



**Grangegorman
Development Agency**
Gníomhaireacht Forbartha
Ghráinseach Ghormáin



Annual Report 2015

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Chairperson's Foreword



Along with the other members of the Board, I was honoured to be appointed Chairperson of the Grangegorman Development Agency in October 2015.

The End of Year Report for 2015 outlines the current state of development of this strategic project at Grangegorman. On behalf of the Board, I pay tribute to the service and achievements of the previous Board and its Chairperson, John Monahan, during their stewardship of the Agency.

The challenge for the new Board is to build on the foundations that have been laid to further deliver the vision for this wonderful, multi-dimensional project.

Unfortunately, a legal action has delayed the start of construction of the Central and East Quads for Dublin Institute of Technology (DIT) which, when completed, will provide facilities for over 10,000 students. It is urgent that construction of the Quads, through the Public Private Partnership (PPP) model, commences at the earliest possible date. The Agency is working with DIT and maintaining continuing liaison with the Department of Education and Skills to achieve this. In conjunction with the Quads we will need to move ahead with a range of other critical services including the library, catering facilities and the first phase of student accommodation.

Construction of the Primary Care Centre, which innovatively combines a protected structure with a new building, is well underway. Completing it will be another milestone in the provision of health infrastructure on the site to add to the already operational Phoenix Care Centre. In liaison with the Health Services Executive, we will progress the development of the Community Nursing Unit. These facilities will provide a modern, integrated range of health and other support services for the community and the city.

The Agency is liaising closely with the Department of Education and Skills to facilitate the development of a major new primary school to cater for the growing needs of the community.

The Agency is collaborating closely with the development of the Broadstone Gate which will be an iconic entrance to Grangegorman and a gateway to the city through the new Luas Cross City network.

The Grangegorman Labour and Learning Forum is continuing its fine work to promote employment and education opportunities for the local community. The ABC early childhood education and support programme, which has received almost €1m in funding, is an exciting initiative developed through the Forum. Once the construction programme recommences, employment opportunities for the community will be promoted through the local Employment Charter.

The Grangegorman public art programme, is now well underway. It is hoped that this programme - '...the lives we live' - can reflect the past, present and future of Grangegorman whilst also engaging the local community in cultural activity and harnessing the wealth of artistic talent in the wider Grangegorman area.

The Agency will continue to listen to the voices of stakeholders and the community, through the Consultative Group and the Community Liaison Committee, as the various elements of the project are delivered.

I would like to convey the Board's appreciation to the staff of the Agency for their great commitment and expertise in delivering the range of significant achievements to date.

Michael Hand has led the Agency with distinction during his five years as chief executive. His leaving was a major loss to the Agency. The Board wishes him and his family every success and happiness for the future.

Following a public competition, the Board has appointed Gerrard Casey as the new chief executive. Gerard takes on the leadership of the Agency at a critical time as it moves into the next major phase of development. He brings considerable experience and expertise to the challenges of delivering this transformative project for the benefit of all stakeholders. The Board congratulates Gerrard and looks forward to working with him.

I wish to thank the Minister for Education and Skills and the officials of the Department for their continuing support and guidance.

I express my deep appreciation to my fellow directors for their commitment to the work of the Agency and for the wide range of expertise and experience which they bring to the work of the Board and its Committees.



Oliver Cussen
October 2016

Chief Executive Officer's Introduction



I would like to begin by introducing myself. I was appointed Chief Executive Officer of the Grangegorman Development Agency in July 2016. I have been an architect for over twenty years and I have extensive experience in both the public and private sector.

I was part of the team that won the Grangegorman Masterplan competition in 2008 and following this I re-located to the GDA on secondment. I was formally appointed to the GDA as Director of Architecture and Planning in 2015.

I would like to acknowledge the huge role that my predecessor, Mr. Michael Hand, played in the Grangegorman project and thank him for everything he did to keep the project moving during difficult times. He brought great passion and drive to the Grangegorman Project and I have no doubt that he will do the same in his new role. I wish him all the best.

2015 was certainly a year of highs and lows. With DIT entering their second year onsite, the first new DIT building, The Greenway Hub, was complete. The Primary Care Centre contract began in 2015 also and is now nearing completion. The replacement bus facilities which were constructed to facilitate the construction of the new Luas Cross City line through Broadstone, are now in use.

In other aspects of the project a new playground opened in Grangegorman in September 2015 which has proven to be hugely popular with the younger members of the local community. We could not have anticipated how positive an impact this would have on the area.

The Grangegorman public art programme '...the lives we live'' got underway in September 2015. There has been tremendous work done on this important aspect of the project and already we are beginning to see some projects come to fruition. In addition fantastic work was done on the Grangegorman Labour and Learning Forum. A new co-ordinator, Kathleen McCann began working on the project and the Grangegorman ABC Child Poverty Project was awarded €1 million in funding to develop a range of programmes for 0-6 year olds in the area.

A major setback for the project in 2015 was the legal challenge to the appointment of a successful consortium for the construction of the Central and East Quads. The delay arising from the legal challenge has been lengthy but I believe that we will get the project back on track and the contractors onsite in the near future.

A new Board was appointed to the GDA in 2015 under the chairmanship of Oliver Cussen. Oliver has brought immense experience with him to the role of chair and I look forward to working with him and the rest of the Board to progressing the Grangegorman project for the next term. I would like to acknowledge the fantastic work carried out by the previous work and in particular the Chair, John Monahan.

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

A handwritten signature in black ink, reading "Gerrard Casey", with a horizontal line underneath.

Gerrard Casey
October 2016

Chapter

1

2015 at a Glance



2015 at a Glance

JAN – Bourke Builders sign the contract for Stabilisation Works to the Lower House and the Church of Ireland Church; Minister Paschal Donohoe TD visits the new sports fields on site

FEB – The Santry Gates are restored and re-erected on campus; SIPR works to Grangegorman East continue; Election process for Community Representatives to the Board and Consultative Group begins

MARCH – L&M Keating go on site for Primary Care Centre construction project; Minister Richard Bruton TD attends the Topping Out Ceremony for the Greenway Hub; The diversion of the underground Bradogue River underway

APRIL – Elections are held for Community Representatives to the Board and Consultative Group; GDA comes under Freedom of Information Act

MAY – Park Shopping Centre pedestrian link to campus opens; Replacement Bus Park Facilities complete; A Public Information Evening on the PPPs is held as planning is lodged with DCC

JUNE – Ministers Leo Varadkar and Paschal Donohoe visit the Primary Care Centre site; First DIT Graduate Exhibition "LIFT OFF" takes place on campus; SIPR wins award for Excellence in Construction Project Management at the International Construction Project Management Association 2015; Jenny Haughton joins the Agency as Public Art Coordinator; The Agency commences the procurement process for new design teams for the Academic Hub and the West Quad.

JULY – Initial stabilisation works to the Church of Ireland Church complete; Announcement of the New Dublin Bikes scheme to be extended to Grangegorman

AUGUST – Grafton Architects sign the contract to design the new primary school on site; Initial stabilisation works to the Lower House are completed

SEPTEMBER – "...the lives we live" Grangegorman Public Art launches on Culture Night; Kathleen Mc Cann joins the Agency as Employment & Training Coordinator; Public Realm and Playground opens to the public; Fingal Place Gate opens; Minister for Education & Skills appoints the new Board;

OCTOBER – Dr Christina Henri gives a talk on the transportation of women from Grangegorman to Tasmania; First DIT match is played on the All-Weather Pitch; Grangegorman area receives €1m as part of the ABC Child Poverty Project; Greenway Hub complete and handed over to DIT for fit-out; Roadbridge demobilise from site

NOVEMBER – Ground investigations get underway on Student Accommodation plots on campus; Grangegorman Project wins the Royal Town Planning Institute President's Special Award for Planning Achievement 2014

DECEMBER – Applications received for Major Visual Art Commission at Grangegorman; High Court refuses application for injunction against PPPs contract award; Contract signing for the first loaning of artworks policy between IMMA, DIT and GDA takes place



The new GDA Board was appointed in October.

Missing from picture; Cllr Janice Boylan and Elva Duffy

Chapter

2

Planning



The Planning Scheme and Planning Applications

Since the site's designation as a Strategic Development Zone (2010) and the adoption of the Grangegorman Planning Scheme by Dublin City Council in 2011, the Grangegorman development has greatly benefitted from its successful implementation and the certainty the Scheme provides to both the Agency and its stakeholders on what can and cannot be developed on site.

By the end of 2015, the Agency has had 23 planning applications approved by Dublin City Council with those granted over the last year shown in order below.

- Adaptive Reuse 'wrap up' – 10th February
- Bus Park Undercroft – 20th March
- SIPR Pitch Netting – 23rd April
- Lower House Re-roofing – 10th June
- East Quad – 16th July
- Central Quad – 16th July
- Research Hub Retention – 3rd November

Royal Town Planning Institute (RTPI) Award

As 2015 drew to a close, November saw the Royal Town Planning Institute award the Grangegorman Project the 'President's Special Award for Planning Achievement'. This award has been given to organisations such as the Olympic Delivery Authority for London 2012. The award was set up to recognise long term outstanding achievement in planning and is not always bestowed on an annual basis. GDA Senior Planner Ms. Terry Prendergast accepted the award from the RTPI Immediate Past President Ms. Cath Ranson.

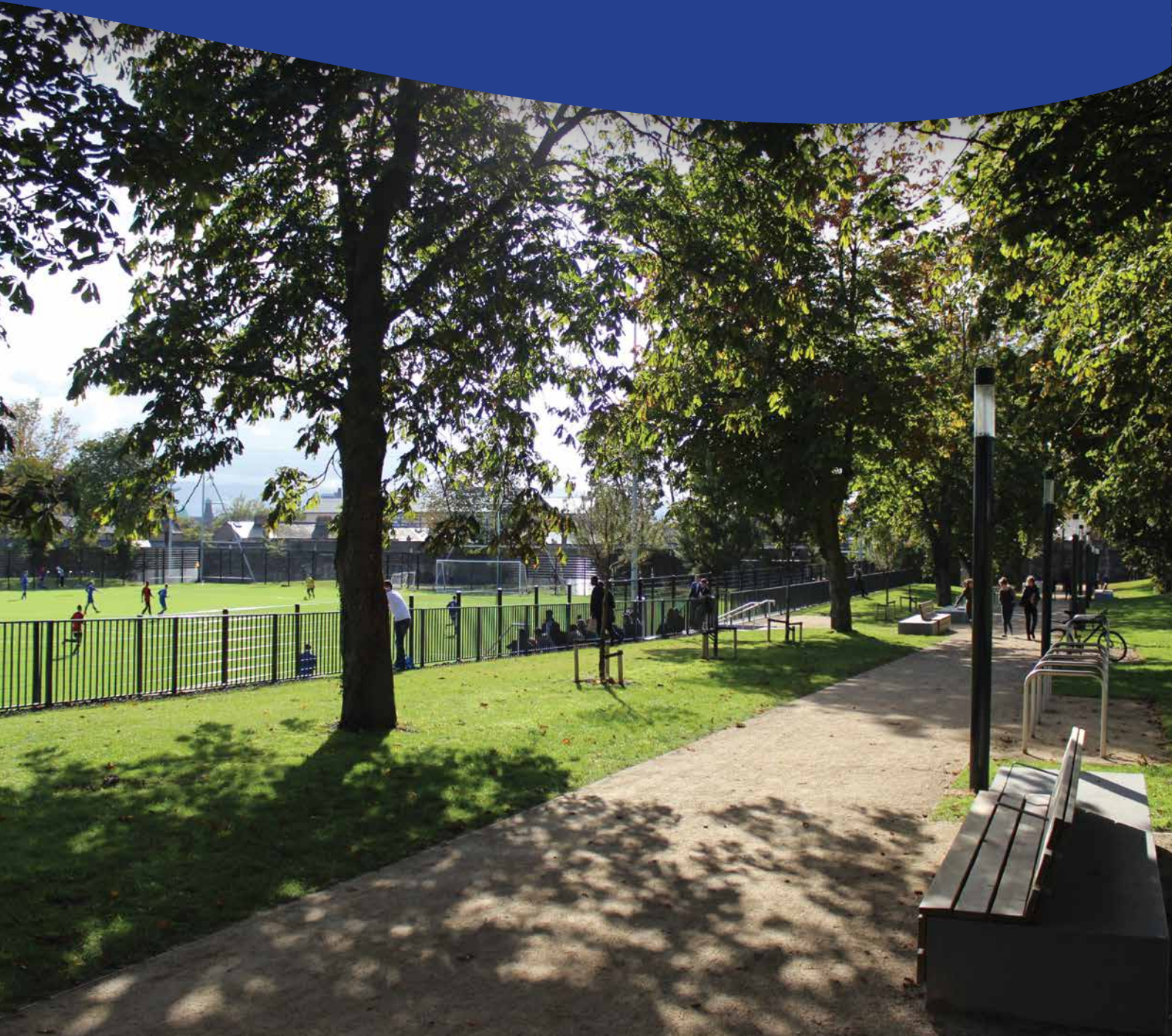


Immediate RTPI Past President Cath Ranson (far left) presents the award to GDA's Terry Prendergast. Also pictured is Conor Norton, Chair RTPI Ireland, and Trudi Elist, Chief Executive RTPI.

