

**Comhairle Contae
Fhine Gall**
Fingal County
Council



**Quality Assurance Report for 2025
Fingal County Council**

29th May 2026

Submitted to the National Oversight and Audit Commission
in compliance with the Public Spending Code

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1. Introduction

Fingal County Council has completed this Quality Assurance Report as part of its on-going compliance with the Public Spending Code (PSC).

The Quality Assurance procedure aims to gauge the extent to which Fingal County Council and its associated agencies are meeting the obligations set out in the Public Spending Code¹. The Public Spending Code ensures that the state achieves value for money in the use of all public funds.

The Quality Assurance Process contains five steps:

- 1. Drawing up Inventories of all projects/programmes at different stages of the Project Life Cycle** (appraisal, planning/design, implementation, post implementation). The inventories include all projects/programmes above €0.5m and cover three stages:
 - Expenditure being considered
 - Expenditure being incurred
 - Expenditure that has recently ended.
- 2. Publish summary information on website of all procurements in excess of €10m, whether new, in progress or completed.**
- 3. Checklists to be completed in respect of the different stages.** These checklists allow the Council and its agencies to self-assess their compliance with the code in respect of the checklists which are provided through the PSC document.
- 4. Carry out a more in-depth check on a small number of selected projects/programmes.** A number of projects or programmes are selected for a more in-depth review. This includes a review of all projects from ex-post to ex-ante. At least 5% of the total capital inventory expenditure (or 15% over a three-year period) and at least 1% of revenue expenditure (or 3% over a three-year period) are subject to in-depth checks.
- 5. Complete a report for the National Oversight and Audit Commission (NOAC)** which includes the inventory of all projects, the website reference for the publication of procurements above €10m, the completed checklists, the Council's judgement on the adequacy of processes given the findings from the in-depth checks and the Council's proposals to remedy any discovered inadequacies.

This report fulfils the fifth requirement of the QA process for Fingal County Council for 2025.

¹ Public Spending Code, DPER <http://publicspendingcode.per.gov.ie/>

2. Expenditure Analysis

2.1 Inventory of Projects / Programmes

The first step in the process requires an inventory to be compiled in accordance with the guidance on the Quality Assurance process. The inventory lists all of Fingal County Council's projects and programmes at various stages of the project life cycle which amount to more than €0.5m. The inventory is divided between current and capital expenditure and further broken down as follows:

- Expenditure being considered
- Expenditure being incurred
- Expenditure that has recently ended

In summary, there are 255 projects/programmes included in the inventory at a combined value of €2,692,005,835. Of these, 92 projects/programmes were being considered and 145 projects/programmes were incurring expenditure. 18 projects have recently ended.

2025 Inventory	Capital being Considered	Revenue being Considered	Capital being Incurred	Revenue being Incurred	Capital Completed	Grand Total
No. of Projects/Programmes	69	23	90	55	18	255
Value	€ 767,588,526	€ 47,065,302	€ 1,316,184,507	€ 384,855,222	€ 176,312,278	€ 2,692,005,835

The full inventory can be found in **Appendix 1** of this report.

The inventory was compiled using the format recommended in guidance notes issued to the sector by the Finance Committee of the County and City Management Association and the Department of Public Expenditure and Reform's Public Spending Code Quality Assurance Process Guidance Note. The inventory contains relevant services from the Council's 2025 Annual Financial Statement (Unaudited) in respect of current (revenue) expenditure and from the Capital Programme 2025-2027 and the Council's Financial Management System for capital expenditure.

2.2 Published Summary of Procurements

The second step in the process is to publish summary information on the Council's website of all procurements in excess of €10m, related to projects in progress or completed in the year under review. A procurement is considered to be a "project in progress" during the year under review if the procurement process is completed and a contract signed. Information for procurements meeting these criteria in 2025 is available on our website at <https://www.fingal.ie/council/service/public-spending-code>

There were no new procurements in 2025 which exceeded the threshold in this respect.

3. Assessment of Compliance

3.1 Checklist Completion: Approach taken

The third step in the process involves completing a set of seven self-assessment checklists covering the expenditure set out in the project inventory referred to in 2.1 above.

Checklist 1: General Obligations Not Specific to Individual Projects/Programmes

Checklist 2: Capital Projects or Capital Grant Schemes Being Considered

Checklist 3: Current Expenditure Being Considered

Checklist 4: Capital Expenditure or Capital Grant Schemes Being Incurred

Checklist 5: Current Expenditure Being Incurred

Checklist 6: Capital Expenditure or Capital Grant Schemes Completed

Checklist 7: Current Expenditure Completed

In addition to the self-assessed scoring, answers are accompanied by explanatory comments. Each question in the checklist is judged by a 3-point scale:

- 1 = Scope for significant improvements
- 2 = Compliant but with some improvement necessary
- 3 = Broadly Compliant

For some questions, the scoring mechanism is not always strictly relevant. In these cases, it is appropriate to mark as N/A and the required information is provided in the commentary box as appropriate.

The set of completed checklists are set out in **Appendix 2** of this report.

3.2 Main issues arising from Checklist Assessment

In respect of the Public Spending Code and its application, all relevant staff are aware of their obligations. Guidance was produced for local authorities in respect of the Quality Assurance Process by the County and City Management Association to ensure a consistent approach across the sector. This has been circulated to all relevant staff.

Capital expenditure within the Council is project-based and largely funded through capital grants, development levies, provisions from Revenue Account and borrowing. The checklists for capital expenditure show substantial levels of compliance.

Current expenditure can be defined as revenue expenditure or operational expenditure which is formally adopted by Council Members each year as part of the statutory budget process. The checklists for current expenditure show substantial levels of compliance.

A substantial level of compliance indicates that there is a robust system of risk management, control and governance which should ensure that objectives are fully achieved.

3.3 In-Depth Checks

Step 4 of the QA process provides for in-depth checks to be carried out by the Internal Audit Unit of the Council. According to the guidance document issued by DPER in February 2017, the value of the projects selected for in-depth review each year must follow the criteria set out below:

- **Capital Projects:** Projects selected must represent a minimum of 5% of the total value of all Capital projects on the Project Inventory.
- **Revenue Projects:** Projects selected must represent a minimum of 1% of the total value of all Revenue Projects on the Project Inventory.

Since the revised arrangements which came into effect from 2016, the minimum is an average over a rolling three-year period. Accordingly, the required minimums will be achieved over the three years 2023, 2024 and 2025 as per the table below:

Year	Capital Projects	Revenue Programmes
2023	6.1%	7.0%
2024	8.1%	1.4%
2025	5.0%	0.0%

In 2025, 5.0% of the inventory was subject to in-depth checks in respect of Capital Projects. None of the Revenue Programmes was subject to in-depth checks.

The set of completed In-Depth Check Reports are contained in Appendix 3 of this report. The Capital Projects subject to in-depth checks are listed in the following table:

Project name	Value €m	PSC Status
Baile na Mona, Mooretown	€55.1m	Under Consideration
Swords Cultural Quarter – Public Realm	€10.9m	Being Incurred
Royal Canal Urban Greenway	€36m	Being Incurred
Racecourse Park Baldoyle	€12m	Being Incurred
Baldoyle Community Centre	€7.5m	Recently Ended
Church Fields Link Road and Cycle Infrastructure	€13.7m	Recently Ended
Total Value of in-depth checks	€135.3m	
Total Value of capital inventory	€2,692.0m	
% of Inventory Value Analysed	5.0%	

3.3.1 Baile na Mona, Mooretown

Project Value €55.1m

PSC Status: Under Consideration

Project Description: Development of 123 no. social units and associated site development works at Mooretown, Swords, Co. Dublin.

Audit Objective: To provide an independent opinion on compliance with the Public Spending Code and to provide assurance that the decision to progress with the project was soundly based and well managed.

Findings: Having reviewed the documentation in relation to this project, Baile na Mona, Mooretown, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Audit Opinion: Having reviewed the documentation in relation to the project, Internal Audit is of the opinion that there is Substantial Assurance that the project complies with the standards set out in the Public Spending Code.

3.3.2 Swords Cultural Quarter – Public Realm

Project Value €10.9m

PSC Status: Expenditure Being Incurred

Project Description: The project is for a new high quality Public Realm scheme which is a key feature of the overall Swords Cultural Quarter Project as envisaged in the Sustainable Swords Strategy.

Audit Objective: To provide an independent opinion on compliance with the Public Spending Code and to provide assurance that the decision to progress with the project was soundly based and well managed.

Findings: Having reviewed the documentation in relation to this project, Swords Cultural Quarter – Public Realm, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Audit Opinion: Having reviewed the documentation in relation to the project, Internal Audit is of the opinion that there is Substantial Assurance that the project complies with the standards set out in the Public Spending Code.

3.3.3 Royal Canal Urban Greenway

Project Value €36m

PSC Status: Expenditure Being Incurred

Project Description: The proposed Royal Canal Urban Greenway is a shared pedestrian and cycle route of approximately 8.1km in length that runs along and adjacent to the Royal Canal towpath before tying in with the completed section of the Ashtown Greenway at Talbot Bridge (Old Navan Road) in the east and the Kildare County Council greenway section at the county boundary in the west.

Audit Objective: To provide an independent opinion on compliance with the Public Spending Code and to provide assurance that the decision to progress with the project was soundly based and well managed.

Findings: Having reviewed the documentation in relation to this project; to provide the Royal Canal Urban Greenway, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Audit Opinion: Having reviewed the documentation in relation to the project, Internal Audit is of the opinion that there is Substantial Assurance that the project complies with the standards set out in the Public Spending Code.

3.3.4 Racecourse Park Baldoyle (Cycle facilities included)

Project Value €12m

PSC Status: Expenditure Being Incurred

Project Description: 160 space green car park, 4.5km of walking and cycling routes, 3 boules pitches, 1 dog run, 2 soccer and 1 GAA pitches, SUDS features, revamp of existing playground, MUGA, teenage play area, public lighting, new bridge over the Mayne River and new landscaping.

Audit Objective: To provide an independent opinion on compliance with the Public Spending Code and to provide assurance that the decision to progress with the project was soundly based and well managed.

Findings: Having reviewed the documentation in relation to this project, to provide the Racecourse Park Baldoyle (Cycle facilities included), Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Audit Opinion: Having reviewed the documentation in relation to the project, Internal Audit is of the opinion that there is Substantial Assurance that the project complies with the standards set out in the Public Spending Code.

3.3.5 Baldoyle Community Centre (New Centre)

Project Value €7.5m

PSC Status: Completed

Project Description: A new community centre located on the site of the former single story marketing suite at the Red Arches Road and within a corner of Racecourse Park

Audit Objective: To provide an independent opinion on compliance with the Public Spending Code and to provide assurance that the decision to progress with the project was soundly based and well managed.

Findings: Having reviewed the documentation in relation to this project, to provide the Baldoyle Community Centre, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Audit Opinion: Having reviewed the documentation in relation to the project, Internal Audit is of the opinion that there is Substantial Assurance that the project complies with the standards set out in the Public Spending Code.

3.3.6 Church Fields Link Road and Cycle Infrastructure.

Project Value €13.7m

PSC Status: Completed

Project Description: The Church Fields Link Road and Cycle Infrastructure project involved the construction of 800m of road, a new Dutch-style cycle-friendly roundabout and included upgrade works to Wellview Avenue.

Audit Objective: To provide an independent opinion on compliance with the Public Spending Code and to provide assurance that the decision to progress with the project was soundly based and well managed.

Findings: Having reviewed the documentation in relation to this project, to provide the Churchfields Link Road and Cycle Infrastructure, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Audit Opinion: Having reviewed the documentation in relation to the project, Internal Audit is of the opinion that there is Substantial Assurance that the project complies with the standards set out in the Public Spending Code.

4. Next Steps: Addressing Quality Assurance Issues

The compilation of both the Inventory and Checklists for 2025 built upon the significant work undertaken in regard to previous year's reports. The experience gained is valuable and will continue to guide future Quality Assurance Process activities.

Fingal County Council is committed to providing ongoing internal training in relation to areas such as procurement etc. The Quality Assurance Report will be circulated at Management level to maintain a strong awareness of the requirements of the Code.

