXED ASSETS

	Land and buildings €	Assets in development and construction €	Fixtures and office equipment €	Total €
COST				
At 1 January 2014	35,901,000	15,325,272	223,747	51,450,019
Additions	4,930,559	44,294,225	18,701	49,243,485
Transfers	18,505,654	(18,505,654)	0	0
Disposals	<u>0</u>	<u>0</u>	(1,538)	(1,538)
At 31 December 2014	<u>59,337,213</u>	<u>41,113,843</u>	<u>240,910</u>	<u>100,691,966</u>
DEPRECIATION				
At 1 January 2014	0	0	204,319	204,319
Charge for the year	0	0	14,403	14,403
On disposals	<u>0</u>	<u>0</u>	(97)	(97)
At 31 December 2014	<u>0</u>	<u>0</u>	<u>218,625</u>	<u>218,625</u>
NET BOOK VALUE				
At 31 December 2014	<u>59,337,213</u>	<u>41,113,843</u>	<u>22,285</u>	<u>100,473,341</u>
At 31 December 2013	<u>35,901,000</u>	<u>15,325,272</u>	<u>19,428</u>	<u>51,245,700</u>

During the year land with a current value of €4,930,559 was transferred to the Agency from the HSE, (see note 19).

12. WORK IN PROGRESS

	2014 €	2013 €
Work in progress	<u>348,814</u>	<u>64,206</u>

13. DEBTORS AND PREPAYMENTS

	2014 €	2013 €
Amounts falling due within one year		
Amounts due from the Health Service Executive	200,727	433,756
Amounts due from the Dublin Institute of Technology	208,742	34,609
Accrued income	11,285	17,559
Sundry debtors and prepayments	<u>380,507</u>	<u>58,438</u>
	<u>801,261</u>	<u>544,362</u>

All debtor balances are deemed recoverable within one year.

NOTES TO THE FINANCIAL STATEMENTS

14. CREDITORS	2014	2013
Amounts falling due within one year	€	€
Trade creditors	1,836,741	3,212,639
Amounts due to the Dublin Institute of Technology	14,922	0
Professional services withholding tax	33,174	170,407
Value added taxation	423,643	361,645
Relevant contracts tax	0	38,523
Paye / prsi	10,310	15,879
Pension contributions	3,475	10,548
Accruals	2,982,620	1,786,205
Deferred income	435,868	1,167,855
Retentions held on construction operations	2,226,840	689,605
Sundry creditors	<u>172,115</u>	<u>172,115</u>
	<u>8,139,708</u>	<u>7,625,421</u>

15. CREDITORS	2014	2013
Amounts falling due after more than one year	€	€
Amounts due to the Dublin Institute of Technology	<u>20,496,606</u>	<u>5,738,075</u>

During the course of the year the Dublin Institute of Technology made funds available to the Agency by way of advanced payment in respect of the construction and development of educational facilities at Grangegorman.

16. INCOME AND EXPENDITURE ACCOUNT	2014	2013
	€	€
At 1 January	153,188	42,012
(Deficit) / surplus for year	<u>(202,523)</u>	<u>111,176</u>
At 31 December	<u>(49,335)</u>	<u>153,188</u>

17. BOARD MEMBER INTERESTS

The Agency adopted procedures in accordance with guidelines issued by the Department of Finance 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.

NOTES TO THE FINANCIAL STATEMENTS

18. CAPITAL COMMITMENTS

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

	2014	2013
	€	€
Contracted for but not provided for in the financial statements		
PPP	2,826,960	3,819,595
Non PPP	<u>18,593,433</u>	<u>34,992,266</u>
	<u>21,420,393</u>	<u>38,811,861</u>

19. LAND

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. The Grangegorman site has a total area of 72 acres of which:

- Approximately 17 acres will be used for health projects and will remain in the ownership of the HSE.
- In total 55 acres are to be used for educational and sports projects, of which 40 acres were transferred from the HSE to the GDA as at December 2013 at a nominal value of €20. The remaining 15 acres were transferred to the GDA in December 2014.
- In accordance with FRS 15, the GDA has valued the 15 acres on its Balance Sheet at current value at the date of transfer from the HSE. Based on an external professional valuation carried out on a 5 acre section of the Grangegorman site by W. K. Nowlan & Associates and other assumptions in relation to the use attributable to the land transferred, a value of €4,930,559 has been placed on the 15 acres and a corresponding amount has been posted to the capital account.