Chapter

3

Grangegorman Estate Management



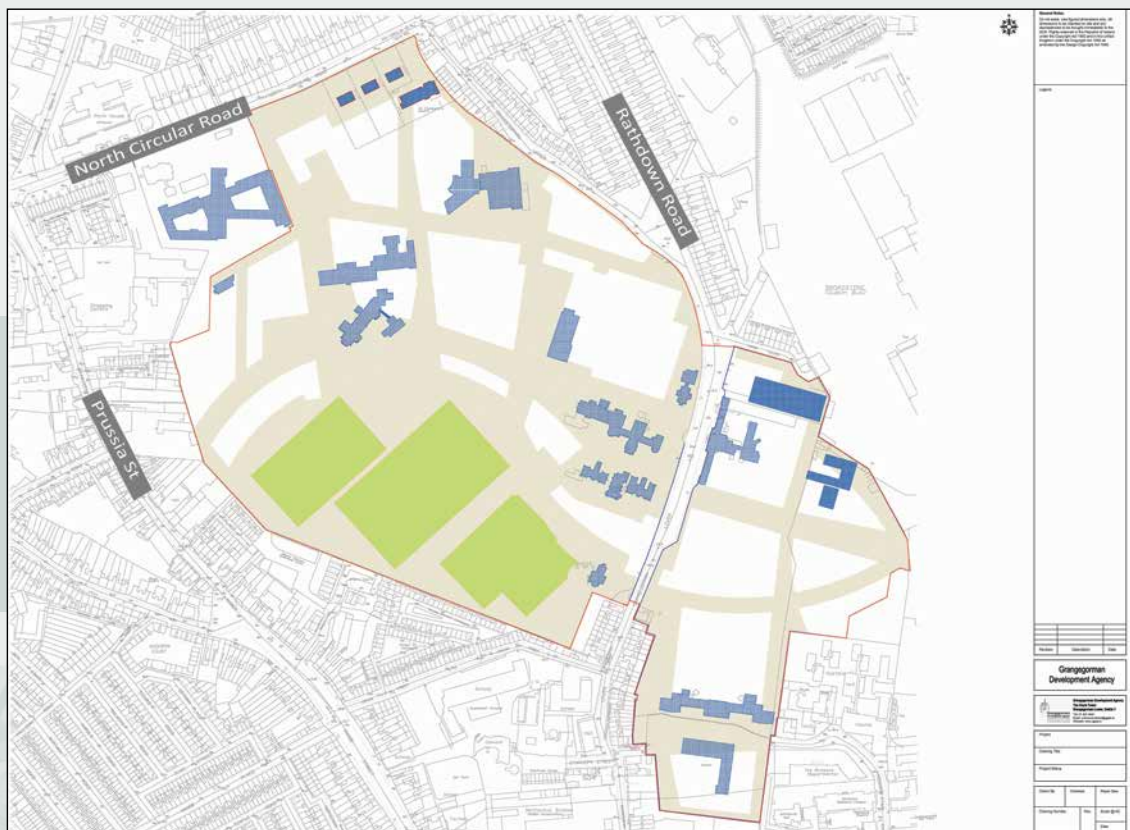
The Grangegorman Estate

The Grangegorman urban quarter is a large and complex piece of land which already 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 area, is open to everyone who passes through the gates. It therefore must be managed by one group with everyone's interests in mind.



The Grangegorman Estate is accessible daily from 8am – 10pm

The estate, that is, the publically accessible exterior areas of Grangegorman, is made up of a vast amount of services and hardware which all need constant monitoring and attention. The responsibility for this management falls to The Grangegorman Estate Management Working Group (GEMWG).



The Grangegorman Estate is accessible daily from 8am – 10pm

The Grangegorman Estate Management Working Group (GEMWG)

It is the task of GEMWG to look after the whole Grangegorman urban quarter. This group will eventually be made up of all the stakeholders in the quarter with the responsibility for all of the various services divided up according to expertise and available resources. It is currently made up of representatives of DIT, the HSE, Dublin City Council and the GDA and is chaired by the Agency's Director of Construction and Procurement, Ms. Maire Mellerick. At present, the day to day services are being managed by DIT and the GDA as outlined in the table below. It is anticipated that further stakeholder members will take on certain areas as new services such as the Primary Care Centre and the new Primary School become part of the estate.

| DIT Estates | GDA | DIT Information Services (IS) | DIT Sports |
|--------------------------------|--|--|---------------------|
| Access Control-Gate Management | All site /estate underground services and utility infrastructure prior to handover | IS infrastructure in Grangegorman Estate | Pitches |
| Waste Management | Development Site/ Estate Interfaces | | Courts |
| Lighting | Site Management | | Changing Facilities |
| Grounds Maintenance | Health & Safety | | |
| Security | | | |
| Multi Purpose Space (MUPS) | | | |
| Perimeter management | | | |
| Playground | | | |
| Health and Safety | | | |

How the Grangegorman Estate is managed as of December 2015



GEMWG oversees the management of campus facilities including bike parking and supervision



Local teams play a friendly on the All Weather Pitch

The Public Realm

As part of the Site Infrastructure and Public Realm (SIPR) project, September saw extensive public realm and recreation facilities opened to the public. These include:

- New access points
- 1 All Weather Pitch
- 3 Tennis Courts
- A walking/jogging track
- 1 Playground
- 1 Multi-Purpose Playing Area



The playground was an instant success with the local community when opened



Fingal Place provides a new access from the campus to Prussia Street

The All Weather Pitch and Tennis Courts are available for the general public to use on a 'pay and play' basis through DIT Sports. The pitch is now in use by local schools and sports teams as well as by DIT. The playground has proven to be one of the most popular new features to date with a steady stream of users throughout the day, seven days a week. With new gates opened on site at Fingal Place and Park Shopping Centre, access to the estate is now granted on three sides, a key step in connecting Grangegorman to the surrounding communities. The public realm is open every day from 8am – 10pm and DIT security is present 24 hours a day. The local Gardaí have also added the Grangegorman estate to their community beat.

The two grass pitches, while completed, will not be open for use until late 2016 as the grass needs time to bed in. Sports clubs that played in Grangegorman prior to the re-development will retain their playing rights.



The grass pitches are completed

Chapter

4

Health





Part new build, part refurbishment of protected structure; the Primary Care Centre is progressing well.

Primary Care Centre

The second healthcare project to be developed on site is the new Grangegorman Primary Care Centre. Remedial stabilisation works were carried out on the protected Laundry building and SIPR works were completed in the immediate area over 2014.

Limerick based contractor L & M Keating won the contract for the construction of the Primary Care Centre, officially signing the contract on 22nd April 2015. The building is designed as a new three-storied structure incorporating the protected laundry building. The main reception area will be where the old and new buildings join. Construction commenced in spring of this year and is progressing well with refurbishment of the protected structure well underway and the main frame of the new build almost in place. The target completion date is for handover to the HSE for fit-out in late 2016.



L&M Keating sign the contract for the construction of the Primary Care Centre

The Grangegorman Primary Care Centre is the second to be developed in Dublin 7 and will accommodate the Grangegorman and Cabra East teams along with a range of other health and social care network services to serve the North West Inner City. The building will be equipped for GP and public nursing facilities, optometry, occupational and physical therapy and other health related services.

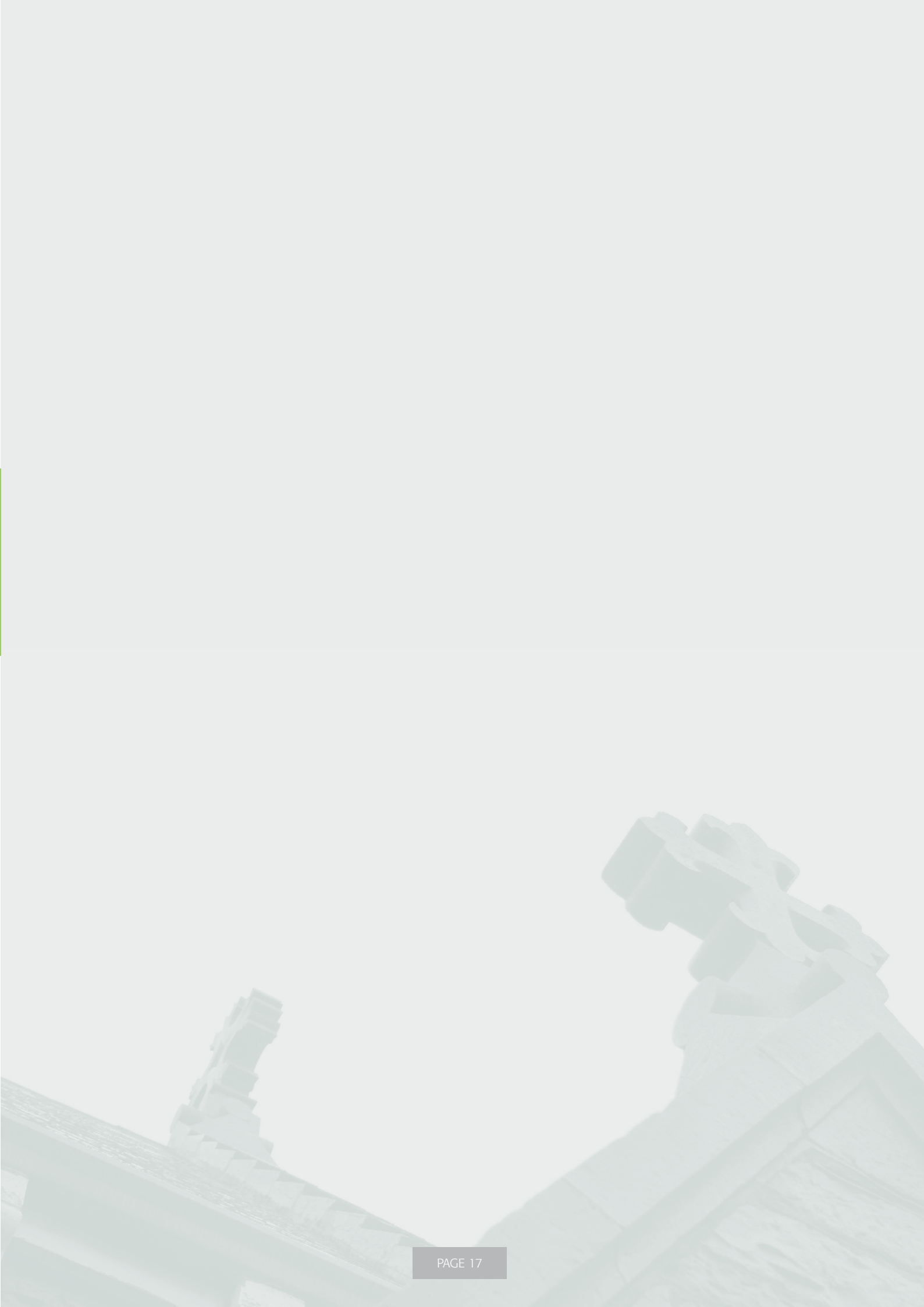
On 26th June, the Minister for Health, Leo Varadkar TD, accompanied by the Minister for Transport, Tourism and Sport, Paschal Donohoe TD, visited the Primary Care Centre site to view progress on its development. They were briefed on the construction to date and were given a tour of the protected Laundry building.