5. Conclusion

The Inventory outlined in this report lists the Capital and Revenue expenditure that is being considered, being incurred and that has recently ended. There were no new procurements in excess of €10m in the year under review. The Council has published a notice on www.fingal.ie with summary information for the progress of procurements in excess of €10 million for 2025. <https://www.fingal.ie/council/service/public-spending-code>

The Checklists completed by the Council and in-depth checks show a substantial level of compliance with the Public Spending Code. Ongoing work is required by all sections within the Council to ensure that the level of substantial compliance with the Code is maintained.

6. Certification

This annual Quality Assurance Report reflects Fingal County Council's assessment of compliance with the Public Spending Code. It is based on the best financial, organisational and performance related information available across the various areas of responsibility.

A handwritten signature in blue ink, appearing to read 'AnnMarie Farrelly'.

AnnMarie Farrelly

Chief Executive Date:

29th May 2026

Appendix 1 Inventory of Projects/Programmes above €0.5 million

Expenditure being Considered - Greater than €0.5m (Capital and Current)							
Project/Scheme/Programme Name	Short Description	Current Expenditure Amount in Reference Year	Capital Expenditure Amount in Reference Year (Non Grant)	Capital Expenditure Amount in Reference Year (Grant)	Project/Programme Anticipated Timeline	Projected Lifetime Expenditure	Explanatory Notes
Housing - Capital							
Barnlodge Refurbishment Works	Housing Estate Mgt	€ -	€ -	€ -	31/12/2026	€ 1,000,000	
Fingerpost, Kinsealy	Housing Construction	€ -	€ -	€ -	31/12/2027	€ 2,309,055	
O'Dwyers, Balbriggan	Housing Construction	€ -	€ -	€ -	Post 2027	€ 9,000,000	
Fortlawn (3No units)	Housing Construction	€ -	€ 55,690	€ -	Post 2027	€ 9,093,074	
Tuckett's Lane	Housing Construction	€ -	€ 13,199	€ -	Post 2027	€ 4,600,000	
Knocksedan, Swords - Development of Social Housing	Housing Construction	€ -	€ 4,480	€ -	Post 2027	€ 15,875,000	
Churchfields 4 - Social Units	Housing Construction	€ -	€ 46,317	€ -	Post 2027	€ 135,000,000	
Churchfields 4 - Affordable Sales	Affordable Housing Subsidies	€ -	€ -	€ -	Post 2027	€ 28,000,000	
Ballymastone Phase 2	Housing Construction	€ -	€ -	€ -	Post 2027	€ 26,000,000	
Mooretown Ph 2	Housing Construction	€ -	€ -	€ -	31/12/2027	€ 20,100,000	
Cleggheddar, Balbriggan	Housing Construction	€ -	€ -	€ -	31/12/2027	€ 20,500,000	
Blanchardstown T.C. (Verona)	Housing Construction	€ -	€ -	€ -	Post 2027	€ 11,250,000	
Future Land Acquisition	Housing Construction	€ -	€ -	€ -	31/12/2027	€ 44,500,000	
Castlelands LDA	Housing Part V	€ -	€ -	€ -	31/12/2027	€ 42,120,000	
Hackettstown (Part v - LDA)	Housing Part V	€ -	€ -	€ -	31/12/2027	€ 15,000,000	
Marion House	Housing CAS	€ -	€ -	€ -	31/12/2026	€ 10,210,900	
Garristown N&E	Housing CAS	€ -	€ -	€ -	31/12/2027	€ 2,320,000	
Community							
Donabate Portrane Community Centre	Community Facility Refurbishment	€ -	€ 2,952	€ -	31/12/2028	€ 4,671,000	
St Margarets Community Hall	Community Facility Refurbishment	€ -	€ 59,301	€ -	31/12/2028	€ 800,000	
Mulhuddart Community Centre	Community Facility Refurbishment	€ -	€ -	€ -	31/12/2028	€ 1,737,000	
Corduff Sports Centre	Community Facility Refurbishment	€ -	€ -	€ -	Post 2027	€ 1,050,000	
Baldoyle Forum	Community Facility Refurbishment	€ -	€ 5,448	€ -	Post 2027	€ 2,100,000	
Parslickstown House and Hall	Community Facility Refurbishment	€ -	€ -	€ -	Post 2027	€ 2,100,000	
Mountview Community Centre	Community Facility Refurbishment	€ -	€ -	€ -	Post 2027	€ 3,080,200	
Mountview Family Resource Centre	Community Facility Refurbishment	€ -	€ -	€ -	Post 2027	€ 797,300	
Transport and Infrastructure							
Pedestrian and Cycling Bridge at Granard Bridge Castleknock (formally known as Blanchardstown to Phoenix Park Route)	Infrastructure	€ -	€ 353,515	€ -	Post 2027	€ 5,000,000	
Kinsealy-Portmarnock Cycle Route Design	Infrastructure	€ -	€ 72,045	€ -	Post 2027	€ 20,000,000	
Damastown-Clonsilla Cycle Network	Infrastructure	€ -	€ -	€ -	Post 2027	€ 20,000,000	
Brackenstown Bridge Swords	Infrastructure	€ -	€ -	€ -	Post 2027	€ 15,350,000	
DDR Phase II Design (Cycle facilities included)	Infrastructure	€ -	€ 1,338	€ -	Post 2027	€ 3,000,000	
Donabate Active Travel Routes	Infrastructure	€ -	€ 224,885	€ -	Post 2027	€ 5,000,000	
Kellystown Road	Infrastructure	€ -	€ 108,014	€ -	Post 2027	€ 25,000,000	
Lusk-Rush Cycle Route	Infrastructure	€ -	€ -	€ -	Post 2027	€ 23,000,000	
Liffey Crossing	Infrastructure	€ -	€ -	€ -	Post 2027	€ 800,000	
Swords Transport Network (Cycle facilities included)	Infrastructure	€ -	€ -	€ -	Post 2027	€ 25,000,000	
Donabate Distributor Road Phase 2	Infrastructure	€ -	€ 36,623	€ -	Post 2027	€ 10,000,000	
Swords Western Distributor Road	Infrastructure	€ -	€ -	€ -	Post 2027	€ 30,000,000	
Swords Main Street Transformation	Infrastructure	€ -	€ 720,852	€ -	Post 2027	€ 20,000,000	
Swords Transport Network (Swords to Malahide Active Travel Route)	Infrastructure	€ -	€ -	€ -	31/12/2026	€ 800,000	
Seamount Road Footpath Connectivity Project	Infrastructure	€ -	€ 121,866	€ -	31/12/2027	€ 750,000	
Rogerstown Estuary Plan	Parks Improvements	€ -	€ -	€ -	31/12/2027	€ 600,000	
Baleally Landfill (Development of Rogerstown Park)	Parks Improvements	€ -	€ -	€ -	31/12/2027	€ 4,500,000	
Drumanagh Conservation Capital	Parks Improvements	€ -	€ 4,994	€ -	Post 2027	€ 1,000,000	
Corduff Sports Centre (All Weather Pitch)	Parks Improvements	€ -	€ 703,166	€ -	31/12/2027	€ 2,700,000	
St. Catherine's Park Lucan - Coldblow Lands Development	Parks Improvements	€ -	€ -	€ -	31/12/2027	€ 6,450,000	
Tolka Valley Regional Park Development Plan	Parks Improvements	€ -	€ -	€ -	31/12/2027	€ 4,200,000	
Rush Public Realm including Rush Recreational Hub	Parks Improvements	€ -	€ 221	€ -	31/12/2027	€ 4,360,000	
Rathmore Park Recreational Hub (Lusk)	Parks Improvements	€ -	€ 71,373	€ -	31/12/2027	€ 2,500,000	

Expenditure being Considered - Greater than €0.5m (Capital and Current) - Continued

Project/Scheme/Programme Name	Short Description	Current Expenditure Amount in Reference Year	Capital Expenditure Amount in Reference Year (Non Grant)	Capital Expenditure Amount in Reference Year (Grant)	Project/Programme Anticipated Timeline	Projected Lifetime Expenditure	Explanatory Notes
Operations							
Skerries Harbour		€ -	€ -	€ -	Post 2027	€ 3,500,000	
Environment and Active Travel							
Blanchardstown District Heating Scheme		€ -	€ 34,097	€ -	31/12/2027	€ 1,732,000	
Castlelands Swimming Pool		€ -	€ 496,659	€ -	31/12/2027	€ 10,000,000	
Broomfield to Paddy's Hill Cycling Scheme		€ -	€ -	€ -	31/12/2027	€ 5,053,363	
Baldoye Circle	Ph2 Improvement of Pedestrian and Cycle Facilities	€ -	€ -	€ -	Post 2027	€ 2,853,693	
Hartstown to Huntstown Cycle Scheme		€ -	€ 69,912	€ -	Post 2027	€ 4,750,000	
Snugborough Road - NAC to Ongar		€ -	€ -	€ -	Post 2027	€ 15,349,255	
Donabate to Portrane (R126) - Distributor Rd to Portrane Avenue		€ -	€ 13,529	€ -	Post 2027	€ 4,500,000	
Seamount Heights to Old Golf Links Park		€ -	€ 64,237	€ -	31/12/2027	€ 917,456	
Clonee to Blanchardstown Shopping Centre		€ -	€ 60,184	€ -	Post 2027	€ 10,132,921	
Balbriggan - Dublin Road to Drogheda Street		€ -	€ 36,900	€ -	Post 2027	€ 6,600,000	
Castleknock to Blanchardstown via Farmleigh (cycle scheme)		€ -	€ 30,227	€ -	Post 2027	€ 16,024,500	
Feltrim Road Cycle infrastructure		€ -	€ 191,912	€ -	Post 2027	€ 13,127,010	
ECCD							
SCQ-Public Realm	Swords Cultural Quarter	€ -	€ 321,092	€ -	31/12/2027	€ 10,000,000	
Our Balbriggan URDF Project No. 4: Railway Street & Station Plaza		€ -	€ -	€ -	Post 2027	€ 7,976,799	
Bremore Castle	Heritage Properties	€ -	€ -	€ -	31/12/2027	€ 2,500,000	
Skerries Martello Tower	Heritage Properties	€ -	€ -	€ -	31/12/2027	€ 1,300,000	
Malahide Demesne Properties	Heritage Properties	€ -	€ 37,095	€ -	31/12/2027	€ 90,000	
M&E Newbridge House	Heritage Properties	€ -	€ 27,634	€ -	31/12/2027	€ 1,458,000	
Seamus Ennis Arts Centre	Arts	€ -	€ -	€ -	31/12/2027	€ 1,500,000	
Corporate							
Energy Performance Contract		€ -	€ -	€ -	31/12/2027	€ 5,000,000	
A01	Maintenance & Improvement of LA Housing Units	€ 1,798,800			31/12/2026		Budgeted increase 2026 vs 2025
A05	Administration of Homeless Service	€ 1,456,400			31/12/2026		Budgeted increase 2026 vs 2025
A06	Support to Housing Capital Prog.	€ 856,000			31/12/2026		Budgeted increase 2026 vs 2025
A07	RAS & Leasing Programme	€ 15,644,000			31/12/2026		Budgeted increase 2026 vs 2025
A09	Housing Grants	€ 2,576,200			31/12/2026		Budgeted increase 2026 vs 2025
A13	Cost Rental	€ 1,373,500			31/12/2026		Budgeted increase 2026 vs 2025
B03	Regional Road - Maintenance and Improvement	€ 1,682,000			31/12/2026		Budgeted increase 2026 vs 2025
B04	Local Road - Maintenance and Improvement	€ 606,601			31/12/2026		Budgeted increase 2026 vs 2025
C04	Public Conveniences	€ 557,200			31/12/2026		Budgeted increase 2026 vs 2025
C08	Local Authority Water and Sanitary Services	€ 916,400			31/12/2026		Budgeted increase 2026 vs 2025
D01	Forward Planning	€ 522,100			31/12/2026		Budgeted increase 2026 vs 2025
D02	Development Management	€ 1,141,700			31/12/2026		Budgeted increase 2026 vs 2025
D09	Economic Development and Promotion	€ 1,178,800			31/12/2026		Budgeted increase 2026 vs 2025
E06	Street Cleaning	€ 619,900			31/12/2026		Budgeted increase 2026 vs 2025
E09	Maintenance of Burial Grounds	€ 560,400			31/12/2026		Budgeted increase 2026 vs 2025
E11	Operation of Fire Service	€ 1,470,200			31/12/2026		Budgeted increase 2026 vs 2025
E13	Water Quality, Air and Noise Pollution	€ 677,700			31/12/2026		Budgeted increase 2026 vs 2025
E15	Climate Change & Flooding	€ 969,100			31/12/2026		Budgeted increase 2026 vs 2025
F02	Operation of Library and Archival Service	€ 1,827,200			31/12/2026		Budgeted increase 2026 vs 2025
F03	Outdoor Leisure Areas Operations	€ 3,603,701			31/12/2026		Budgeted increase 2026 vs 2025
F04	Community Sport and Recreational Development	€ 4,013,900			31/12/2026		Budgeted increase 2026 vs 2025
F05	Operation of Arts Programme	€ 2,097,800			31/12/2026		Budgeted increase 2026 vs 2025
H03	Administration of Rates	€ 915,700			31/12/2026		Budgeted increase 2026 vs 2025
Totals		€ 47,065,302	€ 3,989,756	€ -		€ 767,588,526	