20. ANALYSIS OF CHANGES IN NET FUNDS

	Opening balance	Cash flows	Closing balance
	€	€	€
Cash at bank and in hand	<u>11,248,784</u>	<u>9,123,038</u>	<u>20,371,822</u>
Net funds	<u>11,248,784</u>	<u>9,123,038</u>	<u>20,371,822</u>

21. RELATED PARTY DISCLOSURES

Dublin Institute of Technology 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.

22. COMPARATIVE FIGURES

A number of comparative figures have been re-grouped and re-stated on the same basis as the current year.

23. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved by the Board on 22 December 2015.

Appendices

APPENDIX 1

Consultative Group

- Department of Education and Skills/ HEA
Pending
- Department of Environment, Community and Local Government
Mr Stewart Logan
- National Transport Authority
Mr Eoin Farrell
- Dublin Institute of Technology
Dr Paul Horan
Ms Melda Slattery
- D.I.T Staff
Ms Leslie Shoemaker
Mr. Noel Gallagher
- D.I.T. Students
Mr Graham Higginbotham
Mr Pat Kearney
- Dublin City Council Public Representatives
Cllr. Nial Ring
Cllr. Aine Clancy
- Health Service Executive
Mr Derek Dockrell
- H.S.E. Staff
Mr Donal Cassidy
- H.S.E. Service Users Representatives
Mr Barry Hurley
Ms Angela Connolly
- Public Representatives
Ms. Maureen O' Sullivan TD
Mr. Joe Costello TD
- Local Residents
Mr Declan McGregor
Mr Tommie Hodnett

APPENDIX 2

Staff of the GDA

As at date of publication

Chief Executive – *Mr Michael Hand*

Director of Finance – *Mr Peter O' Sullivan*

Director of Construction & Procurement – *Ms Máire Mellerick*

Director of Architecture & Planning – *Mr Ger Casey*

Corporate Affairs Manager – *Ms Nora Rahill*

Senior Planner – *Ms Terry Prendergast*

Communications Officer – *Mr Ronan Doyle*

Senior Architect/Project Coordinator – *Mr Pat O' Sullivan*

Senior Engineer/Project Coordinator – *Mr Paul Kelly*

Senior Engineer/Project Coordinator – *Mr Shay Bowman*

Senior Quantity Surveyor/Project Coordinator – *Mr Joe Boyle*

Senior Quantity Surveyor/Project Coordinator – *Mr. Nigel Thompson*

Senior Quantity Surveyor/Project Coordinator – *Mr. Julian Pringle*

Employment and Training Co-Ordinator – *Ms Kathleen McCann*

APPENDIX 3

Functions of the Grangegorman Development Agency

The GDA was established pursuant to 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 DIT, 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 DIT properties;
- Prepare a strategic plan;
- Decide appropriate procurement strategy;
- Consult with relevant organisations, representative groups and the local community;
- Dispose of DIT properties;
- Carry out construction;
- Return properties to DIT/HSE and any other educational body

APPENDIX

The strategic plan that the GDA is required to prepare will set out the concept for the project along with a funding and delivery plan for the development of the Grangegorman site and must provide for:

- Education & health facilities;
- Access by residents;
- Services – roads, water, drainage and utilities;
- Public transport requirements;
- Refurbishment of protected structures;
- Recreational facilities;
- Research and development facilities;
- Development of commercial activities; and
- Development of the Grangegorman site in the context of land usage in the vicinity and in a manner that is sympathetic with its urban setting.

In creating the strategic plan for the Grangegorman site the GDA under the Act must also:

- have regard to the Dublin City Development Plan; and
- consult with certain stakeholders and other persons having a relevant interest.

APPENDIX 4

Fees Paid to Members

The fees accrued in the Accounts of the GDA for John Monahan were €8,978.

The salary paid to the CEO in 2014 was €88,936.