Ministers Varadkar TD and Donohoe TD view the progress on the new Primary Care Centre

Community Nursing Unit (CNU)

The feasibility study on this healthcare project was completed towards the end of 2015. The Agency will continue to look at ways to advance the development of this 100 - 120 bed residential unit over 2016. The CNU will serve the Dublin North East area and provide facilities for residents with specific mental health needs and day-care for elderly residents in the local area.



Chapter

5

Education



Education

Last year the first DIT students arrived in Grangegorman and took up residence in the six protected structures that formed the Adaptive Reuse project. One year on, and the students have made these buildings their own with artwork on the walls and temporary exhibitions taking place. There have also been many events in the modified, multi-purpose St Laurence's Church over the year, including showcases, conferences and lectures. Now in their second year of occupation, the focus is on the development and completion of new DIT buildings at Grangegorman, the first of which – The Greenway Hub – was completed in 2015.



The Greenway Hub

Construction of the Greenway Hub got underway in the latter half of 2014 with the main frame in place by the end of that year. 2015 saw BAM Building complete this project and it was officially handed over to DIT for fit-out on 16th October. The building is expected to open for use in early 2016. The five-storey structure includes specialist labs for the Environmental Sustainability and Health Institute (ESHI) and spaces for Business Start-ups through the DIT Hot House. Funded through the Programme for Research in Third Level Institutions (PRTLII) and Enterprise Ireland, the Greenway Hub is not only the first new DIT building on site, it is also the first building in Grangegorman to be constructed using Building Information Modelling (BIM).

'Topping Out' Ceremony

On 13th March 2015, the Minister for Jobs, Enterprise and Innovation, Mr Richard Bruton TD, visited Grangegorman and after a tour of the building, laid the final brick on the roof of the Greenway Hub in a 'Topping Out' ceremony to signify the completion of the outer structure.



Minister Bruton TD lays the final brick of the Greenway Hub

The PPPs – Central and East Quads

A Government flagship project first announced as part of the 2012 Stimulus Package, the Central and East Quads will bring 10,000 students to Grangegorman once completed. The beginning of 2015 found this major project in the final stages of procurement with the three shortlisted bidders. These consortia were; BAM PPP, Eriugena Group and Kajima Infrared. A preferred tenderer was selected, however due to a legal challenge over the selection process, the construction of the new buildings has been unavoidably delayed. This had immediate consequences for the Agency as the target project delivery date has had to be pushed out to a later date.



A CGI view of the internal courtyard of the Central Quad



The East Quad will be a hub of cultural activity at Grangegorman

In anticipation of a speedy resolution and not wanting the project to be delayed further, planning permission was sought from Dublin City Council for both Quads. A public information evening was held in May and planning permission was granted in July.



Members of the public view the plans for the Central and East Quads

Student Accommodation Phase 1

The Grangegorman Planning Scheme allows for a maximum provision of 2,100 bed spaces throughout the Grangegorman site. As the Planning Scheme anticipates a phased delivery of projects, 2015 saw preparations underway on the procurement of Phase 1 of Student Accommodation on site, which will provide approximately 650 beds and a variety of ground floor commercial uses upon completion. This first phase will deliver Student Accommodation on the west side of the Grangegorman site between St Brendan's Way and the Fields.

Academic Hub

In June this year, the Agency commenced procurement for the Design Team for the Academic Hub. This building will be delivered in phases, and when eventually completed, it will serve as the central library of DIT at Grangegorman and will also be co-located with a public Dublin City Council library – the first of its kind in Ireland. The protected North House, formerly known as 'the Top House' and part of the Adaptive Reuse Project last year, will be incorporated into the build. This project will also carry out the demolition of the only remaining non-protected old building on site, the former GDA Offices, the North House Annex. It is expected that a Design Team will be announced by summer 2016.



*Under the Masterplan
the North House
will form part of the
Academic Hub*

Dublin 7 Educate Together Primary School

First relocated to the Grangegorman site into temporary premises in 2009, the primary school is now well integrated into the plot on the east side of the site. However under the Masterplan, the permanent location of the school will be next to the HSE Primary Care Centre, off Grangegorman Upper. 2015 saw this project moved forward with Grafton Architects officially appointed as the Design Team for the new school building on 7th August.



The Grangegorman Planning Scheme provides for a 16 classroom school with ancillary special needs. Any proposed changes to this statutory document require an extensive statutory process to be run in conjunction with Dublin City Council. The Department of Education and Skills identified a need in the Grangegorman area for a larger Educate Together Primary School and at their request, the Agency began to look at the possibility of moving from a 16 to a 24 classroom school on site. In September this year, the GDA commenced initial informal consultations within the local area on this proposal. It is expected that further consultations will take place on behalf of Dublin City Council in 2016.

Due to the location of the school at the junction of Grangegorman Upper and Rathdown Road, 2015 has also seen the beginning of works on a Part VIII proposal for a footpath and road improvement scheme at Grangegorman Upper. The aim of this scheme is to widen the footpaths along Grangegorman Upper, create a one-way traffic system from North Circular Road to Grangegorman Lower and provide an enhanced public realm around the proposed entrance to the Primary School. As with the proposed amendment to the Planning Scheme, this proposal requires the approval of Dublin City Council and is expected to progress further over 2016.

Chapter

6

Community



Elections for Community Representatives to the GDA Board and Consultative Group

The three year term of office for the GDA Board and Consultative Group came to an end in May 2015. Under schedule 4 of the GDA Act 2005, one local community representative is elected onto the Board and two onto the Consultative Group. The Act sets out the specific method of how these representatives are elected to each. Two separate elections are held and this process began in mid-February with both elections held on 30th April. Due to a tie in the Board election, the new Community Representative was not announced until October when the full new Board was ratified. Returning to the community position on the Board is Mr Alec Darragh. The new Community Representatives to the Consultative Group are Mr Declan Mc Gregor and Mr Tommie Hodnett.

Consultative Group

Established under the GDA Act 2005, the Consultative Group comprises of a wide range of membership across all of the stakeholders on the Grangegorman Project. The group usually meets on a quarterly basis to discuss the Grangegorman development and any other stakeholder updates or issues which may arise. With the three year term having ended in May, a new Consultative Group was ratified by the new GDA Board in October 2015. The first meeting of the new group took place on 18th November. Matters for discussion over the year included a report on Student Integration into the Grangegorman Area, community access through the new gates at Fingal Place and Park Shopping Centre and the management of the Grangegorman Estate. The new membership of the Consultative Group can be found in full in Appendix 2 of this document.



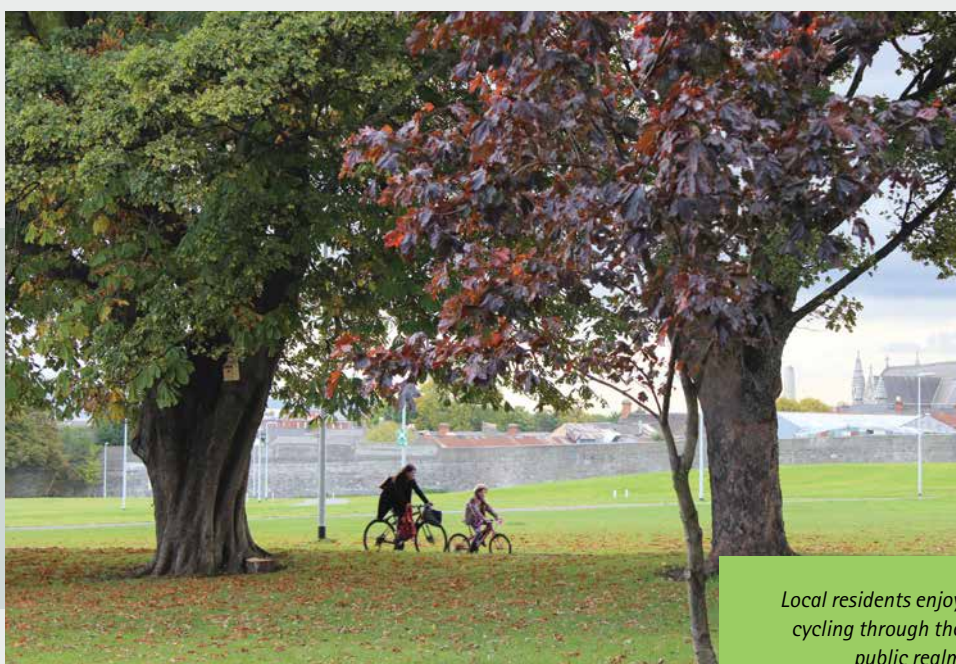
Children and parents will greatly benefit from ABC programme and new urban quarter

Community Liaison Committee (CLC)

The primary aim of the CLC is to help embed the new urban quarter into the existing community fabric of the Grangegorman area by creating a forum to discuss any concerns and potential problems arising from the Grangegorman development. First formed in 2011, the members of the CLC include; the GDA, DIT, the HSE, the 3 Community Representatives as elected in the GDA Elections, Dublin City Council, Public Representatives and local Gardaí. The CLC meets on a monthly basis and any concerns raised are fed back to the Agency and the GDA Board.

Over 2015, while awaiting the outcome of both the GDA elections and the membership of the new Board, the CLC continued to meet monthly to keep stakeholders apprised of all Project updates. One of the key topics discussed this year was the report on "Student Integration in the Grangegorman Area". This report was commissioned by the Agency at the end of 2014 after concerns were raised by the CLC. Once completed, the report was presented to the CLC for comment before being approved for implementation. The forum of the CLC was crucial to the development of this important document.

Other matters discussed over the year included; Grangegorman Estate Management; Site security; Use of herbicides on campus: the proposals for the Part VIII to Grangegorman Upper and SDZ Amendment; Employment; Derelict houses on Grangegorman Lower; Traffic management at the junction of Fitzwilliam Place and Grangegorman Lower; Grangegorman Public Art and the possibility of including a DIT Students' Union Representative on the CLC.



Local residents enjoy cycling through the public realm

The Grangegorman Labour and Learning Forum (GLLF)

The GLLF was first set up in 2010 to ensure that local communities benefit from the employment and training opportunities arising from the Grangegorman development. A lot of work has gone into guaranteeing this over the years through the three primary strands of education/training, business/enterprise and employment.

The employment strand has been a huge success to date, especially since the development and implementation of the Employment Charter in 2012. This key document aims to ensure that a minimum of 20% of new jobs on site are offered to residents of the Grangegorman neighbourhood and to the surrounding areas. At the peak of construction in 2015, there were five contractors on site with 201 total employees, 39 of whom were from the local area. The GLLF also encourages contractors on site to support the local economy by using local businesses as sub-contractors and suppliers where possible.

In September this year, a new Employment and Training Coordinator, Kathleen McCann began working on the Grangegorman Project. With a background in working with various socio-economic and disadvantaged groups through range of community, voluntary and non-governmental organisations, Kathleen is a great addition to the GLLF, currently chaired by Bridget Mc Manus.

2015 has been a great year for the Grangegorman ABC Child Poverty Project which was Chaired by Nora Rahill GDA, and was awarded almost €1m to develop a range of programmes for 0-6 year olds and their families in the area. A partnership of 29 organisations led by DIT, last September the programme began implementing a number of activities that have been shown to achieve positive results for parents and children. These include;

- After-school literacy activities
- Teaching training on classroom management for Junior and Senior Infants
- Additional supports for children during school hours
- Parenting support classes
- A baby programme for parents
- Supporting parents to develop their children's literacy and language through play and reading
- Training for childcare staff to support improved delivery for pre-school children
- Developing effective referral pathways for children and families experiencing problems to get the help and support they need

The Grangegorman ABC project will continue to develop and implement further activities over 2016. with a key emphasis on sustainability of the project into the community and for future children and parents.



The GLLF hosted a successful Business Seminar at Grangegorman in association with the Dublin Chamber of Commerce.

Community Events

With additional public realm and new accesses available since September 2015, Grangegorman is becoming a hub of community and cultural activity. Some of the events that took place over the past year are outlined briefly below.