Expenditure being Incurred - Greater than €0.5m (Capital and Current)

Project/Scheme/Programme Name	Short Description	Current Expenditure Amount in Reference Year	Capital Expenditure Amount in Reference Year (Non Grant)	Capital Expenditure Amount in Reference Year (Grant)	Project/Programme Anticipated Timeline	Cumulative Expenditure to-date	Projected Lifetime Expenditure (Capital Only)	Explanatory Notes
Housing - Capital								
Pre-let repairs	Estate Management	€ -	€ 5,352,506	€ -	31/12/2025	€ 5,352,506	€ 5,352,506	
Central heating	Estate Management	€ -	€ 1,385,062	€ -	31/12/2025	€ 1,385,062	€ 1,385,062	
Energy Efficiency Retrofitting Programme EERP	Estate Management	€ -	€ 3,920,696	€ -	31/12/2025	€ 3,920,696	€ 3,920,696	
CPO for vacant dwellings	Estate Management	€ -	€ 923,374	€ -	31/12/2025	€ 923,374	€ 923,374	
Works For Disabled Tenants	Estate Management	€ -	€ 545,650	€ -	31/12/2025	€ 545,650	€ 545,650	
Meakstown Close Refurbishment	Estate Management	€ -	€ 42,023	€ -	31/12/2027	€ 584,185	€ 700,000	
Mourne View Infill, Skerries	Housing Construction	€ -	€ 2,567,914	€ -	31/12/2027	€ 2,782,825	€ 4,300,000	
Park Road, Kenure, Rush	Housing Construction	€ -	€ 15,633	€ -	31/12/2028	€ 1,877,665	€ 15,075,530	
Woodside, Swords	Housing Construction	€ -	€ 33,195	€ -	31/12/2028	€ 1,670,044	€ 16,455,496	
Remount, Lusk	Housing Construction	€ -	€ 2,436,837	€ -	31/12/2027	€ 2,675,607	€ 5,989,200	
Mayeston (Poppintree)	Housing Construction	€ -	€ 265,151	€ -	Post 2027	€ 3,959,402	€ 39,441,547	
Holywell	Housing Construction	€ -	€ 13,663,063	€ -	31/12/2027	€ 17,125,373	€ 23,860,717	
Blakestown Rd / Huntstown Way	Housing Construction	€ -	€ 16,141	€ -	31/12/2027	€ 1,403,601	€ 16,125,511	
North Street Swords	Housing Construction	€ -	€ 309,316	€ -	31/12/2027	€ 1,776,260	€ 6,000,000	
Seatown Road, Swords	Housing Construction	€ -	€ 8,900,881	€ -	31/12/2027	€ 10,848,612	€ 21,500,000	
Ballyboughal	Housing Construction	€ -	€ -	€ -	Post 2027	€ 1,990,293	€ 8,250,000	
Churchfields 3B - Social Units	Housing Construction	€ -	€ 28,260,009	€ -	31/12/2026	€ 28,260,009	€ 50,017,523	
Churchfields 3B - Affordable Sales	Affordable Housing Subsidies	€ -	€ 273,896	€ -	31/12/2026	€ 273,896	€ 11,000,000	
Ballymestone Phase 1 - Social	Housing Construction	€ -	€ 19,148,315	€ -	31/12/2027	€ 25,905,556	€ 43,000,000	
Mooretown, Swords Phase 1 - Social	Housing Construction	€ -	€ 7,546,415	€ -	31/12/2027	€ 14,000,863	€ 54,637,234	
Mooretown, Swords Phase 1 - Affordable	Affordable Housing Subsidies	€ -	€ 7,081,652	€ -	31/12/2027	€ 7,082,267	€ 7,100,000	
Ballymestone Ph 1A. Ballisk Park, New Road, Donabate - Affordable	Housing Construction	€ -	€ 24,287,034	€ -	31/12/2027	€ 24,287,034	€ 43,000,000	
Ballymestone Ph 1A. Ballisk Park, New Road, Donabate - Social	Housing Construction	€ -	€ 6,383,879	€ -	31/12/2027	€ 13,220,643	€ 35,505,903	
Affordable Subsidies Issued	Affordable Housing Subsidies	€ -	€ 18,251,287	€ -	31/12/2025	€ 18,251,287	€ 18,251,287	
Social Housing Acquisitions - ongoing programme	Housing Acquisitions	€ -	€ 24,914,892	€ -	31/12/2025	€ 24,914,892	€ 24,914,892	
Part V	20% of units on private residential sites greater than 9 units.	€ -	€ 27,174,774	€ -	31/12/2025	€ 27,174,774	€ 27,174,774	
CALF - Advance purchase turnkey + Part V		€ -	€ 72,116,526	€ -	31/12/2025	€ 72,116,526	€ 72,116,526	
Aoibhneas	Housing CAS	€ -	€ 192,352	€ -	Post 2027	€ 1,053,165	€ 7,719,600	
Various Acquisitions	Housing CAS	€ -	€ 9,206,006	€ -	31/12/2025	€ 9,206,006	€ 9,206,006	
Community								
Hartstown Community Centre	Community Facility Refurbishment	€ -	€ 1,638,475	€ -	31/12/2026	€ 2,615,242	€ 2,625,000	
Baldoyle Community Facility	Community Facility and associated works	€ -	€ 6,634,287	€ -	31/12/2026	€ 9,487,939	€ 9,760,176	
Corduff Resource Centre	Community Facility Refurbishment	€ -	€ 272,875	€ -	31/12/2027	€ 278,410	€ 3,650,000	

Expenditure being Incurred - Greater than €0.5m (Capital and Current) - Continued

Project/Scheme/Programme Name	Short Description	Current Expenditure Amount in Reference Year	Capital Expenditure Amount in Reference Year (Non Grant)	Capital Expenditure Amount in Reference Year (Grant)	Project/Programme Anticipated Timeline	Cumulative Expenditure to-date	Projected Lifetime Expenditure (Capital Only)	Explanatory Notes
<u>Transport and Infrastructure</u>								
Broadmeadow Way	Infrastructure	€ -	€ 1,381,727	€ -	Post 2027	€ 19,541,041	€ 67,605,316	
Sutton to Malahide Greenway	Infrastructure	€ -	€ 423,143	€ -	Post 2027	€ 1,873,346	€ 49,500,000	
Fingal Coastal Way	Infrastructure	€ -	€ 537,762	€ -	Post 2027	€ 2,387,037	€ 90,000,000	
Royal Canal Greenway	Infrastructure	€ -	€ 301,226	€ -	Post 2027	€ 5,002,074	€ 36,000,000	
Harry Reynolds Road Cycle route	Infrastructure	€ -	€ 4,036,073	€ -	31/12/2026	€ 15,449,598	€ 15,550,000	
Snugborough Interchange (Incl Cycle facilities)	Infrastructure	€ -	€ 1,324,157	€ -	31/12/2026	€ 24,328,317	€ 25,000,000	
N3 Upgrade	Infrastructure	€ -	€ 245,988	€ -	Post 2027	€ 2,301,212	€ 62,186,889	
Ongar to Barnhill Link Road	Infrastructure	€ -	€ 9,466,116	€ -	31/12/2027	€ 23,112,332	€ 26,000,000	
Turvey Avenue & Portrane Road Enhancement	Infrastructure	€ -	€ 593,563	€ -	31/12/2026	€ 1,827,987	€ 2,200,000	
Blakes Cross (Cycle facilities included)	Infrastructure	€ -	€ -	€ -	31/12/2028	€ 210,001	€ 10,800,000	
R132 Junctions	Infrastructure	€ -	€ 431,024	€ -	31/12/2026	€ 1,038,690	€ 12,000,000	
Ongar TIC	Taking In Charge	€ -	€ 92,789	€ -	31/12/2026	€ 1,257,187	€ 1,203,502	
Bremore Regional Park (approved part 8 works)	Parks Improvements	€ -	€ 2,814,185	€ -	31/12/2028	€ 7,815,297	€ 12,000,000	
Beechpark Gardens (Shackleton Gardens)	Parks Improvements	€ -	€ 56,455	€ -	31/12/2026	€ 2,830,743	€ 2,825,428	
Coastal Defence Works (I.a. for planned works at The Burrow & Rush)	Coastal Defence	€ -	€ 156,558	€ -	Post 2027	€ 2,906,259	€ 34,000,000	
Shackleton's Mills Refurbishment	Parks Improvements	€ -	€ -	€ -	31/12/2027	€ 466,657	€ 1,000,000	
General Biodiversity Work	Parks Improvements	€ -	€ 1,302,440	€ -	31/12/2025	€ 1,302,440	€ 1,302,440	
Lanesborough Park, Meakstown	Parks Improvements	€ -	€ 921,309	€ -	31/12/2027	€ 2,158,544	€ 2,200,000	
Racecourse Park Baldoyle (Incl cycle facilities)	Parks Improvements	€ -	€ 1,790,575	€ -	31/12/2027	€ 2,841,193	€ 10,000,000	
Rivervalley Park All Weather Pitch & Recreational Hub	Parks Improvements	€ -	€ 458,441	€ -	31/12/2025	€ 3,512,835	€ 3,600,000	
Ward River Park Development Project	Parks Improvements	€ -	€ 2,594,112	€ -	31/12/2027	€ 5,987,234	€ 16,800,000	
Porterstown Park Recreational Hub	Parks Improvements	€ -	€ 98,527	€ -	31/12/2026	€ 2,617,653	€ 2,800,000	
Ballymastone Recreational Hub & Corballis Nature Park	Parks Improvements	€ -	€ 1,154,752	€ -	Post 2027	€ 2,775,708	€ 11,000,000	
Skerries Town Park Skatepark & Playground upgrade)	Parks Improvements	€ -	€ 59,573	€ -	31/12/2027	€ 1,438,953	€ 2,100,000	
Naul Village Park Development	Parks Improvements	€ -	€ 490,781	€ -	31/12/2027	€ 810,905	€ 3,320,000	
Broomfield Recreational Hub	Parks Improvements	€ -	€ 715,246	€ -	31/12/2027	€ 715,246	€ 1,862,119	
Howth Playground (upgrade)	Parks Improvements	€ -	€ 5,369	€ -	31/12/2025	€ 641,946	€ 650,000	
<u>Operations</u>								
Roads Investment Programme		€ -	€ 2,229,511	€ -	31/12/2025	€ 2,229,511	€ 2,229,511	
Balbriggan Harbour		€ -	€ 371,460	€ -	31/12/2027	€ 3,023,805	€ 3,075,407	
Balgriffin Cemetary		€ -	€ 282,246	€ -	31/12/2027	€ 282,246	€ 780,000	
Kelystown Cemetary		€ -	€ 2,278,308	€ -	31/12/2027	€ 2,278,308	€ 4,370,816	
Newbridge Demesne	Parks Cyclical Upgrades	€ -	€ 2,191,567	€ -	31/12/2025	€ 2,191,567	€ 2,191,567	
Malahide Castle - Talbot Gardens & Butterfly House	Parks Cyclical Upgrades	€ -	€ 705,268	€ -	31/12/2025	€ 705,268	€ 705,268	
Lusk Surface Water Network		€ -	€ 209,115	€ -	31/12/2027	€ 298,761	€ 520,000	