DIT Graduate Exhibition – LIFT OFF

At the beginning of June, the first DIT School of Creative Arts Graduate Exhibition took place on the Grangegorman campus. Students' work from Fine Art, Visual Communications, Interior Design, Photography and Product Design were displayed in a variety of spaces throughout the campus and were publically accessible to all who walked in the gates. Covering a wide variety of subject matter and topics, the exhibition was a fantastic way to finish out DIT's first academic year at Grangegorman.



Culture Night

On 18th September, the GDA launched the Grangegorman Public Art programme as part of Culture Night 2016. A number of talks on the history, development and use of the site were held in St Laurence's Church to a full house. Senior Artist Alan Phelan projected his work "The Possibility of an Archive" onto the Energy Centre and DIT Graduate Justine McDonnell performed an piece called



"Breaking the Rule of Silence" in the Clock Tower. While part of the official launch of the Public Art programme, the local community were invited to attend and there were performances from teens from a local youth service, local singers, and musicians from the DIT Conservatory of Music. The event was a great success both for the Public Art programme and the local community.

Playground Opens for Use

On 8th September, the first crowd of children and parents made their way to the newly opened playground. Suitable for children from 0 – 12, the playground has rarely been empty since then and the Agency has received a huge amount of positive feedback for the provision of this amenity.

1st Matches Played on the All Weather Pitch

The first competitive sports matches were played on the All Weather Pitch on the 6th and 8th October this year. Both were soccer matches; The DIT Premier Men's Team V Maynooth University, and DIT B Team V Dundalk Institute of Further Education. Staff, students and passers-by watched from the side-lines. These amenities were delivered as part of the SIPR project.



Spectators enjoy the first competitive match on the All Weather Pitch

Talk on Transportation of Women from Grangegorman to Tasmania

Dr Christina Henri gave a very moving public talk on the history of women transported from the Grangegorman Transportation Depot (now the Clock Tower) to Van Diemen's Land (now Tasmania) in St Laurence's Church in early October this year. Part of an ongoing international public art project on these women, Dr Henri uses bonnets made by people all over the world to represent the transported women. She hopes to develop the project further at a later stage as part of the history of the Grangegorman site.

Open House

The Grangegorman campus was part of Open House 2015 with the theme 'This Place We Call Home'. This was the first time since 2013 that Grangegorman was able to take part in this annual event. Booked out tours of the campus and St Laurence's Church were given on 17th October.



One of the bonnets made to represent the transportation of women to Tasmania

Chapter

7

Sitewide Projects



Site Infrastructure and Public Realm (SIPR)

While the bulk of SIPR services were installed over 2014, this year saw the completion of phase 1 of this major undertaking and the opening up of extensive public realm with sports and recreation amenities as per the Masterplan. The public realm was handed over to GEMWG and is managed on a day-to-day basis by DIT Estates. All of the underground site services remain under the management of the Agency.



Diversion of the underground Bradogue River underway

Much of the site infrastructure works over 2015 took place on the east side of the Grangegorman site. This included the rerouting the underground river Bradogue through the site. Overall the SIPR project has delivered a vast range of vital services to the site including new communications links and upgraded water, electricity and gas infrastructure to the area.

The grass pitches, which were also developed through the SIPR project, are completed but will not be playable for 1 year while the grass is bedding in.



Key site infrastructure was installed at Grangegorman East over 2015

International Construction Project Management Association (ICPMA) Awards

In June 2015, the Site Infrastructure and Public Realm (SIPR) project won the award for 'Excellence in Construction Project Management' at the annual ICPMA ceremony in Madrid. This award was given based on the ICPMA's 'Seven Principles' which found the Grangegorman SIPR project to be outstanding in mutual co-operation and respect in Construction Project Management. Representatives from the Agency, O'Connor Sutton Cronin (the site engineer) and Roadbridge (the main contractor) attended the awards.



Stabilisation of Protected Structures

With 11 protected structures on the Grangegorman site, conservation is a central aspect of the overall development. Of these, 7 have been brought back into use in the past two years and another is currently undergoing a transformation into part of the new Primary Care Centre. The boundary wall, being another protected structure, has also been stabilised in places as part of the SIPR project. On 13th January, Bourke Builders Ltd. officially signed the contract to carry out essential stabilisation works on the remaining 2 undeveloped protected structures on site: the Church of Ireland Church and the oldest building on site, the Lower House.



The Stabilisation Works contract took place at a critical time for both structures as they were in an advanced state of deterioration. A number of conservation techniques were used to prevent them from falling into further disrepair including the construction of a new roof over the central block of the Lower House. These buildings will both require additional works at a later stage of the Grangegorman Project to bring them back into use.



A new roof was built to help stabilise the Lower House



The Richmond Coat of Arms undergoes careful conservation

Conservation specialists were also called upon for this project as significant architectural and historic facets such as the Richmond coat of arms required particular skillsets. The Stabilisation Project was completed in August 2015.



Church of Ireland Church before stabilisation works commence



Stabilisation works complete: the Church of Ireland Church in the public realm

Replacement Bus Park

Through negotiations facilitated by the Broadstone Working Group, it was agreed to relocate some of the bus park facilities at Broadstone to the Grangegorman site to allow for the delivery of the Broadstone Gate. In late 2014, Clancy Construction was appointed as contractor for the build.

The bus park is a two story structure located on the east side of Grangegorman adjacent to existing Dublin Bus facilities at Broadstone. The new structure is accessed through the facilities at Broadstone and accommodates 45 buses on the upper deck. The lower deck has space for 90 parked cars. This project was completed in May 2015. With the bus park in use, construction can commence on the Broadstone Gate as part of the Luas Cross City project. This will become one of the main entrances to the Grangegorman urban quarter once completed.



*Aerial of the
Replacement Bus
Park in use*

Opening of Park Shopping Centre Link

On 6th May, a new access point between the Grangegorman site and Park Shopping Centre opened for use. The pedestrian walkway is the first gate to provide access through third party lands on to the site and is in the ownership of Park Shopping Centre. At present the opening hours are 8am – 6pm on weekdays only. The link has proven very successful to date with many people using it on a daily basis.

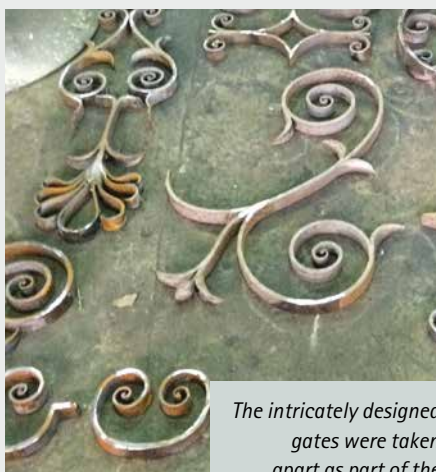


*Over 250 people per
day regularly use
the Park Shopping
Centre Link since its
opening*

Santry Gates Reinstallation

Originally from Santry Court, the gates were first brought to Grangegorman c1940. Until the redevelopment commenced, this gateway was the only entrance onto the west side of the site. The gates, like the protected structures, are protected by a conservation order as they are thought to be at least 150 years old.

The wrought iron gates were taken down and sent away to be carefully restored. Bushy Park Ironworks carried out the works, sourcing salvaged and re-forged iron from Yorkshire as it is no longer manufactured in Britain and Ireland. The gates were restored on site in February 2015 and are complemented by the careful design of the Cultural Garden.



The intricately designed gates were taken apart as part of the refurbishment works



The beautifully restored gates are reinstalled at Grangegorman

Ground Investigations

Towards the end of 2015, Causeway Geotech carried out site investigations on the Primary School site and on the phase 1 Student Accommodation plots. This was in preparation for the future development of these areas.

Grangegorman Area Working Group (GAWG)

The GAWG is a new technical group set up to deal with the provision of new or enhanced facilities and/or services arising from or related to the Grangegorman development. These include: transportation around the site, the surrounding public realm, traffic management and parking. This group is closely involved with the development of the proposed Part VIII footpath and road improvement scheme for Grangegorman Upper and the roll out of the Dublin Bikes scheme around the site.

Chapter

8

Public Art

‘...the lives
we live’¹

**grangegorman
public art**

Public Art Working Group (PAWG)

The PAWG was set up towards the end of 2013 to fulfil the terms of the Grangegorman Arts Strategy 2012. Chaired by Ciarán Benson, the PAWG aims to build and connect with a diversity of artists and arts practices which will complement national arts policy and leave a lasting legacy in Grangegorman. Membership includes the primary stakeholders of the Grangegorman site, the Office of Public Works (OPW), the Irish Museum of Modern Art (IMMA), Artists and Grangegorman Masterplan advisors DMOD Architects. In 2015, a Public Art Co-ordinator was procured to design and implement a three year Public Art programme as per the Arts Strategy.



Public Art Co-ordinator

Following a procurement process, Jenny Haughton was officially appointed as Grangegorman Public Art Coordinator in May 2015. A Founder Director of Temple Bar Gallery Studios and former Public Art Advisor to the Arts Council, Jenny brings a wealth of experience to the role. Since working in Grangegorman Jenny has worked closely with the PAWG in developing a variety of pathways to create a meaningful legacy of art for the new urban quarter.

'...the lives we live' Grangegorman Public Art

On 18th September, the new public art programme entitled '...the lives we live' Grangegorman Public Art was launched in an event in St Laurence's Church to coincide with Culture Night 2015. A variety of talks were presented, each giving a comprehensive view into the many strands of Grangegorman covering the history, education, healthcare, community, development and conservation of the site. Multi-lingual poetry performances, singers and music mentioned in the poem that inspired the name of the public art programme were performed and portrayed a vivid image of what the '...the lives we live' programme can achieve over its lifetime.



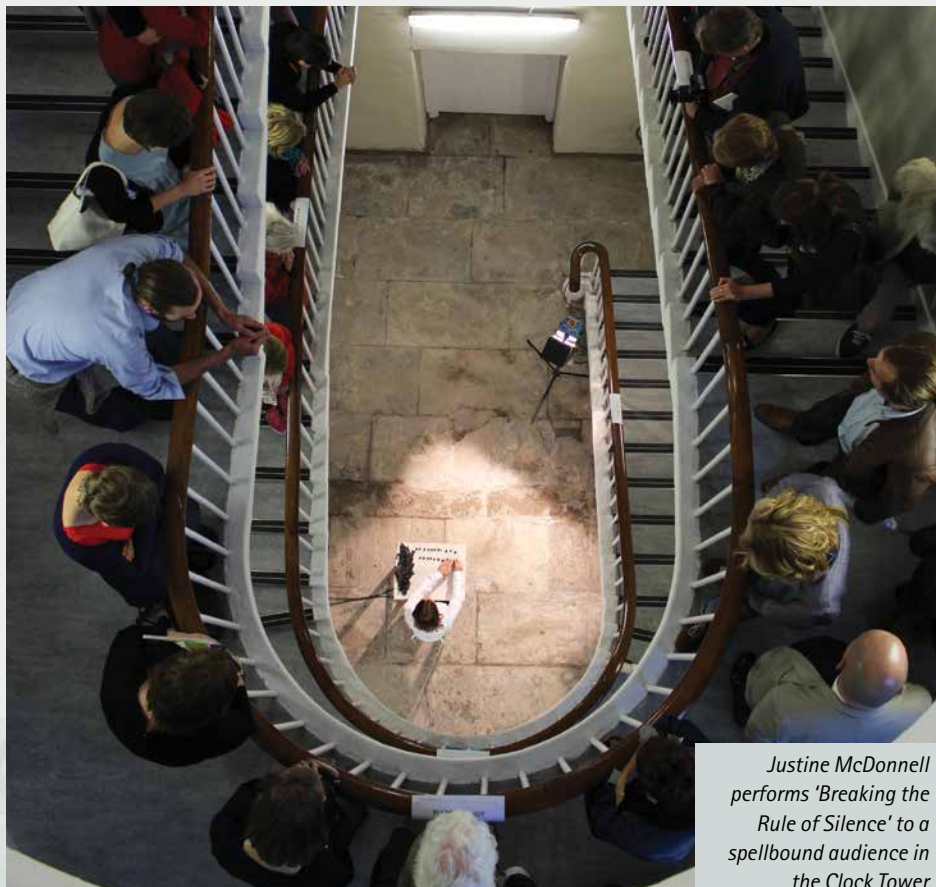
PAWG Chair Ciaran Benson launches the new Public Art programme to a full house

Being the launch of a new public art programme, two artists were invited to showcase a piece symbolic of the Grangegorman site. Senior Artist Alan Phelan projected his work 'The Possibility of an Archive' externally onto the Energy Centre. Working with texts from the Grangegorman Archive, the piece resonated with the past of mental healthcare on site in the modern setting of an educational campus.

Recent DIT Fine Art Graduate Justine McDonnell performed a powerful piece entitled 'Breaking the Rule of Silence' in the Clock Tower. The spectacle of the audience watching from above in this setting added further atmosphere to a very sensitive, poignant piece.



Alan Phelan's 'The Possibility of an Archive' is viewed by passers-by and attendees of '...the lives we live' launch



Justine McDonnell performs 'Breaking the Rule of Silence' to a spellbound audience in the Clock Tower

A detailed booklet providing introductory information on '...the lives we live' programme was compiled as part of the launch. This outlines six diverse but complementary pathways that will shape public art at Grangegorman for the next three years and beyond.



The Six Pathways

The overall programme adopted the last four words of Derek Mahon's poem 'Dreams of a Summer Night' to embody the spirit behind the Public Art Strategy; '...the lives we live'. To implement this strategy, six pathways were devised as shown below.

- 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

Each pathway has its own timeframe with applicants asked to engage with the qualities and features of the Grangegorman site and its hinterland. Each pathway also includes its own autonomous Selection Panel who will make recommendations on each project to the PAWG. The PAWG will then make the final selection and recommendation to the Agency.

By the end of 2015, expressions of interest were compiled for each pathway and work is well underway in implementing pathways 1-3. There has been major interest both in Ireland and abroad in '...the lives we live' public art programme and it is expected that there will be considerable outcomes on this exciting project throughout 2016.

Chapter

9

Looking Ahead



Looking Ahead

2015 saw a lot of movement on projects such as the ABC Child Poverty Project and the Public Art programme as well the successful culmination of four construction projects: SIPR; the Replacement Bus Park; Stabilisation of Lower House and Church of Ireland; and the Greenway Hub. New construction commenced on the HSE Primary Care Centre and the design team has been appointed for the Primary School. Unfortunately, construction on the PPPs is delayed until a court decision sometime in 2016 but the Agency plans to progress a number of other projects at this time as briefly outlined below.



Computer rendering of the reception area of the Primary Care Centre

Academic Hub

This project is currently in procurement phase with the Agency expecting to appoint a Design Team by summer 2016. Incorporating the protected structure the North House, the Academic Hub will be developed as the main DIT library and co-located with a public library, the first of its kind in Ireland. Once a Design Team is appointed, the Agency plans to progress to the planning and construction phase and hopes to deliver this core educational building by 2020.



One year on, students at home on the Grangegorman campus

Student Accommodation Phase 1

Following the completion of a business case at the end of 2014 a procurement competition was launched for an integrated design team (architects/engineers/quantity surveyors/etc) to develop an exemplar design for the student accommodation. This team would also deliver an Output Specification for the phase 1 blocks for the selected developers design team and assist and advise the GDA in the procurement of a suitable service concession Framework Operator. The tender process resulted in the selection of a team led by Kavanagh Tuite Architects. The team was duly appointed in Q3 of 2015.

This first phase student accommodation will deliver approximately 650 bed spaces, in three plots all located on the west side of the Grangegorman site. It will also see the development of additional uses on the ground floor of each structure such as student hub, a drama space and a dining hall. The target delivery of phase 1 is for September 2019.

Energy Centre

The first phase of this critical building was constructed as part of the SIPR project. Under the Masterplan, the Energy Centre will consolidate the entirety of the site's power and utility buildings, including the district heating system installed throughout the site. With the PPPs due to commence construction and bringing half of DIT to Grangegorman once completed, it is necessary for the Energy Centre to be developed and in use as soon as possible. The Agency is planning to progress this crucial project over the next 12 months.

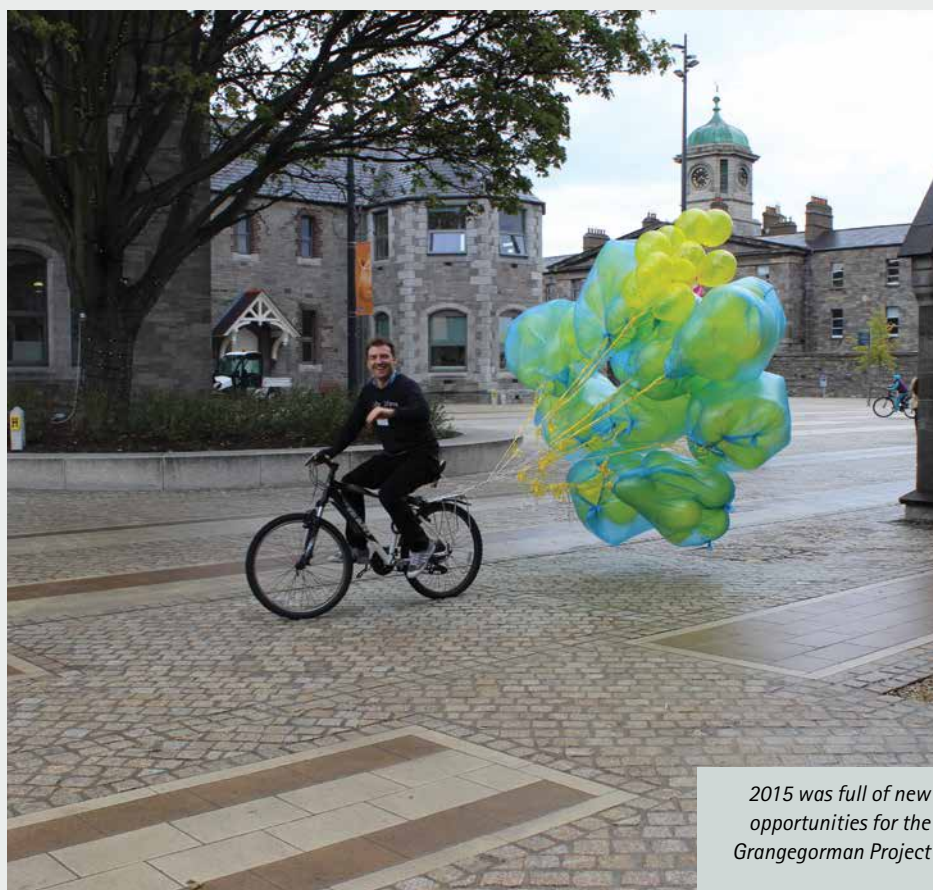


The Greenway Hub will open for use by DIT in early 2016

Other Projects

Alongside the projects mentioned above and the PPPs, 2016 will also see the opening of the first new DIT building on site the Greenway Hub, the completion of the HSE Primary Care Centre and the opening of the grass pitches for use. The Agency also plans to progress the Primary School which will include the proposed amendment to the Grangegorman SDZ Planning Scheme and the Part VIII Public Realm Improvement Scheme. It is expected that additional works to the Clock Tower will be carried out in 2016, including the installation of disabled access to the building. Likewise, plans to implement the Dublin Bikes scheme around the site are set to progress over 2016. Another focus for 2016 will be the advancement of the Community Nursing Unit and the development of indoor sports at Grangegorman.

As well as the physical developments on site, 2016 promises to be a huge year for public art opportunities at Grangegorman with the Major Visual Art Commission to be announced and the implementation of a number of arts and community strands under pathways 2 and 3.



2015 was full of new opportunities for the Grangegorman Project

Chapter

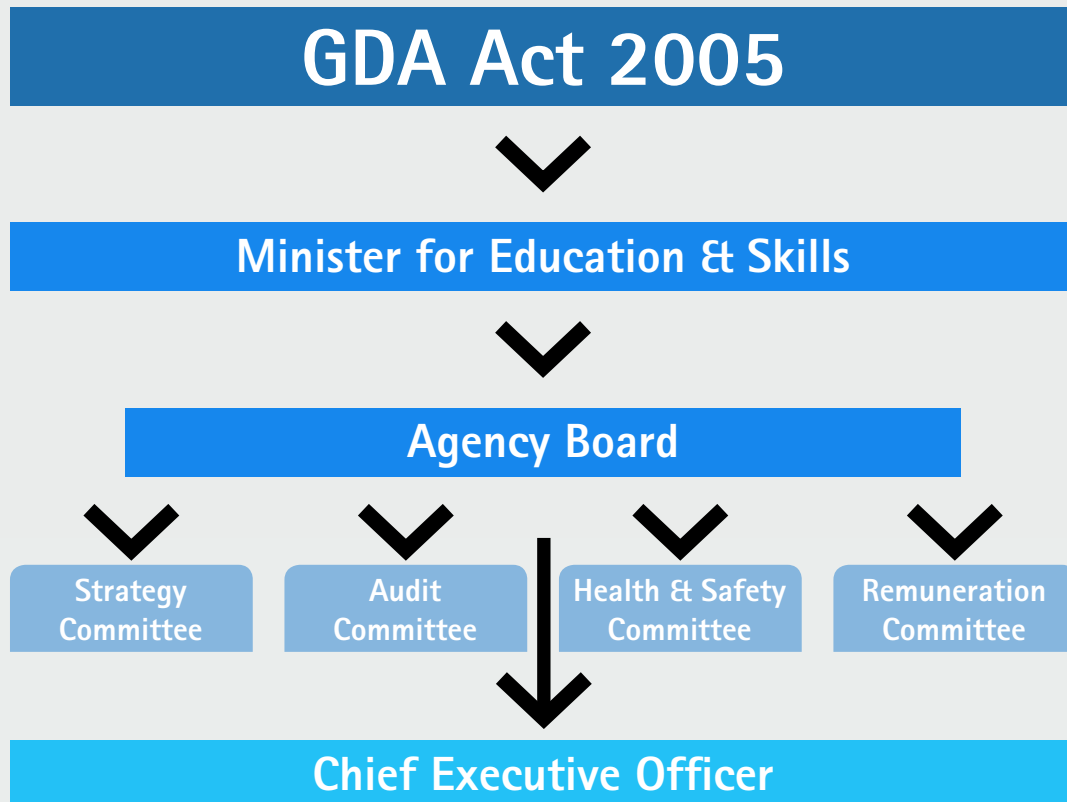
10

Governance



GDA Governance

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 members (Board) are responsible for Corporate Governance and adhering to the standards as set out in the Code of Practice for the Governance of State Bodies. The Governance framework is underpinned by The Grangegorman Development Agency Act 2005, robust Corporate Governance policies, an active Board and internal and external audit functions.

The GDA Agency meets 11 times per year with the GDA Agency sub committees meeting quarterly (Remuneration committee as required). Agency member appointments are made in accordance with the Public Appointments Service process.

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.

Matters Reserved for the Board and Terms of Reference for the various sub committees are defined.

Matters Reserved for Board.

- Approval of the long term objectives and strategies of the GDA.
- Establishment, terms of reference, membership, procedures and dissolution of Board committees.
- 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 and succession planning for, the Chief Executive Officer.
- Determining strategic policy with respect to the prosecution, defence or settlement of litigation.
- Acquisition and disposal of land, interest in land or any other property subject to the consent of the Minister for Education and Science (Section 8(2) GDA Act 2005).
- Acquisition, disposal and retirement of assets with an anticipated value at or above a threshold level of €150,000
- Preparation of superannuation scheme for submission to the Minister for Education and Science and approval of significant amendments to the scheme (which may require Ministerial approval).
- Responsibility for delegating authority levels, treasury and risk management policies.

- Ensuring compliance with statutory and administrative requirements in relation to the approval of the number, grading, and conditions of appointment of all staff, in line with Department of Finance circulars and sanctions.
- Acquiring shares in limited liability companies to exploit any research, consultancy or development work undertaken by the Agency (Section 9(1)(b) GDA Act).
- Vesting of lands and premises to be occupied by the Health Service Executive, the Dublin Institute of Technology or other educational body, at the completion of the construction phase, into the ownership of the respective authority, institute or other body (Section 9(1)(l) GDA Act).
- Review of its own operation and seek to identify ways of improving its effectiveness and identify if there are gaps in competencies and ways these could be addressed.
- In addition to regular meetings of the Agency members, the CEO holds regular formal meetings with the stakeholders including, Dept. of Education & Skills, Dublin Institute of Technology and the Health Service Executive.