Expenditure being Incurred - Greater than €0.5m (Capital and Current) - Continued

Project/Scheme/Programme Name	Short Description	Current Expenditure Amount in Reference Year	Capital Expenditure Amount in Reference Year (Non Grant)	Capital Expenditure Amount in Reference Year (Grant)	Project/Programme Anticipated Timeline	Cumulative Expenditure to-date	Projected Lifetime Expenditure (Capital Only)	Explanatory Notes
Environment and Active Travel								
Balleally Landfill Restoration & Development		€ -	€ 49,257	€ -	31/12/2027	€ 123,526	€ 720,000	
Public usage - Electric Vehicle Charging Points and Software		€ -	€ 709,667	€ -	31/12/2027	€ 1,065,833	€ 2,000,000	
New Street, Malahide		€ -	€ 381,702	€ -	31/12/2027	€ 910,863	€ 7,970,564	
R132 Phase 1 Blakes Cross to Ministers Road		€ -	€ 408,790	€ -	31/12/2025	€ 4,555,152	€ 4,600,000	
Brackenstown Road/St Cronans Road Cycle Scheme		€ -	€ 105,757	€ -	31/12/2025	€ 4,198,125	€ 4,600,000	
Seatown Roundabout to Estuary Road (Swords to Malahide)		€ -	€ 15,719	€ -	Post 2027	€ 151,336	€ 4,000,000	
Balbriggan - Coney Hill								
From Devlin Bridge to Bremore Cottages		€ -	€ 948,581	€ -	31/12/2027	€ 1,004,019	€ 1,450,000	
Skerries - Harbour Road Public Realm Scheme		€ -	€ 38,477	€ -	31/12/2027	€ 236,048	€ 4,250,000	
Skerries Active Travel Plan		€ -	€ 260,417	€ -	31/12/2027	€ 449,658	€ 2,700,000	
Castleknock to Dunsink Lane		€ -	€ 169,761	€ -	31/12/2027	€ 323,137	€ 6,500,000	
Balrothery Active Travel Review		€ -	€ 75,211	€ -	31/12/2027	€ 293,697	€ 5,443,349	
Permeability Links North County		€ -	€ 1,439,867	€ -	31/12/2025	€ 1,439,867	€ 1,439,867	
ECCD								
Civic & Cultural Centre	Swords Cultural Quarter	€ -	€ 14,220,063	€ -	31/12/2027	€ 32,415,351	€ 67,254,815	
Our Balbriggan URDF Project No.1: Quay Street & Harbour incl RNLI Boathouse		€ -	€ 10,149,402	€ -	31/12/2027	€ 17,917,496	€ 23,467,752	
Our Balbriggan URDF Project No.2: 2-4 Dublin Street		€ -	€ 28,091	€ -	31/12/2027	€ 734,692	€ 4,066,273	
Our Balbriggan URDF Project No.3: 10-16 Bridge Street (de Brun's Site)		€ -	€ 355,774	€ -	Post 2027	€ 4,588,148	€ 13,378,479	
Our Balbriggan URDF Project No.5: Promenade Coastal Improvement & Restorations		€ -	€ 80,800	€ -	Post 2027	€ 342,242	€ 4,246,777	
Development works to Malahide Castle	Heritage Property	€ -	€ 57,305	€ -	31/12/2027	€ 727,493	€ 3,003,125	
Skerries Mills Red barn	Heritage Property	€ -	€ 31,497	€ -	31/12/2027	€ 395,945	€ 1,300,000	
Stephenstown Industrial Estate		€ -	€ 254,529	€ -	Post 2027	€ 28,027,245	€ 32,027,245	
Skerries - Refurbishment of Library	Library Refurbishment	€ -	€ 2,535,996	€ -	31/12/2026	€ 8,837,676	€ 9,149,589	
Baldoyle - General Works	Library Refurbishment	€ -	€ 769,487	€ -	31/12/2026	€ 1,139,472	€ 2,000,000	
Donabate Library - Ballisk Hse / Donabate Credit Union	Library Refurbishment	€ -	€ 1,286,020	€ -	31/12/2026	€ 2,338,030	€ 2,500,000	
My Open Library (MOL) Works	Library Refurbishment	€ -	€ 598,747	€ -	31/12/2027	€ 605,297	€ 1,234,200	
Housing								
A01	Maintenance & Improvement of LA Housing Units	€ 15,641,698			31/12/2025			
A02	Housing Assessment, Allocation and Transfer	€ 2,662,107			31/12/2025			
A03	Housing Rent and Tenant Purchase Administration	€ 3,077,871			31/12/2025			
A04	Housing Community Development Support	€ 1,965,905			31/12/2025			
A05	Administration of Homeless Service	€ 6,081,343			31/12/2025			
A06	Support to Housing Capital Prog.	€ 12,267,814			31/12/2025			
A07	RAS & Leasing Programme	€ 75,223,163			31/12/2025			
A08	Housing Loans	€ 5,858,968			31/12/2025			
A09	Housing Grants	€ 6,942,162			31/12/2025			
A11	Agency & Recoupable Services	€ 2,318,650			31/12/2025			
A12	HAP Programme	€ 874,417			31/12/2025			

Expenditure being Incurred - Greater than €0.5m (Capital and Current) - Continued								
Project/Scheme/Programme Name	Short Description	Current Expenditure Amount in Reference Year	Capital Expenditure Amount in Reference Year (Non Grant)	Capital Expenditure Amount in Reference Year (Grant)	Project/Programme Anticipated Timeline	Cumulative Expenditure to-date	Projected Lifetime Expenditure (Capital Only)	Explanatory Notes
B03	Regional Road - Maintenance and Improvement	€ 12,947,104			31/12/2025			
B04	Local Road - Maintenance and Improvement	€ 14,127,300			31/12/2025			
B05	Public Lighting	€ 5,321,726			31/12/2025			
B06	Traffic Management Improvement	€ 5,072,570			31/12/2025			
B08	Road Safety Promotion & Education	€ 3,084,725			31/12/2025			
B09	Car Parking	€ 1,018,753			31/12/2025			
B10	Support to Roads Capital Prog	€ 2,283,145			31/12/2025			
B11	Agency & Recoupable Services	€ 762,786			31/12/2025			
C01	Water Supply	€ 7,036,798			31/12/2025			
C02	Waste Water Treatment	€ 4,383,758			31/12/2025			
C04	Public Conveniences	€ 1,618,695			31/12/2025			
C08	Local Authority Water and Sanitary Services	€ 2,564,541			31/12/2025			
D01	Forward Planning	€ 3,045,879			31/12/2025			
D02	Development Management	€ 10,823,073			31/12/2025			
D03	Enforcement	€ 1,863,336			31/12/2025			
D04	Industrial and Commercial Facilities	€ 1,669,628			31/12/2025			
D05	Tourism Development and Promotion	€ 1,283,869			31/12/2025			
D06	Community and Enterprise Function	€ 4,482,043			31/12/2025			
D08	Building Control	€ 1,967,191			31/12/2025			
D09	Economic Development and Promotion	€ 7,678,353			31/12/2025			
D10	Property Management	€ 1,907,565			31/12/2025			
D11	Heritage and Conservation Services	€ 828,788			31/12/2025			
E01	Landfill Operation and Aftercare	€ 2,413,953			31/12/2025			
E02	Recovery & Recycling Facilities Operations	€ 4,358,673			31/12/2025			
E03	Waste to Energy Facilities Operations	€ 894,133			31/12/2025			
E05	Litter Management	€ 1,364,288			31/12/2025			
E06	Street Cleaning	€ 9,208,419			31/12/2025			
E07	Waste Regulations, Monitoring and Enforcement	€ 1,209,784			31/12/2025			
E09	Maintenance of Burial Grounds	€ 2,922,582			31/12/2025			
E10	Safety of Structures and Places	€ 1,378,457			31/12/2025			
E11	Operation of Fire Service	€ 26,259,600			31/12/2025			
E13	Water Quality, Air and Noise Pollution	€ 3,193,792			31/12/2025			
E15	Climate Change & Flooding	€ 1,880,082			31/12/2025			
F01	Leisure Facilities Operations	€ 586,969			31/12/2025			
F02	Operation of Library and Archival Service	€ 19,963,979			31/12/2025			
F03	Outdoor Leisure Areas Operations	€ 30,082,833			31/12/2025			
F04	Community Sport and Recreational Development	€ 11,857,815			31/12/2025			
F05	Operation of Arts Programme	€ 13,856,666			31/12/2025			
G02	Operation and Maintenance of Piers and	€ 679,690			31/12/2025			
G04	Veterinary Service	€ 1,447,641			31/12/2025			
H03	Administration of Rates	€ 18,009,550			31/12/2025			
H04	Franchise Costs	€ 575,261			31/12/2025			
H09	Local Representation & Civic Leadership	€ 3,476,259			31/12/2025			
H11	Agency & Recoupable Services	€ 549,073			31/12/2025			
Totals		€ 384,855,222	€ 368,450,398	€ -		€ 597,929,912	€ 1,316,184,507	

Projects/Programmes Completed or discontinued in the reference year - Greater than €0.5m (Capital and Current)

Project/Scheme/Programme Name	Short Description	Current Expenditure Amount in Reference Year	Capital Expenditure Amount in Reference Year (Non Grant)	Capital Expenditure Amount in Reference Year (Grant)	Project/Programme Completion Date	Final Outturn Expenditure	Explanatory Notes
<u>Housing - Capital</u>							
St Brigid's Lawn Refurbishment Works	Estate Management	€ -	€ -	€ -	31/12/2025	€ 734,735	
Bowden Court, Outlands, Swords	Housing Construction	€ -	€ 274,493	€ -	31/12/2025	€ 4,245,992	
Balough Place (Site at Leonards Garage)	Housing Construction	€ -	€ 517,868	€ -	31/12/2025	€ 5,697,484	
St Ita's Portrane	Housing Construction	€ -	€ 448,710	€ -	31/12/2025	€ 3,010,656	
Hayestown Rush	Housing Construction	€ -	€ 2,571,793	€ -	31/12/2025	€ 6,526,221	
Churchfields 3A Affordable	Affordable Housing Subsidies	€ -	€ 14,686,317	€ -	31/12/2025	€ 16,165,920	
Churchfields 3A Social	Housing Construction	€ -	€ 12,406,258	€ -	31/12/2025	€ 15,418,982	
Churchfields 3A - Cost Rental units	Housing Construction	€ -	€ 23,487,052	€ -	31/12/2025	€ 38,219,333	
<u>Community</u>							
Meakstown Community Facility	Community Facility and associated works	€ -	€ 727,394	€ -	31/12/2025	€ 8,296,338	
Mourne Estate Community Centre	Community Facility Refurbishment	€ -	€ -	€ -	31/12/2025	€ 506,414	
Rush Multi Purpose Youth Facility	Community Facility Refurbishment	€ -	€ -	€ -	31/12/2025	€ 1,235,286	
<u>Transport and Infrastructure</u>							
Donabate Road (LIHAF) (Cycle facilities included)	Infrastructure	€ -	€ 45,053	€ -	31/12/2025	€ 27,747,862	
Hole in the Wall Road, Baldoyle (LIHAF) (Cycle facilities included)	Infrastructure	€ -	€ 31,417	€ -	31/12/2025	€ 12,782,792	
Donabate Pedestrian Bridge (Cycle facilities included)	Infrastructure	€ -	€ 1,470,176	€ -	31/12/2025	€ 2,092,861	
Churchfields Link Road (Cycle facilities included)	Infrastructure	€ -	€ 299,359	€ -	31/12/2025	€ 13,474,435	
Acquisition of Lands at Milverton & Townparks Skerries	Parks Improvements	€ -	€ 3,872,126	€ -	31/12/2025	€ 3,872,126	
<u>EETD</u>							
Acquisition of Lands at St. Doolagh's, Balgriffin		€ -	€ 10,032,215	€ -	31/12/2025	€ 10,032,215	
Acquisition of lands at Broomfield, Malahide		€ -	€ 6,252,623	€ -	31/12/2025	€ 6,252,623	
Totals		€ -	€ 77,122,855	€ -		€ 176,312,278	

Appendix 2 Self- Assessment Checklists

Checklist 1 – To be completed in respect of general obligations not specific to individual projects/programmes.

	General Obligations not specific to individual projects/programmes.	Self-Assessed Compliance Rating: 1 - 3	Comment/Action Required
Q 1.1	Does the organisation ensure, on an ongoing basis, that appropriate people within the organisation and its agencies are aware of their requirements under the Public Spending Code (incl. through training)?	3	PSC information is available in a central repository for staff reference. New PSC Information / updates are circulated to all relevant staff by the PSC co-ordinator
Q 1.2	Has internal training on the Public Spending Code been provided to relevant staff?	3	Some training has been provided
Q 1.3	Has the Public Spending Code been adapted for the type of project/programme that your organisation is responsible for, i.e., have adapted sectoral guidelines been developed?	3	Local Government Sector guidance is in place and has been followed.
Q 1.4	Has the organisation in its role as Approving Authority satisfied itself that agencies that it funds comply with the Public Spending Code?	n/a	
Q 1.5	Have recommendations from previous QA reports (incl. spot checks) been disseminated, where appropriate, within the organisation and to agencies?	3	
Q 1.6	Have recommendations from previous QA reports been acted upon?	3	
Q 1.7	Has an annual Public Spending Code QA report been submitted to and certified by the Chief Executive Officer, submitted to NOAC and published on the Local Authority's website?	3	
Q 1.8	Was the required sample of projects/programmes subjected to in-depth checking as per step 4 of the QAP?	3	
Q 1.9	Is there a process in place to plan for ex post evaluations?	3	

	Ex-post evaluation is conducted after a certain period has passed since the completion of a target project with emphasis on the effectiveness and sustainability of the project.		
Q 1.10	How many formal evaluations were completed in the year under review? Have they been published in a timely manner?	n/a	
Q 1.11	Is there a process in place to follow up on the recommendations of previous evaluations?	3	
Q 1.12	How have the recommendations of reviews and ex post evaluations informed resource allocation decisions?	3	

Checklist 2 – To be completed in respect of capital projects/programmes & capital grant schemes that were under consideration in the past year.

	Capital Expenditure being Considered – Appraisal and Approval	Self-Assessed Compliance Rating: 1 - 3	Comment/Action Required
Q 2.1	Was a Strategic Assessment Report (SAR) completed for all capital projects and programmes over €10m?	3	
Q 2.2	Were performance indicators specified for each project/programme which will allow for a robust evaluation at a later date? Have steps been put in place to gather performance indicator data?	3	
Q 2.3	Was a Preliminary and Final Business Case, including appropriate financial and economic appraisal, completed for all capital projects and programmes?	3	
Q 2.4	Were the proposal objectives SMART and aligned with Government policy including National Planning Framework, Climate Mitigation Plan etc?	3	
Q 2.5	Was an appropriate appraisal method and parameters used in respect of capital projects or capital programmes/grant schemes?	3	
Q 2.6	Was a financial appraisal carried out on all proposals and was there appropriate consideration of affordability?	3	
Q 2.7	Was the appraisal process commenced at an early enough stage to inform decision making?	3	
Q 2.8	Were sufficient options analysed in the business case for each capital proposal?	3	
Q 2.9	Was the evidence base for the estimated cost set out in each business case? Was an appropriate methodology used to estimate the cost? Were appropriate budget contingencies put in place?	3	
Q 2.10	Was risk considered and a risk mitigation strategy commenced? Was appropriate consideration given to governance and deliverability?	3	
Q 2.11	Were the Strategic Assessment Report, Preliminary and Final Business Case submitted to DPER for technical review for projects estimated to cost over €100m?	3	
Q 2.12	Was a detailed project brief including design brief and procurement strategy prepared for all investment projects?	3	
Q 2.13	Were procurement rules (both National and EU) complied with?	3	

Q 2.14	Was the Capital Works Management Framework (CWMF) properly implemented?	3	
Q 2.15	Were State Aid rules checked for all support?	3	
Q 2.16	Was approval sought from the Approving Authority at all decision gates?	3	
Q 2.17	Was Value for Money assessed and confirmed at each decision gate by Sponsoring Agency and Approving Authority?	3	
Q 2.18	Was approval sought from Government through a Memorandum for Government at the appropriate decision gates for projects estimated to cost over €100m?	n/a	

Checklist 3 – To be completed in respect of new current expenditure under consideration in the past year.

	Current Expenditure being Considered – Appraisal and Approval	Self-Assessed Compliance Rating: 1 - 3	Comment/Action Required
Q 3.1	Were objectives clearly set out?	3	
Q 3.2	Are objectives measurable in quantitative terms?	3	
Q 3.3	Was a business case, incorporating financial and economic appraisal, prepared for new current expenditure proposals?	3	
Q 3.4	Was an appropriate appraisal method used?	3	
Q 3.5	Was an economic appraisal completed for all projects/programmes exceeding €20m or an annual spend of €5m over 4 years?	3	
Q 3.6	Did the business case include a section on piloting?	n/a	
Q 3.7	Were pilots undertaken for new current spending proposals involving total expenditure of at least €20m over the proposed duration of the programme and a minimum annual expenditure of €5m?	n/a	
Q 3.8	Have the methodology and data collection requirements for the pilot been agreed at the outset of the scheme?	n/a	
Q 3.9	Was the pilot formally evaluated and submitted for approval to the relevant Vote Section in DPER?	n/a	
Q 3.10	Has an assessment of likely demand for the new scheme/scheme extension been estimated based on empirical evidence?	3	
Q 3.11	Was the required approval granted?	3	
Q 3.12	Has a sunset clause been set?	n/a	

Q 3.13	If outsourcing was involved were both EU and National procurement rules complied with?	3	
Q 3.14	Were performance indicators specified for each new current expenditure proposal or expansion of existing current expenditure programme which will allow for a robust evaluation at a later date?	3	
Q 3.15	Have steps been put in place to gather performance indicator data?	3	

Checklist 4 – To be completed in respect of capital projects/programmes & capital grants schemes incurring expenditure in the year under review.

	Incurring Capital Expenditure	Self-Assessed Compliance Rating: 1 - 3	Comment/Action Required
Q 4.1	Was a contract signed and was it in line with the Approval given at each Decision Gate?	3	
Q 4.2	Did management boards/steering committees meet regularly as agreed?	3	
Q 4.3	Were programme co-ordinators appointed to co-ordinate implementation?	3	
Q 4.4	Were project managers, responsible for delivery, appointed and were the project managers at a suitably senior level for the scale of the project?	3	
Q 4.5	Were monitoring reports prepared regularly, showing implementation against plan, budget, timescales and quality?	3	
Q 4.6	Did projects/programmes/grant schemes keep within their financial budget and time schedule?	3	
Q 4.7	Did budgets have to be adjusted?	3	
Q 4.8	Were decisions on changes to budgets / time schedules made promptly?	3	
Q 4.9	Did circumstances ever warrant questioning the viability of the project/programme/grant scheme and the business case (exceeding budget, lack of progress, changes in the environment, new evidence, etc.)?	3	
Q 4.10	If circumstances did warrant questioning the viability of a project/programme/grant scheme was the project subjected to adequate examination?	n/a	
Q 4.11	If costs increased or there were other significant changes to the project was approval received from the Approving Authority?	3	

Q 4.12	Were any projects/programmes/grant schemes terminated because of deviations from the plan, the budget or because circumstances in the environment changed the need for the investment?	n/a	
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Checklist 5 – To be completed in respect of current expenditure programmes incurring expenditure in the year under review.

	Incurring Current Expenditure	Self-Assessed Compliance Rating: 1 -3	Comment/Action Required
Q 5.1	Are there clear objectives for all areas of current expenditure?	3	
Q 5.2	Are outputs well defined?	3	
Q 5.3	Are outputs quantified on a regular basis?	3	
Q 5.4	Is there a method for monitoring efficiency on an ongoing basis?	3	
Q 5.5	Are outcomes well defined?	3	
Q 5.6	Are outcomes quantified on a regular basis?	3	
Q 5.7	Are unit costings compiled for performance monitoring?	3	
Q 5.8	Are other data compiled to monitor performance?	3	
Q 5.9	Is there a method for monitoring effectiveness on an ongoing basis?	3	
Q 5.10	Has the organisation engaged in any other 'evaluation proofing' of programmes/projects?	3	

Checklist 6 – To be completed in respect of capital projects/programmes & capital grant schemes discontinued in the year under review.

	Capital Expenditure Recently Completed	Self-Assessed Compliance Rating: 1 - 3	Comment/Action Required
Q 6.1	How many Project Completion Reports were completed in the year under review?	3	
Q 6.2	Were lessons learned from Project Completion Reports incorporated into sectoral guidance and disseminated within the Sponsoring Agency and the Approving Authority?	3	
Q 6.3	How many Project Completion Reports were published in the year under review?	n/a	
Q 6.4	How many Ex-Post Evaluations were completed in the year under review?	n/a	
Q 6.5	How many Ex-Post Evaluations were published in the year under review?	n/a	
Q 6.6	Were lessons learned from Ex-Post Evaluation reports incorporated into sectoral guidance and disseminated within the Sponsoring Agency and the Approving Authority?	3	
Q 6.7	Were Project Completion Reports and Ex-Post Evaluations carried out by staffing resources independent of project implementation?	3	
Q 6.8	Were Project Completion Reports and Ex-Post Evaluation Reports for projects over €50m sent to DPER for dissemination?	3	

Checklist 7 – To be completed in respect of current expenditure programmes that reached the end of their planned timeframe during the year or were discontinued.

	Current Expenditure that (i) reached the end of its planned timeframe or (ii) was discontinued	Self-Assessed Compliance Rating: 1 - 3	Comment/Action Required
Q 7.1	Were reviews carried out of current expenditure programmes that matured during the year or were discontinued?	3	
Q 7.2	Did those reviews reach conclusions on whether the programmes were efficient?	3	
Q 7.3	Did those reviews reach conclusions on whether the programmes were effective?	3	
Q 7.4	Have the conclusions reached been taken into account in related areas of expenditure?	3	
Q 7.5	Were any programmes discontinued following a review of a current expenditure programme?	3	
Q 7.6	Were reviews carried out by staffing resources independent of project implementation?	3	
Q 7.7	Were changes made to the organisation's practices in light of lessons learned from reviews?	3	

Appendix 3 Quality Assurance – In Depth Check

Section A: Introduction

This introductory section details the headline information on the programme or project in question.

Programme or Project Information	
Name	Baile na Mona, Mooretown
Detail	Development of 123 no. social units and associated site development works at Mooretown, Swords, Co. Dublin.
Responsible Body	Fingal County Council
Current Status	Under Consideration
Start Date	December 2024
End Date	Expected 09/04/2027 (Substantial Completion) 09/04/2028 (End of Defects Period)
Overall Cost	€55,124,901

Project Description

Under Housing for All, Fingal County Council is responsible for the delivery of social and affordable homes across the county. As such, the Council is developing several residential sites including a site at Mooretown, Swords.

Following the approval of planning permission for this site, a Contract Notice was published on eTenders – OJEU on 19th March 2024 using the Restricted Procedure in respect of Development Partner for the Developed Design, Construction, Delivery and Sale of this mixed tenure development. The competition is recorded on eTenders with RFT ID No 3271924 recorded on the Council Procurement Activity Management System under reference number FCC/237/24. The Contract Notice stated that the proposed contract is 40 months duration.

This project is the initial phase (Phase 1) of Mooretown and is for the development of 274 homes, comprising of 123 social and 151 affordable homes, with an option to extend by c.300 units at the discretion of the Local Authority, and associated site development works at Mooretown, Swords.

Section B - Step 1: Logic Model Mapping

As part of this In-Depth Check, Internal Audit have completed a Programme Logic Model (PLM) for Baile na Mona, Mooretown. A PLM is a standard evaluation tool and further information on their nature is available in the Public Spending Code.