GDA Governance Framework

Chapter

11

Financial Statements



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BOARD MEMBERS AND OTHER INFORMATION

BOARD MEMBERS:

| | | |
|-----------------------|-------------------------|---|
| Mr Oliver Cussen | Chairperson | (appointed 11 th September 2015) |
| Mr Gerrard Casey | Chief Executive Officer | (appointed 13 th July 2016) |
| 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)* |
| Mr Michael Hand | Chief Executive Officer | (resigned 17 th June 2016) |
| Mr Dick Gleeson | | (resigned 12 th May 2015)* |
| Mr Frank Magee | | (resigned 12 th May 2015)* |
| Ms Maev 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)* |

**on expiration of Board term.*

REGISTERED OFFICE: The Clock Tower
Grangegorman Lower
Dublin 7

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

| | | |
|----------|--|--|
| BANKERS: | Bank of Ireland College Green Dublin 2 | AIB plc 1 Lower Baggot Street Dublin 2 |
|----------|--|--|

SOLICITORS: Mason Hayes & Curran
South Bank House
Barrow Street
Dublin 4

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;
- state whether applicable accounting standards, including 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 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.

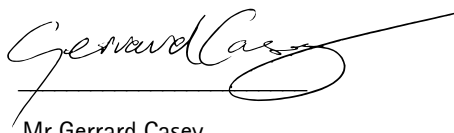
ON BEHALF OF THE BOARD:



Mr Oliver Cussen

Chairperson

Date: 26 October 2016



Mr Gerrard Casey

Board Member

Date: 26 October 2016

STATEMENT ON 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 below:

The term of office of the previous Board expired in May 2015, in accordance with section 17 of the GDA Act 2015. The current Board's term of office commenced in September 2015.

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 2015 the Agency undertook two internal audits in respect of human resources 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 2015, the Board conducted a review of the effectiveness of the system of internal financial control.

ON BEHALF OF THE BOARD:



Mr Oliver Cussen

Chairperson

Date: 26 October 2016



Mr Gerrard Casey

Board Member

Date: 26 October 2016



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 2015 under 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. The financial statements have been prepared in the form prescribed under Section 33 of the Act, and in accordance with generally accepted accounting practice.

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 and for ensuring the regularity of transactions.

Responsibilities of the Comptroller and Auditor General

My responsibility is to audit the financial statements and to 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 and to identify any information that is apparently materially incorrect based on, or materially inconsistent with, the knowledge acquired by me in the course of performing the audit. 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:

- give a true and fair view of the assets, liabilities and financial position of the Agency as at 31 December 2015 and of its income and expenditure for 2015; and
- have been properly prepared in accordance with generally accepted accounting practice.

In my opinion, the accounting records of the Agency were sufficient to permit the financial statements to be readily and properly audited. The financial statements are in agreement with the accounting records.

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 if I find

- 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 with the knowledge acquired by me in the course of performing the audit, 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
- 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.

Patricia Sheehan

For and on behalf of the Comptroller and Auditor General

9 November 2016

STATEMENT OF INCOME AND EXPENDITURE AND RETAINED REVENUE RESERVES

| | Notes | Year ended 31 December 2015 € | Year ended 31 December 2014 € |
|--|-------|-------------------------------------|-------------------------------------|
| INCOME | | | |
| Income | 2 | 11,611,205 | 43,739,537 |
| Net deferred funding for pensions | 8(c) | 119,625 | 131,000 |
| Other income | 3 | <u>662,549</u> | <u>364,590</u> |
| | | 12,393,379 | 44,235,127 |
| Transfer of land (from) / to GDA | 20 | (2,461,260) | 4,930,559 |
| Transfer to capital account | 4 | <u>(1,490,009)</u> | <u>(43,821,891)</u> |
| | | <u>8,442,110</u> | <u>5,343,795</u> |
| EXPENDITURE | | | |
| CONTRACT AND PROJECT COSTS | | | |
| Contract costs | 5 | 2,694,824 | 1,580,349 |
| Project costs | 6 | <u>3,071,428</u> | <u>2,286,162</u> |
| | | <u>5,766,252</u> | <u>3,866,511</u> |
| GROSS CONTRIBUTION | | <u>2,675,858</u> | <u>1,477,284</u> |
| GENERAL OVERHEADS | | | |
| Staffing costs | 7 | 1,207,887 | 1,089,558 |
| Pension costs | 8(d) | 105,199 | 110,437 |
| Board members remuneration and expenses | 11 | 19,126 | 8,978 |
| Establishment costs | 9 | 256,077 | 180,855 |
| Professional services | | 87,724 | 81,776 |
| General operating expenses | 10 | 98,242 | 128,204 |
| Advertising | | 41,265 | 53,596 |
| Depreciation | 12 | 704,447 | 14,403 |
| Audit fees | | <u>15,000</u> | <u>12,000</u> |
| | | <u>2,534,967</u> | <u>1,679,807</u> |
| SURPLUS / (DEFICIT) FOR THE YEAR AFTER | | | |
| APPROPRIATIONS | | | |
| | | <u>140,891</u> | <u>(202,523)</u> |
| Balance brought forward at 1 January | | <u>(49,335)</u> | <u>153,188</u> |
| BALANCE CARRIED FORWARD AS AT 31 DECEMBER | | <u>91,556</u> | <u>(49,335)</u> |

The Statement of Cash Flows and notes 1 to 23 form part of these Financial Statements. All income and expenditure for the year ended 31 December 2015 relate to continuing activities.

ON BEHALF OF THE BOARD:



Mr Oliver Cussen

Chairperson

Date: 26 October 2016



Mr Gerrard Casey

Board Member

Date: 26 October 2016

STATEMENT OF COMPREHENSIVE INCOME

| | Notes | Year Ended 31 December 2015 € | Year Ended 31 December 2014 € |
|---|-------|-------------------------------------|-------------------------------------|
| Surplus / (deficit) for the year | | <u>140,891</u> | <u>(202,523)</u> |
| Actuarial (loss) / gain | 8 | (233,000) | 61,000 |
| Adjustment to retirement benefit funding | | <u>233,000</u> | <u>(61,000)</u> |
| Total recognised gain / (loss) for the year | | <u>140,891</u> | <u>(202,523)</u> |

The Statement of Cash Flows and Notes 1 to 23 form part of these Financial Statements.

ON BEHALF OF THE BOARD:



Mr Oliver Cussen

Chairperson

Date: 26 October 2016



Mr Gerrard Casey

Board Member

Date: 26 October 2016

STATEMENT OF FINANCIAL POSITION

| | Notes | 31 December 2015 € | 31 December 2014 € |
|--|-------|-----------------------|-----------------------|
| PROPERTY, PLANT AND EQUIPMENT | | | |
| Tangible assets | 12 | <u>115,634,001</u> | <u>100,473,341</u> |
| CURRENT ASSETS | | | |
| Work in progress | 13 | 759,943 | 348,814 |
| Receivables and prepayments | 14 | 923,590 | 801,261 |
| Cash at bank and in hand | | <u>14,835,531</u> | <u>20,371,822</u> |
| | | 16,519,064 | 21,521,897 |
| CURRENT LIABILITIES | | | |
| Amounts falling due within one year | 15 | <u>(6,792,833)</u> | <u>(8,139,708)</u> |
| NET CURRENT ASSETS | | | |
| | | <u>9,726,231</u> | <u>13,382,189</u> |
| TOTAL ASSETS LESS CURRENT LIABILITIES | | | |
| | | <u>125,360,232</u> | <u>113,855,530</u> |
| LONG TERM LIABILITIES | | | |
| Amounts falling due after more than one year | 16 | (30,370,408) | (20,496,606) |
| Pension liabilities | 8(b) | (902,625) | (550,000) |
| Deferred pension funding | 8(b) | <u>902,625</u> | <u>550,000</u> |
| TOTAL ASSETS LESS LIABILITIES | | | |
| | | <u>94,989,824</u> | <u>93,358,924</u> |
| REPRESENTING | | | |
| Income and expenditure and retained revenue reserves account | 17 | 91,556 | (49,335) |
| Capital account | 4 | <u>94,898,268</u> | <u>93,408,259</u> |
| | | <u>94,989,824</u> | <u>93,358,924</u> |

The Statement of Cash Flows and Notes 1 to 23 form part of these Financial Statements.

ON BEHALF OF THE BOARD:



Mr Oliver Cussen

Chairperson

Date: 26 October 2016



Mr Gerrard Casey

Board Member

Date: 26 October 2016

STATEMENT OF CASH FLOWS

| | Notes | Year ended 31 December 2015 € | Year ended 31 December 2014 € |
|--|-------|-------------------------------------|-------------------------------------|
| Cash flows from operating activities | | | |
| Operating surplus / (deficit) for the year | | 140,891 | (202,523) |
| Depreciation | 12 | 704,447 | 14,403 |
| Loss on disposal of fixed assets | | 0 | 1,441 |
| Transfer of land asset from GDA | | 2,461,259 | (4,930,559) |
| Interest receivable | 3 | (53,275) | (61,768) |
| Increase in work in progress | 13 | (411,129) | (284,608) |
| Increase in receivables | 14 | (122,329) | (256,899) |
| (Decrease) / increase in payables | 15 | (1,346,875) | 514,287 |
| Transfer to capital account | 4 | 1,490,009 | 43,821,891 |
| Advanced payments on construction activities | | <u>9,873,802</u> | <u>14,758,531</u> |
| Net cash inflow from operating activities | | <u>12,736,800</u> | <u>53,374,196</u> |
| Cash flows from investing activities | | | |
| Payments to acquire tangible fixed assets | 12 | (18,326,366) | (44,312,926) |
| Interest received | 3 | <u>53,275</u> | <u>61,768</u> |
| Net cash flow from investing activities | | <u>(18,273,091)</u> | <u>(44,251,158)</u> |
| (Decrease) / increase in cash and cash equivalents | | (5,536,291) | 9,123,038 |
| Cash and cash equivalents at 1 January | | <u>20,371,822</u> | <u>11,248,784</u> |
| Cash and cash equivalents at 31 December | | <u>14,835,531</u> | <u>20,371,822</u> |

The Statement of Cash Flows and Notes 1 to 23 form part of these Financial Statements.

ON BEHALF OF THE BOARD:



Mr Oliver Cussen

Chairperson

Date: 26 October 2016



Mr Gerrard Casey

Board Member

Date: 26 October 2016

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 Dublin Institute of Technology, (DIT), as follows:

- DIT – Funding is provided in relation to the construction of educational facilities. The funding is recognised as a long term creditor and the related assets as tangible fixed assets in the Agency's financial statements, (see note 12 and note 16).
- 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 Grangegorman Development Agency (the Agency) for the year ended 31 December 2015 have been prepared in accordance with FRS 102, the financial reporting standard applicable in the UK and Ireland issued by the Financial Reporting Council (FRC), as promulgated by Chartered Accountants Ireland. These are the Agency's first set of financial statements prepared in accordance with FRS 102. The date of transition to FRS 102 is 1 January 2014. The transition to FRS 102 has not affected its reported financial position or financial performance.

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 on page 61 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 are accounted for on a cash receipts basis.

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 legal title to the underlying building is transferred to the stakeholder.

iii) 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 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 when it is signed will be with the Department of Education and Skills 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 13).

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 planning application costs, enabling works and consultative studies. Construction costs relate to costs incurred in bringing the asset to completed construction, (Note 12).

iv) 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, (Note 13).

v) RETIREMENT BENEFITS

The Agency operates a defined benefit pension 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 and members' 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.

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.

NOTES TO THE FINANCIAL STATEMENTS

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.

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.