Objectives	Inputs	Activities	Outputs	Outcomes
<p>The delivery of 123 new social housing dwellings to support the provision of housing to tenants on the Fingal Social Housing waiting list.</p> <p>In Fingal County Council, the waiting list for Social Housing currently stands at 13,719 applicants (as of April 2026). This figure includes 3,830 transfers and 2,179 referrals from other Dublin Local Authorities. A total of 8,572 applicants expressed an interest in being housed in the Swords area.</p> <p>Ongoing reviews by the Allocations Team have encountered considerable difficulty in identifying alternative means of meeting the housing needs of those on the Social Housing waiting list. The 123 dwellings in this development will meet the needs of families from the Social Housing waiting list, which includes families who are in homeless circumstances or at risk of homelessness.</p>	<p>Project budget: €55,124,901.80 (Single Stage)</p> <p>The Architects Department, Fingal County Council, provided architectural services for this project.</p> <p>QS Division, Fingal Architects Dept. monitored project costs.</p> <p>The construction of this contract as a mixed tenure scheme to include both social and affordable housing meets the needs within this community. It is intended that 151 of these homes will be brought to the market as an Affordable Housing Scheme. This audit is in respect of 123 social housing units.</p> <p>Procurement Process</p> <p>The contract was awarded to the most economically advantageous tenderer following the Stage 2 process.</p> <p>The procurement process ("Competition") is set out as a two-stage process.</p>	<p>i. Design and Construction of 274 no. residential units including 187 no. houses and 87 no. duplex and apartment units, ranging from 2 – 5 storeys in height, in a mixed tenure development (18 no. 1-beds, 108 no. 2-beds, 129 no. 3-beds and 19 no. 4-beds) made up of a mix of 151 affordable purchase houses (the "Affordable Units"), and 123 social houses, apartments and duplexes (the "Social Units"), collectively the "Units".</p> <p>ii. Landscaping works including the provision of Class 2 Open Space of c.18,065 sq. m. including riparian corridors, 8 no. pocket parks with a total area of c.2,950 sq. m, and new pedestrian and cycle connections into neighbouring residential lands to the west and connecting to the existing school access road along the western boundary.</p> <p>iii. A total of 415 no. car parking spaces consisting of 357 no. long-</p>	<p>The provision of 123 new social dwellings will make a positive contribution to the existing dwelling mix in the locality by providing dwelling types which are not currently available and would result in the sustainable development of an existing, underutilised site for residential accommodation in proximity to local and public services.</p> <p>This is consistent with the Objectives of Fingal Development Plan and will provide much needed social housing in an urban area close to amenities.</p>	<p>The delivery of the 123 new social housing dwellings will support the provision of housing to tenants on the Fingal Social Housing waiting list.</p> <p>The 123 dwellings in this development will meet the needs of families from the Social Housing waiting list, which includes families who are in homeless circumstances or at risk of homelessness.</p> <p>The 123 dwellings that will be provided, are in accordance with the delivery targets set out in 'Housing for All'. The site development and buildings are to fully meet standards and guidelines in the current County Development Plan and all relevant guidelines provided by the DHPLG for residential development and will also be designed and</p>

Objectives	Inputs	Activities	Outputs	Outcomes
	<p>The purpose of the Stage 1 document is to set out the minimum suitability assessment requirements to shortlist suitable Applicants to proceed to Stage 2. The top 6 scoring Applicants (subject to the quality and number of Suitability Assessment Questionnaires - SAQs received) who meet the minimum criteria and rules for selection were invited to tender. Applicants who are selected for inclusion on the tender list were issued a formal Stage 2 Invitation to Tender Document and were asked to respond with a tender submission. Submissions received were assessed based on the rules, criteria and weightings set out in the invitation to Tender Document to make an award decision. Main Contractor awarded contract to complete works. The Contractual arrangement was executed using a Development Agreement.</p> <p>The Housing Department's Construction team process payments, claims and reconciliation.</p> <p>A detailed Employers Requirements was established as an input to ensure security of the</p>	<p>stay resident spaces, 58 no. short-stay and visitor spaces.</p> <p>iv. A total of 1,143 no. bicycle parking spaces consisting of 1,117 no. long-stay resident spaces and 26 no. short-stay visitor spaces.</p> <p>v. Associated site and infrastructural works including the provision of foul and surface water drainage and associated connections, Sustainable Urban Drainage Systems including permeable paving, greens roofs, bio-retention planting and below ground tank storage. Inclusive of the undergrounding of ESB Infrastructure.</p> <p>vi. The proposed development includes for all site enabling and development works, landscaping works, plant, PV panels, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.</p> <p>vii. The provision of Archaeological Monitoring and resolution together with the necessary licenses, permit and approvals required from the relevant statutory bodies.</p>		<p>constructed to be in full compliance with all the current Building Regulations.</p>

Objectives	Inputs	Activities	Outputs	Outcomes
	<p>project outputs in terms of quality and specification.</p> <p>The Development Agreement was a specific input to ensure compliance with all necessary requirements governing the required outcomes.</p> <p>Administrative Officer, oversight</p> <p>Senior Staff Officer, Staff Officer, Assistant Staff Officer, and Clerical Officer.</p>			

Description of Programme Logic Model

Objectives: Ongoing reviews by the Allocations Team have encountered considerable difficulty in identifying alternative means of meeting the housing needs of those on the Social Housing waiting list. The 123 dwellings in this development will meet the needs of families from the Social Housing waiting list, which includes families who are in homeless circumstances or at risk of homelessness.

Inputs: The input for the programme involves:

Project budget: €55,124,901.80 (Single Stage)

The Architects Department, Fingal County Council, provided architectural services for this project.

QS Division, Fingal Architects Dept. monitored project costs.

The construction of this contract as a mixed tenure scheme to include both social and affordable housing meets the needs within this community. It is intended that 151 of these homes will be brought to the market as an Affordable Housing Scheme. This audit is in respect of 123 social housing units

Procurement Process - The contract was awarded to the most economically advantageous tenderer following the Stage 2 process. The procurement process ("Competition") is set out as a two-stage process. The purpose of the Stage 1 document is to set out the minimum suitability assessment requirements to shortlist suitable Applicants to proceed to Stage 2. The top 6 scoring Applicants (subject to the quality and number of Suitability Assessment Questionnaires - SAQs received) who meet the minimum criteria and rules for selection were invited to tender. Applicants who are selected for inclusion on the tender list were issued a formal Stage 2 Invitation to Tender Document and were asked to respond with a tender submission. Submissions received were assessed based on the rules, criteria and weightings set out in the invitation to Tender Document to make an award decision. Main Contractor awarded contract to complete works. The Contractual arrangement was executed using a Development Agreement.

The Housing Department's Construction team process payments, claims and reconciliation.

A detailed Employers Requirements was established as an input to ensure security of the project outputs in terms of quality and specification.

The Development Agreement was a specific input to ensure compliance with all necessary requirements governing the required outcomes.

Administrative Officer, oversight, Senior Staff Officer, Staff Officer, Assistant Staff Officer, and Clerical Officer.

Activities: The key activities for the project are:

- i. Design and Construction of 274 no. residential units including 187 no. houses, and 87 no. duplex and apartment units, ranging from 2 – 5 storeys in height, in a mixed tenure development (18 no. 1-beds, 108 no. 2-beds, 129 no. 3-beds and 19 no. 4-beds) made up of a mix of 151 affordable purchase houses (the “Affordable Units”), and 123 social houses, apartments and duplexes (the “Social Units”), collectively the “Units”.
- ii. Landscaping works including the provision of Class 2 Open Space of c.18,065 sq. m. including riparian corridors, 8 no. pocket parks with a total area of c.2,950 sq. m, and new pedestrian and cycle connections into neighbouring residential lands to the west and connecting to the existing school access road along the western boundary.
- iii. A total of 415 no. car parking spaces consisting of 357 no. long-stay resident spaces, 58 no. short-stay and visitor spaces.
- iv. A total of 1,143 no. bicycle parking spaces consisting of 1,117 no. long-stay resident spaces and 26 no. short-stay visitor spaces.
- v. Associated site and infrastructural works including the provision of foul and surface water drainage and associated connections, Sustainable Urban Drainage Systems including permeable paving, greens roofs, bio-retention planting and below ground tank storage. Inclusive of the undergrounding of ESB Infrastructure.
- vi. The proposed development includes for all site enabling and development works, landscaping works, plant, PV panels, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.
- vii. The provision of Archaeological Monitoring and resolution together with the necessary licenses, permit and approvals required from the relevant statutory bodies.

Outputs: The provision of 123 new social dwellings will make a positive contribution to the existing dwelling mix in the locality by providing dwelling types which are not currently available and would result in the sustainable development of an existing, underutilised site for residential accommodation in proximity to local and public services. This is consistent with the Objectives of Fingal Development Plan and will provide much needed social housing in an urban area close to amenities.

Outcomes: The envisaged outcome is the delivery of the 123 new social housing dwellings will support the provision of housing to tenants on the Fingal Social Housing waiting list. The 123 dwellings in this development will meet the needs of families from the Social Housing waiting list, which includes families who are in homeless circumstances or at risk of homelessness. The 123 dwellings that will be provided, are in accordance with the delivery targets set out in ‘Housing for All’. The site development and buildings are to fully meet standards and guidelines in the current County Development Plan and all relevant guidelines provided by the DHPLG for residential development and will also be designed and constructed to be in full compliance with all the current Building Regulations.

Section B - Step 2: Summary Timeline of Project/Programme

The following section tracks the project inception to conclusion in terms of major project/programme milestones.

Jan 2024	Preparation of Tender Doc and Planning Design
Feb 2024	Preparation of Tender Doc and Planning Design
Mar 2024	Procurement – Issue of Stage 1 EOI
Apr 2024	Preparation of Tender Doc and Planning Design
May 2024	Elected Members Briefing Meeting 10/05/24 Noting at Council Meeting 13/05/24 Planning Site Notice
Jun 2024	S179A Public Display
Jul 2024	S179A Public Display and Evaluation Complete of EOI and Shortlist Formed
Aug 2024	Procurement Stage 2 – Issue of Stage 2 tender
Oct 2024	Return, Evaluation of Stage 2 Tender
Nov 2024	Award and Development Agreement Executed
Dec 2024	Commencement Notice Lodged 10/12/24 Substantial Commencement of the works 17/12/24
Apr 2027	Substantial Completion
Apr 2028	End of Defects Period

Section B - Step 3: Analysis of Key Documents

The following section reviews the key documentation relating to appraisal, analysis and evaluation for the project.

Project/Programme Key Documents	
Key Report 1 01 – Capital Appraisal	Capital Appraisal issue to the DoHPLGH Social Housing Funding Application Report
Key Report 2 02 – Planning	S179a Site Notice May 2024 Council Meeting Minutes
Key Report 3 03 – Single Stage Approval	Single stage approval From DoHPLGH dated 11th December 2024
Key Report 4 04 – Main Contract Tender	CE Order F/0510/2024 setting out the main contract tender process
Key Report 5 05 – Main Contract Award	CE Order HSG/1418/2024 setting out the main contract award
Key Report 6 Tender Documents	Ste out all Project Inputs, outcomes (Zip File)

Key Document 1:

Capital Appraisal issue to the DoHPLGH

Social Housing Funding Application Report

In accordance with Relevant Capital Works Management Framework Documents, Circular 21/2016 and the guidance document 'Quality Housing for Sustainable Communities' (QHfSC), published by the Department of Environment, Community and Local Government (2007), the following Capital Appraisal has been prepared. This application seeks approval in principle from the Department of Housing, Planning and Local Government for the proposed development of 123 no. social units and associated site development works at Mooretown, Swords, County Dublin with approval sought for an initial all-in budget of €60,932,447.44 as set out in the Funding Application Report attached. The construction of this contract as a mixed tenure scheme to include both social and affordable housing meets the needs within this community. It is intended that 151 of these homes will be brought to the market as an Affordable Housing Scheme. This application is for the purchase of 123 social housing units.

Key Document 2:

S179a Site Notice giving details of the development proposed at site of c.9.35ha. on land zoned for residential development at Mooretown, Swords, Co. Dublin. The site is generally bound by Rathbeale Road to the north, to the east by the existing residential area of Cianlea, to the south by greenfield lands and to the west by Swords Community College and residential lands under development.

May 2024 Council Meeting Minutes held on Monday, 13th May 2024 Agenda Item No. 20 discussed a local authority development proposal for 274 no. new houses, apartments and duplexes and associated site development works at Rathbeale Road, Swords.