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 within 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.

| | |
|-------------------------------|-------------------|
| Buildings | 2% Straight Line |
| Fixtures and office equipment | 25% Straight Line |

vii) CAPITAL ACCOUNT

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

viii) ADVANCE PAYMENTS ON CONSTRUCTION ACTIVITIES

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

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

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

NOTES TO THE FINANCIAL STATEMENTS

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 pension 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) (Vote 39) made the following funds available to the Grangegorman Development Agency during the year:

| | 2015 € | 2014 € |
|--|-------------------|-------------------|
| Department of Education and Skills – Current (Subhead C. 14) | 2,888,773 | 2,472,690 |
| Department of Education and Skills – Capital (Subhead D. 4) | 6,027,608 | 39,686,498 |
| HSE – Contract costs (Subheads D.1 and D.3) | 2,694,824 | 1,580,349 |
| | <u>11,611,205</u> | <u>43,739,537</u> |

3. OTHER INCOME

| | 2015 € | 2014 € |
|--------------------------------|----------------|----------------|
| Dublin Institute of Technology | 457,542 | 278,384 |
| Dublin Bus | 85,020 | 0 |
| Other grant income | 0 | 23,000 |
| Recoupment of other costs | 66,712 | 1,438 |
| Bank interest | 53,275 | 60,706 |
| Prompt payment interest | <u>0</u> | <u>1,062</u> |
| | <u>662,549</u> | <u>364,590</u> |

NOTES TO THE FINANCIAL STATEMENTS

| 4. CAPITAL ACCOUNT | 2015 € | 2014 € |
|--|--------------------|-------------------|
| Balance at 1 January | <u>93,408,259</u> | <u>49,586,368</u> |
| Transfer from the Statement of Income and Expenditure and Retained Revenue Reserves: | | |
| - Funds allocated to land and buildings | 3,043,504 | 19,844,782 |
| - Funds allocated to assets in development and construction | 1,690,483 | 23,974,252 |
| - Funds allocated to acquire fixed assets | 65,793 | 18,701 |
| - Funds allocated to disposal of fixed assets | <u>(2,605,324)</u> | <u>(1,538)</u> |
| | 2,194,456 | 43,836,197 |
| - Amortised in line with asset depreciation | (704,447) | (14,403) |
| - Amortised in line with assets disposed | <u>0</u> | <u>97</u> |
| | <u>1,490,009</u> | <u>43,821,891</u> |
| Balance at 31 December | <u>94,898,268</u> | <u>93,408,259</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 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 €18,291,769, (note 12), of which €4,791,296 was receivable from the Department of Education and Skills. As at 31 December 2015 the Agency had received funding of €4,621,118, with €170,179 being receivable from the Department of Education and Skills. The balance of fixed asset acquisitions was funded through long term liabilities.

| 5. CONTRACT COSTS | 2015 € | 2014 € |
|-------------------|------------------|------------------|
| Contract costs | <u>2,694,824</u> | <u>1,580,349</u> |

Up to 31 December 2015 Grangegorman Development Agency had incurred contract costs which had been invoiced to the HSE totalling €25,780,198. Further expenditure of €759,943 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 € | 2015 € | Closing Balance € |
|--|-------------------------|------------------|-------------------------|
| Legal and professional | 2,778,581 | 212,981 | 2,991,562 |
| Enabling and construction works | 19,419,866 | 2,465,164 | 21,885,030 |
| Fit out and landscaping | 798,563 | 5,508 | 804,071 |
| Refurbishment and relocation | 49,673 | 8,660 | 58,333 |
| Estate management & maintenance | 29,708 | 0 | 29,708 |
| Sundry | 4,789 | 425 | 5,214 |
| Project promotion and public relations | <u>4,194</u> | <u>2,086</u> | <u>6,280</u> |
| Total contract costs reimbursed by the HSE at 31 December 2015 | <u>23,085,374</u> | <u>2,694,824</u> | <u>25,780,198</u> |

NOTES TO THE FINANCIAL STATEMENTS

| 6. PROJECT COSTS | 2015 € | 2014 € |
|---|------------------|------------------|
| Legal services | 138,745 | 310,738 |
| Design consultancy | 607,639 | 1,149,923 |
| Professional fees | 513,907 | 480,735 |
| Enabling and construction works | 1,714,319 | 335,120 |
| Consultation, communications and advertising costs | 3,659 | 7,163 |
| Estate management & maintenance | 91,879 | 828 |
| General project overheads | <u>1,280</u> | <u>1,655</u> |
| | <u>3,071,428</u> | <u>2,286,162</u> |

Project costs of €3,071,428 (2014: €2,286,162) include €1,161,870 (2014: €1,604,238) incurred in connection with on-going PPP project set up costs 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 19 capital commitments. PPP procurement costs include design and legal fees. The tendering process has concluded and a preferred bidder was appointed in February 2015, however a legal challenge has been made against the appointment by one of the losing bidders on March 2015 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 2015, the Grangegorman Development Agency had incurred total project costs of €23,663,088, which includes €6,339,157 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>14,820,290</u> |
| | <u>23,663,088</u> |

| 7. STAFF COSTS | 2015 € | 2014 € |
|-----------------------------|------------------|------------------|
| Wages and salaries | 588,292 | 413,223 |
| Seconded & agency staff | 548,811 | 626,908 |
| Employer's PRSI | 55,861 | 39,980 |
| Staff training and expenses | <u>14,923</u> | <u>9,447</u> |
| | <u>1,207,887</u> | <u>1,089,558</u> |

NOTES TO THE FINANCIAL STATEMENTS

Number of employees

An average of 9 (2014: 6) staff were directly employed by the Agency during the year.

An average of 7 (2014: 7) staff were employed by way of secondment or through third party service providers during the year.

€35,176 (2014: €28,258) was deducted from staff by way of pension levy and was paid over to the Department of Education and Skills.

Employee benefits breakdown*

| Range of total employee benefits | | Number of employees | |
|----------------------------------|----|---------------------|------|
| From | To | 2015 | 2014 |
| €40,000 - €59,999 | | 2 | 3 |
| €60,000 - €79,999 | | 6 | 2 |
| €80,000 - €99,999 | | 1 | 1 |

**Applies to staff directly employed by the Agency.*

8. PENSION COSTS

a) Pension Scheme

Grangegorman Development Agency (GDA) operates an unfunded defined benefit superannuation scheme for staff. Superannuation entitlements arising under the Scheme are paid out of current income and are charged to the Statement of Income and Expenditure and Retained Revenue Reserves, net of employee superannuation contributions, in the year in which they become payable.

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 (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. Pensions in 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 Pension 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 GDA as at 31 December 2015.

This valuation was carried out by a qualified independent actuary for the purposes of the accounting standard, Financial Reporting Standard No. 102 – Retirement Benefits (FRS 102). The financial assumptions used to calculate scheme liabilities under FRS 102 are:

| | 2015 | 2014 |
|------------------------------|-------|------|
| Discount rate | 2.35% | 5.5% |
| Rate of increase in salaries | 2.50% | 4.0% |
| Rate of increase in pensions | 2.50% | 4.0% |
| Inflation | 1.75% | 2.0% |

NOTES TO THE FINANCIAL STATEMENTS

b) Statement of Financial Position Recognition

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

| | 2015 € | 2014 € |
|---|-----------|-----------|
| Present value of defined benefit obligations that are wholly unfunded | 902,625 | 550,000 |
| Present value of defined benefit obligations that are wholly or partly funded | 0 | 0 |
| Deferred pension funding | (902,625) | (550,000) |
| Net liability recognised in the Statement of Financial Position at 31 December | <u>0</u> | <u>0</u> |

c) Net deferred funding for pensions in year

| | 2015 € | 2014 € |
|--|----------------|----------------|
| Funding recoverable in respect of current year pension costs | 134,000 | 131,000 |
| Less: retirement benefit payments | (14,375) | 0 |
| | <u>119,625</u> | <u>131,000</u> |

d) Analysis of total pension costs charged to expenditure

| | 2015 € | 2014 € |
|--|----------------|----------------|
| Current service cost | 98,000 | 105,000 |
| Interest cost | 36,000 | 26,000 |
| Employees contributions | (28,801) | (20,563) |
| Expenses recognised in the income and expenditure and retained revenue reserves account | <u>105,199</u> | <u>110,437</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 2015 amounted to €902,625 (31 December 2014 - €550,000) (31 December 2013 - €480,000).

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:

| | 2015 € | 2014 € |
|--|----------------|-----------------|
| Present value of defined benefit obligation at 1 January | 550,000 | 480,000 |
| Current service cost | 98,000 | 105,000 |
| Interest cost | 36,000 | 26,000 |
| Benefits paid in the year | (14,375) | 0 |
| Actuarial loss / (gain) | <u>233,000</u> | <u>(61,000)</u> |
| Present value of defined benefit obligation at 31 December | <u>902,625</u> | <u>550,000</u> |

9. ESTABLISHMENT COSTS

| | 2015 € | 2014 € |
|---------------------------------|----------------|----------------|
| Repairs and maintenance | 20,171 | 54,961 |
| Cleaning | 22,040 | 15,162 |
| Rodent and pest control | 13,776 | 4,039 |
| Insurance | 44,806 | 34,719 |
| Rent | 10,007 | 29,755 |
| Rates | (7,730) | 15,690 |
| Light and heat | 138,874 | 15,156 |
| Waste management | 700 | 728 |
| Security | 13,433 | 9,204 |
| Loss on disposal of fixed asset | <u>0</u> | <u>1,441</u> |
| | <u>256,077</u> | <u>180,855</u> |

10. GENERAL OPERATING COSTS

| | 2015 € | 2014 € |
|---|---------------|----------------|
| Printing, postage and stationery | 23,742 | 30,177 |
| Telephone | 5,510 | 13,797 |
| Bank charges | 108 | 101 |
| Website and IT expenses | 40,324 | 44,208 |
| Office expenses | 12,928 | 24,103 |
| Meeting expenses | 3,233 | 3,726 |
| Newspapers, journals and reference material | 1,269 | 1,454 |
| Subscriptions | 6,846 | 5,217 |
| Travel and subsistence | <u>4,282</u> | <u>5,421</u> |
| | <u>98,242</u> | <u>128,204</u> |

NOTES TO THE FINANCIAL STATEMENTS

| 11. BOARD MEMBER FEES AND CEO SALARY | 2015 | 2014 |
|--------------------------------------|---------------|--------------|
| | € | € |
| Chairperson's remuneration | 7,217 | 8,978 |
| Board member fees | <u>11,909</u> | <u>0</u> |
| | <u>19,126</u> | <u>8,978</u> |

Chief Executive Officer

The CEO received salary payments of €90,504 (2014: €88,936) in the year to 31st December 2015. No bonus payments were made in the year. The CEO also received an amount of €2,225 (2014: €2,681) 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.

| Chairperson | | 2015 | 2014 |
|------------------|---|--------------|--------------|
| | | € | € |
| Mr Oliver Cussen | appointed 11 th September 2015 | 2,728 | 0 |
| Mr John Monahan | resigned 12 th May 2015 | <u>4,489</u> | <u>8,978</u> |
| | | <u>7,217</u> | <u>8,978</u> |

| Board members | | 2015 | 2014 |
|-----------------------|---|---------------|----------|
| | | € | € |
| Cllr Janice Boylan | reappointed 11 th September 2015 | 1,819 | 0 |
| Mr Jim Curran | reappointed 11 th September 2015 | 0 | 0 |
| Ms Elva Duffy BL | reappointed 11 th September 2015 | 1,819 | 0 |
| Mr Alec Darragh | reappointed 2 nd November 2015 | 995 | 0 |
| Ms Denise Dunphy | reappointed 11 th September 2015 | 0 | 0 |
| Dr Berna Grist BL | appointed 11 th September 2015 | 1,819 | 0 |
| Ms Penelope Kenny FCA | appointed 11 th September 2015 | 1,819 | 0 |
| Mr Damien Kilgannon | reappointed 11 th September 2015 | 0 | 0 |
| Prof J Owen Lewis | appointed 11 th September 2015 | 1,819 | 0 |
| Dr Noel O'Connor | reappointed 11 th September 2015 | 0 | 0 |
| Mr John O'Hara | appointed 11 th September 2015 | 0 | 0 |
| Mr Gerry O'Neill | appointed 11 th September 2015 | 0 | 0 |
| Ms Deirdre Prince | reappointed 11 th September 2015 | 1,819 | 0 |
| Cllr Áine Clancy | resigned 25 th June 2014 | 0 | 0 |
| Mr Dick Gleeson | resigned 12 th May 2015 | 0 | 0 |
| Mr Frank Magee | resigned 12 th May 2015 | 0 | 0 |
| Ms Maev Maguire | resigned 12 th May 2015 | 0 | 0 |
| Mr Peter Murray | resigned 12 th May 2015 | 0 | 0 |
| Mr Ciarán Nevin | resigned 12 th May 2015 | 0 | 0 |
| Ms Anne O'Connor | resigned 12 th May 2015 | 0 | 0 |
| Mr Brendan Sharkey | resigned 11 th February 2014 | <u>0</u> | <u>0</u> |
| | | <u>11,909</u> | <u>0</u> |