Key Document 3:

Single stage approval From DoHPLGH dated 11th December 2024 – Notification from Social Housing Delivery of the DHLGH including budget notification for 123 units at Mooretown, Swords, Co. Dublin.

Decision to establish a tenderers list in respect of requirement to tender for Development Partner for the Developed Design, Construction, Delivery and Sale of a mixed tenure development at Mooretown, Swords, Co. Dublin for Fingal County Council.

Key Document 4:

CE Order F/0510/2024 setting out the main contract tender process with the award of contract to Glenveagh Homes Limited for a Development Partner for the delivery of a mixed tenure residential development at Mooretown, Swords.

Key Document 5:

CE Order HSG/1418/2024 setting out the main contract award with a decision to establish a tenderers list in respect of requirement to tender for Development Partner for the Developed Design, Construction, Delivery and Sale of a mixed tenure development at Mooretown, Swords, Co. Dublin for Fingal County Council.

Key Document 6:

Ste out all Project Inputs, outcomes (Zip File)

Appendix A - Form of Tender Stage 2 x 4

Section B - Step 4: Data Audit

The following section details the data audit that was carried out for the project. It evaluates whether appropriate data is available for the future evaluation of the project/programme.

Data Required	Use	Availability
Evidence that the tendering processes were undertaken in accordance with procurement guidelines.	Internal Audit can confirm that the necessary tendering processes were undertaken in accordance with procurement guidelines.	Housing Department retain all such documents and provided copies of same to the Internal Audit Unit during the in-depth audit.
Chief Executive Orders	Internal Audit can confirm that necessary expenditure approvals are in place.	All documents are available in the Housing Department and were provided to Internal Audit in the course of the review.
Expenditure report run in Agresso under the capital code.	Internal Audit were able to facilitate examination of expenditure to date and review the procurement processes for compliance with guidelines.	All records were made available to Internal Audit for in-depth check and are filed on MS4 FCC financial management system.

Data Availability and Proposed Next Steps

Data in relation to the project was available and made available to the Internal Audit Unit.

Section B - Step 5: Key Evaluation Questions

The following section looks at the key evaluation questions for the project based on the findings from the previous sections of this report.

Does the delivery of the project/programme comply with the standards set out in the Public Spending Code? (Appraisal Stage, Implementation Stage and Post-Implementation Stage)

Having reviewed the documentation in relation to the expenditure incurred under this project to date, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Is the necessary data and information available such that the project/programme can be subjected to a full evaluation at a later date?

The necessary documentation is available from the project files held and they allow for an evaluation of the project.

What improvements are recommended such that future processes and management are enhanced?

Based on evidence provided Internal Audit does not have any recommendations.

Section: In-Depth Check Summary

The following section presents a summary of the findings of this In-Depth Check on the Baile na Mona, Mooretown project.

Summary of In-Depth Check

PSC Status: Under Consideration

Project Description: Development of 123 no. social units and associated site development works at Mooretown, Swords, Co. Dublin.

Audit Objective: To provide an independent opinion on compliance with the Public Spending Code and to provide assurance that the decision to progress with the project was soundly based and well managed.

Findings: Having reviewed the documentation in relation to this housing project at Baile na Mona, Mooretown, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Audit Opinion: Having reviewed the documentation in relation to the project, Internal Audit is of the opinion that there is Substantial Assurance that the project complies with the standards set out in the Public Spending Code.

Quality Assurance – In Depth Check

Section A: Introduction

This introductory section details the headline information on the programme or project in question.

Programme or Project Information	
Name	Swords Cultural Quarter – Public Realm
Detail	Public Realm Enhancement Project
Responsible Body	Fingal County Council
Current Status	Being Incurred
Start Date	March 2017
End Date	Ongoing
Overall Cost	€ 10,901,547.67

Project Description

The project is for a new high quality Public Realm scheme which is a key feature of the overall Swords Cultural Quarter Project as envisaged in the Sustainable Swords Strategy.

The pedestrian priority public spaces framed between the Castle, the SCC Building and Fingal offices (County Hall) are to serve as a civic amenity space providing a place for festivals, events, markets as well as an everyday meeting place for the local community. It signifies the arrival, a destination and a place of urban importance. The public realm provides a stitch between the historic and new fabric.

The connectivity and civic presence of the Fingal County Council Offices are enhanced by redefining the raised planted area in front of the Council Offices including modifying the existing stone boundary wall and railing and introduction of terraced seating area.

Planning consent was granted for a Swords Cultural Quarter development incorporating a new County Library and Arts Venue and Public Realm upgrades including the area in the eastern perimeter of the Castle, the forecourt to County Hall and interface with the public park.

The wider public realm works were included in the part 8 statutory consent for Swords Cultural Quarter development incorporating a new County Library and Arts Venue and public realm upgrades including the forecourt to County Hall in the vicinity of Main Street Swords Castle, North Street and Seatown Road, Swords, Co Dublin.

The consent was granted on 12th of Sept 2022.

Section B - Step 1: Logic Model Mapping

As part of this In-Depth Check, Internal Audit have completed a Programme Logic Model (PLM) for Swords Cultural Quarter – Public Realm. A PLM is a standard evaluation tool and further information on their nature is available in the Public Spending Code.

Objectives	Inputs	Activities	Outputs	Outcomes
<ul style="list-style-type: none"> - To meet the higher objectives of Sustainable Swords Strategy regarding placemaking, public realm, quality and sustainability. - To bring together the diverse cultural, civic and heritage elements to create a strong unified and unique identity in the town centre. - Draw on the principles of architectural integration and urban repair to stitch together the historic and the new fabric. - To create a place, a civic amenity and respond to the very complex condition of a road junction. - To deliver a high quality, enduring pedestrian priority public space. - Improve the permeability, visibility and greening of Swords and open up a visual link to Swords town park. 	<ul style="list-style-type: none"> - Project Budget - Project Management Team, provided by Fingal County Council - Architects Department for planning stage, Infrastructure and Transport Department for Detailed Design and Architects Department for Procurement and Construction. - Project Administration provided by EETCD. - Procurement services, provided by the Central Procurement Unit of Fingal County Council. - Engineering consultancy services, provided by Barry Transportation, part of the Egis Group. - Employers Representative and Resident Engineer/ Contract administration, provided by Barry Transportation, part of the Egis Group. 	<ul style="list-style-type: none"> - Swords Cultural Quarter Preliminary Appraisal for Cultural and Civic Centre including the transformation of the public realm/civic space - February 2017. - Swords Cultural Quarter Masterplan Incl. Public Realm- FCC EMT- Concept Approval- July 2017. - Appointment for Integrated Design Team for Swords Cultural Quarter scheme design development and planning (LIB-34-2021) – March 2021. - Planning consent granted on 12th of Sept 2022 for a Swords Cultural Quarter development incorporating a new County Library & Arts Venue and Public Realm upgrades including the area in front of the Castle, the forecourt to County Hall and 	<ul style="list-style-type: none"> - The project comprises the delivery of high-quality public realm works within Swords town centre, centred on Main Street North, Seatown Road, Bridge Street, and the civic spaces framed by Swords Castle, County Hall (Fingal County Council offices), and the Swords Cultural Centre (Culture House). - The works will create pedestrian-priority, universally accessible public spaces through the construction of granite carriageways and footpaths, upgraded drainage and lighting and integrated utility infrastructure. Enhanced hard and soft landscaping will include new paving and kerbing, urban greening, terraced planting at Main Street, a 	<ul style="list-style-type: none"> - The Public Realm project was being developed within the overall vision and aspirations of the Sustainable Swords Strategy and the Swords Cultural Quarter, drawing on principles of sustainable landscape strategies, architectural integration, urban repair, and the issues associated with the stitching together of historic and new fabric. -The Swords Cultural Quarter Public Realm was designed as an important piece of urban fabric that will respond to the complex condition of the current junction and streetscape. - The primary segment of the new public square creates a meaningful tie between the East Range of the Castle Wall and North Street. It references the character of

Objectives	Inputs	Activities	Outputs	Outcomes
<ul style="list-style-type: none"> - Improve pedestrian safety, accessibility and legibility for all users. - Slow down traffic and maximise the pedestrian/civic zones. 	<p>Construction services provider-tender review ongoing.</p>	<p>interface with the public park (ref F/260/22).</p> <ul style="list-style-type: none"> - CE Order P. Trans/0055/2024 approved Barry Transportation, part of the Egis Group to provide engineering consultancy services for the detailed design stage, procurement, construction and implementation and handover and close out stages for the public realm project - October 2024. - The project is within a zone of archaeological notification. A Ministerial Consent Application was prepared and submitted on 31.10.25. - Ministerial Consent with conditions was granted by the National Monuments Service on 24.11.2025 requiring archaeological test excavation and ongoing monitoring of the works. - Enabling works package including archaeological investigations was prepared and tendered on 10th October 2025 and CE order EETCD/0578/2025 awarded 	<p>green surround and improved lighting to Swords Castle, an amphitheatre area within the Town Parks, and a new civic entrance adjacent to County Hall.</p> <ul style="list-style-type: none"> - Additional elements include street furniture, wayfinding, traffic reconfiguration where required, and the implementation of SuDS and climate-resilient design measures. - Delivered within a constrained, live urban environment, the project requires careful coordination with adjacent developments. <p>On completion, it will provide a cohesive, durable, and inclusive civic realm that supports cultural activity, movement, and long-term placemaking in Swords town centre.</p>	<p>19th/early 20th century Swords with the generosity of its space and its potential use as an events space for the town. The Public Realm will act as a new main square for the town, and will provide a new, pedestrian priority ground surface that stitches the Castle Ruins back into the urban fabric of Swords.</p> <p>- Public realm in front of County Hall improves permeability and the connection of County Hall with the town.</p>

Objectives	Inputs	Activities	Outputs	Outcomes
		<p>Duggan Brothers the enabling works contract.</p> <ul style="list-style-type: none"> - Enabling works began on site on 19th January 2026 and are ongoing. - Detailed Design package for the Main Works was completed on 4th February 2026. - The main Contract was advertised on 6th February 2026 and the tender submission has been received 26th March 2026 and is currently under evaluation. - Works are expected to commence on site mid-May 2026 for a 52-week duration. <p>Application for the Towns and Cities Regeneration Investment Fund due on or before the 01st of May 2026.</p>		

Description of Programme Logic Model

Objectives: The objectives of the programme are to:

- meet the higher objectives of Sustainable Swords Strategy regarding placemaking, public realm, quality and sustainability.
- bring together the diverse cultural, civic and heritage elements to create a strong unified and unique identity in the town centre.
- draw on the principles of architectural integration and urban repair to stitch together the historic and the new fabric.
- create a place, a civic amenity and respond to the very complex condition of a road junction.
- deliver a high quality, enduring pedestrian priority public space.
- improve the permeability, visibility and greening of Swords and open up a visual link to Swords town park.
- improve pedestrian safety, accessibility and legibility for all users.
- slow down traffic and maximise the pedestrian/civic zones.

Inputs: The input for the programme involves:

- Project Budget
- Project Management Team, provided by Fingal County Council - Architects Department for planning stage, Infrastructure and Transport Department for Detailed Design and Architects Department for Procurement and Construction.
- Project Administration provided by EETCD.
- Procurement services are provided by the Central Procurement Unit of Fingal County Council.
- Engineering consultancy services, provided by Barry Transportation, part of the Egis Group.
- Employers Representative and Resident Engineer/ Contract administration, provided by Barry Transportation, part of the Egis Group.

Construction services provider- tender review ongoing.

Activities: The key activities for the project are:

- Swords Cultural Quarter Preliminary Appraisal for Cultural and Civic Centre including the transformation of the public realm/civic space - February 2017.
- Swords Cultural Quarter Masterplan Incl. Public Realm- FCC EMT- Concept Approval- July 2017.
- Appointment for Integrated Design Team for Swords Cultural Quarter scheme design development and planning (LIB-34-2021) – March 2021.
- Planning consent granted on 12th of Sept 2022 for a Swords Cultural Quarter development incorporating a new County Library and Arts Venue and Public Realm

upgrades including the area in front of the Castle, the forecourt to County Hall and interface with the public park (ref F/260/22).