NOTES TO THE FINANCIAL STATEMENTS

12. PROPERTY, PLANT AND EQUIPMENT

| | Land and buildings € | Assets in development and construction € | Fixtures and office equipment € | Total € |
|--------------------------------------|----------------------------|---|--|--------------------|
| COST | | | | |
| At 1 January 2015 | 59,337,213 | 41,113,843 | 240,910 | 100,691,966 |
| Additions | 790,000 | 17,435,976 | 65,793 | 18,291,769 |
| Transfers | 56,197,079 | (56,197,079) | 0 | 0 |
| Transfer to 3 rd party | (250,000) | (2,176,662) | 0 | (2,426,662) |
| At 31 December 2015 | <u>116,074,292</u> | <u>176,078</u> | <u>306,703</u> | <u>116,557,073</u> |
| DEPRECIATION | | | | |
| At 1 January 2015 | 0 | 0 | 218,625 | 218,625 |
| Charge for the year | 687,992 | 0 | 16,455 | 704,447 |
| On transfer to 3 rd party | 0 | 0 | 0 | 0 |
| At 31 December 2015 | <u>687,992</u> | <u>0</u> | <u>235,080</u> | <u>923,072</u> |
| NET BOOK VALUE | | | | |
| At 31 December 2015 | <u>115,386,300</u> | <u>176,078</u> | <u>71,623</u> | <u>115,634,001</u> |
| At 31 December 2014 | <u>59,337,213</u> | <u>41,113,843</u> | <u>22,285</u> | <u>100,473,341</u> |

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 intended to be used for educational and sports projects.

During the year land with a current value of €790,000 was transferred to the Agency from Dublin Bus, in exchange for land and assets in development and construction valued at €3,251,260 (see note 20).

In 2015 the Agency commenced depreciation following substantial completion of land and buildings.

13. WORK IN PROGRESS

| | 2015 € | 2014 € |
|------------------|----------------|----------------|
| Work in progress | <u>759,943</u> | <u>348,814</u> |

14. RECEIVABLES AND PREPAYMENTS

| | 2015 € | 2014 € |
|---|----------------|----------------|
| Amounts falling due within one year | | |
| Trade receivables | 24,176 | 0 |
| Amounts due from the Health Service Executive | 247,715 | 200,727 |
| Amounts due from the Dublin Institute of Technology | 173,923 | 208,742 |
| Accrued income | 87,356 | 11,285 |
| Sundry receivables and prepayments | <u>390,420</u> | <u>380,507</u> |
| | <u>923,590</u> | <u>801,261</u> |

All receivable balances are deemed recoverable within one year.

NOTES TO THE FINANCIAL STATEMENTS

| 15. CURRENT LIABILITIES | 2015 | 2014 |
|---|------------------|------------------|
| | € | € |
| Amounts falling due within one year | | |
| Trade payables | 504,085 | 1,836,741 |
| Amounts due to the Dublin Institute of Technology | 31,843 | 14,922 |
| Professional services withholding tax | 79,546 | 33,174 |
| Value added taxation | 552,110 | 423,643 |
| Paye / prsi | 20,860 | 10,310 |
| Pension contributions | 5,865 | 3,475 |
| Accruals | 2,268,650 | 2,982,620 |
| Deferred income | 353,630 | 435,868 |
| Retentions held on construction operations | 2,804,129 | 2,226,840 |
| Sundry payables | <u>172,115</u> | <u>172,115</u> |
| | <u>6,792,833</u> | <u>8,139,708</u> |

| 16. LONG TERM LIABILITIES | 2015 | 2014 |
|--|-------------------|-------------------|
| | € | € |
| Amounts falling due after more than one year | | |
| Advanced payments on construction activities | <u>30,370,408</u> | <u>20,496,606</u> |

Dublin Institute of Technology make funds available to the Agency by way of advanced payments in respect of the construction and development of educational facilities at Grangegorman. At 31 December 2015 a total of €19,778,511 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 DIT the creditor balance will be extinguished.

| | 2015 | 2014 |
|--------------------------------|-------------------|-------------------|
| | € | € |
| Balance at 1 January | 20,496,606 | 5,738,075 |
| Advanced in year | 9,908,184 | 14,758,531 |
| Project costs expended in year | <u>(34,382)</u> | <u>0</u> |
| Balance at 31 December | <u>30,370,408</u> | <u>20,496,606</u> |

| The balance is made up of | 2015 | 2014 |
|---|-------------------|-------------------|
| | € | € |
| Funding provided not utilised at year end | 10,591,897 | 15,665,978 |
| Cumulative funding used for asset development | <u>19,778,511</u> | <u>4,830,628</u> |
| Balance at 31 December | <u>30,370,408</u> | <u>20,496,606</u> |

The funding provided not utilised at year end is included in GDA's bank balance. As outlined in the accounting policy, the costs of assets constructed are included in tangible assets pending their transfer to DIT (Note 12).

NOTES TO THE FINANCIAL STATEMENTS

| 17. INCOME AND EXPENDITURE AND RETAINED REVENUE RESERVES ACCOUNT | 2015 € | 2014 € |
|--|----------------|------------------|
| At 1 January | (49,335) | 153,188 |
| Surplus / (deficit) for year | <u>140,891</u> | <u>(202,523)</u> |
| At 31 December | <u>91,556</u> | <u>(49,335)</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 are largely attributable to the difference between expenditure on an accruals basis and funding on an actual cash basis.

18. 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.

19. CAPITAL COMMITMENTS

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

| | 2015 € | 2014 € |
|---|------------------|-------------------|
| Contracted for but not provided for in the financial statements | | |
| PPP set up costs | 1,990,996 | 2,826,960 |
| Non PPP | <u>1,478,839</u> | <u>18,593,433</u> |
| | <u>3,469,835</u> | <u>21,420,393</u> |

20. 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:

- During the year, the Agency completed a land swap with Dublin Bus in order to allow direct access to Constitution Hill from the Grangegorman site. The Agency constructed a new bus park on 0.7 acres and transferred it to Dublin Bus in return for a land area of the same size providing access to Broadstone Gate. The Agency has valued the 0.7 acres on its Statement of Financial Position at current value at the date of transfer from Dublin Bus. Based on an external professional valuation carried out on a 5 acre section of the Grangegorman site and other assumptions in relation to the use attributable to the land transferred, a value of €790,000 has been placed on the 0.7 acres and a corresponding amount has been posted to the capital account.

NOTES TO THE FINANCIAL STATEMENTS

| | 2015 € | 2014 € |
|--|--------------------|------------------|
| Land transferred from HSE | 0 | 4,930,559 |
| Land transferred from Dublin Bus | <u>790,000</u> | <u>0</u> |
| | <u>790,000</u> | <u>0</u> |
| Land transferred to Dublin Bus | (250,000) | 0 |
| Development assets transferred to Dublin Bus | <u>(2,176,662)</u> | <u>0</u> |
| | <u>(2,426,662)</u> | 0 |
| Ancillary costs associated with development assets transferred to Dublin Bus | <u>(824,598)</u> | <u>0</u> |
| | <u>(3,251,260)</u> | <u>0</u> |
| Transfer of land (from) / to GDA | <u>(2,461,260)</u> | <u>4,930,559</u> |

21. ANALYSIS OF CHANGES IN NET FUNDS

| | Opening balance € | Cash flows € | Closing balance € |
|--------------------------|-------------------------|--------------------|-------------------------|
| Cash at bank and in hand | <u>20,371,822</u> | <u>(5,536,291)</u> | <u>14,835,531</u> |
| Net funds | <u>20,371,822</u> | <u>(5,536,291)</u> | <u>14,835,531</u> |

22. 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.

There were no related party transactions of any significance in the year other than those disclosed within notes 5, 16 and 20.

23. APPROVAL OF FINANCIAL STATEMENTS

The financial statements were approved by the Board on 26 October 2016.

Appendices

APPENDIX 1

GDA Board*

- Mr Oliver Cussen (Chairperson)
- Mr Gerrard Casey (Chief Executive Officer)
- Cllr Janice Boylan
- Mr Jim Curran
- Ms Elva Duffy BL
- Mr Alec Darragh
- Ms Denise Dunphy
- Dr Berna Grist BL
- Ms Penelope Kenny FCA
- Mr Damien Kilgannon
- Prof J Owen Lweis
- Dr Noel O'Connor
- Mr John O'Hara
- Mr Gerry O'Neill
- Ms Deirdre Prince

*as of October 2016

APPENDIX 2

Consultative Group

- Department of Education and Skills/HEA
Ms Sorcha Carthy
- 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 Boni Odemene
Mr Pat Kearney
- Dublin City Council Public Representatives
Cllr Nial Ring
Cllr Áine 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
- Local Residents
Mr Declan McGregor
Ms Lorna Maguire

APPENDIX 3

Staff of the GDA*

- Chief Executive –
Mr Gerrard Casey
- Director of Finance –
Mr Peter O'Sullivan
- Director of Construction & Procurement –
Ms Máire Mellerick
- Director of Architecture & Planning –
vacant
- 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 Conservation Architect/Project Coordinator –
Ms Una Sugrue
- Senior Engineer/Project Coordinator –
Mr Paul Kelly
- Senior Engineer/Project Coordinator –
Mr Shay Bowman
- Senior Quantity Surveyor/Project Coordinator –
Mr Nigel Thompson
- Employment and Training Co-Ordinator –
Ms Kathleen McCann
- Project Information Manager/Project Coordinator –
Mr Robert Moore

*as of October 2016

APPENDIX 4

Functions of the 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

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 5

Board Member Attendance

The new Board was announced 15th September 2015. There were 7 Board Meetings held during the year.

| | | | Meetings eligible to attend (Meetings attended) |
|-----------------------|-------------------------|---|--|
| Mr Oliver Cussen | Chairperson | (appointed 11th September 2015) | 3 (3) |
| Mr Michael Hand | Chief Executive Officer | (reappointed 11 th September 2015) | 7 (7) |
| Cllr Janice Boylan | | (reappointed 11 th September 2015) | 7 (5) |
| Mr Jim Curran | | (reappointed 11 th September 2015) | 7 (7) |
| Ms Elva Duffy BL | | (reappointed 11 th September 2015) | 7 (4) |
| Mr Alec Darragh | | (reappointed 2 nd November 2015) | 7 (6) |
| Ms Denise Dunphy | | (reappointed 11 th September 2015) | 7 (3) |
| Dr Berna Grist BL | | (appointed 11th September 2015) | 3 (3) |
| Ms Penelope Kenny FCA | | (appointed 11th September 2015) | 3 (3) |
| Mr Damien Kilgannon | | (reappointed 11th September 2015) | 7 (5) |
| Prof J Owen Lewis | | (appointed 11th September 2015) | 3 (3) |
| Dr Noel O'Connor | | (reappointed 11th September 2015) | 7 (7) |
| Mr John O'Hara | | (appointed 11th September 2015) | 3 (2) |
| Mr Gerry O'Neill | | (appointed 11th September 2015) | 3 (3) |
| Ms Deirdre Prince | | (reappointed 11th September 2015) | 7 (6) |
| | | | |
| Mr John Monahan | Chairperson | (resigned 12th May 2015) | 4 (4) |
| Mr Dick Gleeson | | (resigned 12th May 2015) | 4 (3) |
| Mr Frank Magee | | (resigned 12th May 2015) | 4 (3) |
| Ms Maev Maguire | | (resigned 12th May 2015) | 4 (4) |
| Mr Peter Murray | | (resigned 12th May 2015) | 4 (4) |
| Mr Ciarán Nevin | | (resigned 12th May 2015) | 4 (4) |
| Ms Anne O'Connor | | (resigned 12th May 2015) | 4 (3) |



**Grangegorman
Development Agency**
Gníomhaireacht Forbartha
Ghráinseach Ghormáin



Grangegorman Development Agency

The Clock Tower, Grangegorman Lower, Dublin 7. Tel: 01 402 4140 Web: www.ggda.ie Email: communications@ggda.ie