- CE Order P. Trans/0055/2024 approved Barry Transportation, part of the Egis Group to provide engineering consultancy services for the detailed design stage, procurement, construction and implementation and handover and close out stages for the public realm project - October 2024.
- The project is within a zone of archaeological notification. A Ministerial Consent Application was prepared and submitted on 31.10.25.
- Ministerial Consent with conditions was granted by the National Monuments Service on 24.11.2025 requiring archaeological test excavation and ongoing monitoring of the works.
- Enabling works package including archaeological investigations was prepared and tendered on 10th October 2025 and CE order EETCD/0578/2025 awarded Duggan Brothers the enabling works contract.
- Enabling works began on site on 19th January 2026 and are ongoing.
- Detailed Design package for the Main Works was completed on 4th February 2026.
- The main contract was advertised on 6th February 2026 and the tender submission has been received on 26th March 2026 and is currently under evaluation.
- Works are expected to commence on site mid-May 2026 for a 52-week duration.

Application for the Towns and Cities Regeneration Investment Fund due on or before the 01st of May 2026.

Outputs: Delivery of:

- The project comprises the delivery of high-quality public realm works within Swords town centre, centred on Main Street North, Seatown Road, Bridge Street, and the civic spaces framed by Swords Castle, County Hall (Fingal County Council offices), and the Swords Cultural Centre (Culture House).
- The works will create pedestrian-priority, universally accessible public spaces through the construction of granite carriageways and footpaths, upgraded drainage and lighting and integrated utility infrastructure. Enhanced hard and soft landscaping will include new paving and kerbing, urban greening, terraced planting at Main Street, a green surround and improved lighting to Swords Castle, an amphitheatre area within the Town Parks and a new civic entrance adjacent to County Hall.
- Additional elements include street furniture, wayfinding, traffic reconfiguration where required and the implementation of SuDS and climate-resilient design measures.
- Delivered within a constrained, live urban environment, the project requires careful coordination with adjacent developments.

On completion, it will provide a cohesive, durable, and inclusive civic realm that supports cultural activity, movement and long-term placemaking in Swords town centre.

Outcomes: The envisaged outcome is:

- The Public Realm project was being developed within the overall vision and aspirations of the Sustainable Swords Strategy and the Swords Cultural Quarter, drawing on principles of

sustainable landscape strategies, architectural integration, urban repair and the issues associated with the stitching together of historic and new fabric.

- The Swords Cultural Quarter Public Realm was designed as an important piece of urban fabric that will respond to the complex condition of the current junction and streetscape.

- The primary segment of the new public square creates a meaningful tie between the East Range of the Castle Wall and North Street. It references the character of 19th/early 20th century Swords with the generosity of its space and its potential use as an events space for the town. The Public Realm will act as a new main square for the town and will provide a new, pedestrian priority ground surface that stitches the Castle Ruins back into the urban fabric of Swords.

- Public realm in front of County Hall improves permeability and the connection of County Hall with the town.



Section B - Step 2: Summary Timeline of Project/Programme

The following section tracks the project inception to conclusion in terms of major project/programme milestones.

Mar 2017	Preliminary Appraisal for Swords Cultural Quarter Cultural and Civic Centre including the transformation of the public realm and civic space
Jul 2017	Concept Approval by FCC Executive Management Team for Swords Cultural Quarter Masterplan Incl. Public Realm
Sep 2018	Preliminary OMC costings covering Swords Cultural Quarter– including public realm
Oct 2019	Appointment for Project Manager for Swords Cultural Quarter scheme design development and planning (LIB-44-2019)
May 2020	Appointment for Archaeology Services for Swords Cultural Quarter scheme design (LIB-50-2020)
Jul 2021	Appointment for Integrated Design Team for Swords Cultural Quarter scheme design development and planning (LIB-34-2021)
Sept 2022	Planning Consent was granted for a Swords Cultural Quarter development incorporating a new County Library & Arts Venue and Public Realm (F/260/22 – agenda Item 16)
Nov 2024	CE Order P. Trans/0055/2024 approved Barry Transportation, part of the Egis Group, to provide engineering consultancy services from detailed design stage, procurement, construction, implementation and handover and close out stages
Jun 2025	Ministerial consent for test trenching - Consent C001090
Jul 2025	Preliminary Cost Estimate
Nov 2025	Ministerial consent for public realm - Consent C001090-A Enabling Works- Tender Assessment Report
Dec 2025	CE Order EETCD/0578/2025 awarded Duggan Brothers the enabling works contract
Jan 2026	Letter of Acceptance issued to Duggan Brothers confirming award of contract for enabling works. Enabling works commenced on site
Feb 2026	Main works detailed design package completed. Tender advertised
Mar 2026	Tenders Received for Main works contract on 26 th March
Apr 2026	Tender Assessment for main works contract and letter of Intent issued

Section B - Step 3: Analysis of Key Documents

The following section reviews the key documentation relating to appraisal, analysis and evaluation for the project.

Project/Programme Key Documents	
Key Report 1 Stage 1 - Preliminary SCQ- Preliminary Appraisal: 23.02.2017	Preliminary Appraisal of Sword Cultural Quarter, prepared in accordance with the Public Spending Code Date: Feb 2017
Key Report 2 EMT presentation - Concept Approval: 18.07.2017	Architects Department's Initial Concept Presentation Date: 18.07.2017
Key Report 3 Stage 1 – Preliminary Appointments SCQ – Project Brief – Final 06.10.20	Outline Project Brief; Swords Cultural Quarter Describes Fingal Co. Co. requirements, to be developed by IDT into definitive project brief Date: 05.10.2020
Key Report 4 SCQ Project Brief for Project Manager	Project Brief for Project Management Consultancy Services for the design, planning, procurement, construction and delivery of the Swords Cultural Quarter development encompassing the Swords Civic and Cultural Centre, Public Realm and SCQ Hub building for Fingal County Council. Date: March 2019
LIB-34-2021	Chief Executive's Order appointing O'Donnell and Tuomey Architects for Architect led Integrated Design Team (IDT) Services for the Swords Cultural Quarter Development, Date: 31.03.2021
CE Order LIB/50/2020 Rubicon Archaeologist Service	Chief Executive Order appointing Rubicon Heritage Services Ltd for Project Archaeologist services associated with the Swords Cultural Quarter Development, encompassing the Swords Civic and Cultural Centre, Public Realm and SCQ Hub Building Date: 04.05.2020
2.1 Site Area Map – Dwg No. 16-235 - Site Area	Swords Cultural Quarter Site Area Map Date: 28.07.2017
Key Report 5 Stage 2 – Planning Appendix C1 Planning & Strategic Infrastructure Department Report	Planning & Strategic Infrastructure Department Preliminary Planning Report Preliminary Planning Assessment prior to Stage 3 Public Consultation REF: Part XI/002/22 Date: 22.06.2022
20220912 SCQ – Part XI – CE Report – Full Council Item 16	CE Report pursuant to Part XI, dealing with proposed creation of the Swords Cultural Quarter, as circulated to councillors for consideration in the Council Meeting Date: 12.09.2022
20220912 CE Report Presentation to CC Item 16	Presentation on the Report delivered to Councillors at the council meeting Date: 12.09.2022

Project/Programme Key Documents	
Link to Appendix A and B-B10 including contents CC Item 16	Link to drawings, particulars and documents for the Swords Cultural Quarter, provided to councillors for their consideration as part of the Part XI planning process Date 12.09.2022
Printed minutes 1209200 1700 County Council	Minutes of Council meeting of 12.09.2022 where, at Agenda Item 16, it was resolved to proceed with the Swords Cultural Quarter, following presentation, discussion and consideration of the CE Report Date: 12.09.2022
Weekly list decisions WK43 - 1	Notice of grant of approval for SCQ (at page 18), as included in weekly planning list
Stage 2- Consents - C1090 Final - Trenching	Ministerial Consent for archaeological site investigation comprising three slit trenches 16.06.2025
C1090-01 Final – Public Realm	Ministerial Consent to vary / extend previous consent C001090 for SCQ Public Realm works in vicinity of Swords Castle 24.11.2025
Printed minutes 1209200 1700 County Council	Minutes of Council meeting of 12.09.2022 where, at Agenda Item 16, it was resolved to proceed with the Swords Cultural Quarter, following presentation, discussion and consideration of the CE Report Date: 12.09.2022
Stage 2- 4 Steering Group Decisions Minutes of Steering Groups	Minutes of Steering Groups where project updates were provided
SCQ PR Update 19 th June 2025	Swords Cultural Quarter Public Realm Project Update delivered to SCQ Steering Group Date: June 2025
SCQ PR Update 30 th July 2025	Swords Cultural Quarter Public Realm Project Update delivered to SCQ Steering Group Date: July 2025
Key Report 6 Stage 2 - Detail Design PSI-069 SCQ Public Realm Consultant Brief 20241004	Consultant Brief – Detailed Design Outlines services and tasks procured to provide consultancy services for Detailed Design, Procurement and Closeout for Swords Cultural Quarter Public Realm.
CE Order P. Trans 0055/2024 Signed	CE Order P. Trans 0055/2024 appointing Barry Transport ion, part of the Egis Group, to provide planning and design engineering consultancy services for Swords Cultural Quarter Public Realm Project.
24303-EEI-HS-SCQ-BQ-QS-00001_Preliminary Cost Estimate_P04	Preliminary cost estimate was completed on completion of the preliminary design review in line with the NTA cost management guidelines

Project/Programme Key Documents	
23406-BTL-XX-SCQ-RG-CE-00002_Risk_Register_P01	Risk register - Beginning of Stage 2 Detailed Design. Sets out the potential risks and highlights how these may impact on its delivery or success at beginning of Detailed Design Nov 2024
24303-EEI-XX-SCQ-RP-CE-00002_Detailed Design Report	Draft Detailed Design Report received 15 th September - under review - Final Report to follow
23406-BTL-XX-SCQ-MI-CE-00001_Commencement_Meeting_Minutes SCQ	Minutes of commencement meeting between IDT and FCC Date: 06.12.2024
Final Scheme design drawings and works requirements	Provided in Stage 3 – Tender Folder as part of Tender Pack
Stage 3- Tender 24303-EEI-XX-SCQ-RP-CE-00007_Enabling_Works_Report_on_Tender_P02	Tender Assessment Report by Egis, assessing and recommending awarding of enabling works contract for SCQ Public Realm to Duggan Brothers (Contractors) Ltd on basis of their submitted tender. Date: 18.11.2025
CE Order EETCD-0578-2025	CE Order directing appointment of Contractor for Enabling Works at SCQ Public Realm Date:16.02.2025
LOA Enabling Works (SCQ) Duggan Bors (Contractors) Ltd	Letter of Acceptance of tender, marking appointment of Contractor for Enabling Works at SCQ Public Realm Date: 13.01.2026
Final Tender Documents for Main Works Contract- Swords Cultural Quarter Public Realm	Tender documents including final design and Works Requirements for Main works Contract- Swords Cultural Quarter Public Realm
Gross Development Budget for Swords Cultural Quarter Public realm 2026.04.24	Summary of project costs- includes SCQ Main Works - Tender Assessment Report
Note -Tender assessment ongoing - Awaiting Final award of Main works Contract	
Stage 4- Construction Enabling works progress reports	DBL Progress Reports Nos 1 – 6 and corresponding works programmes

Key Document 1:

Preliminary Appraisal of Swords Civic Centre

This preliminary appraisal details the vision for the project; it documents the objectives of the Swords Cultural Quarter and assesses the various options to be considered. It will assist with the mitigation of risks and provide an understanding of the relevant sensitivities and costings of the project.

SCQ Proposal – Initial Concept Presentation

SCQ Masterplan Document outlining the key challenges identified and aspirations and interventions.

Site Area Map

CE Order LIB/50/2020 – Award of Contract to Rubicon Heritage Services Ltd. for Project archaeologist services associated with SCQ development encompassing the Swords Civic and Cultural Centre, Public Realm and SCQ Hub Building.

CE Order LIB/34/2021 – Award of Contract to O’Donnell & Tuomey Architects for Architect led Integrated Design Team Services for the Swords Cultural Quarter (SCQ) Development.

Outline Project Brief – Outlined the proposal of the Swords Civic and Cultural Centre on the site of the Fingal County Council Executive car park at the junction of North Street and Seatown Road to provide a new public county library, theatre, art gallery and auditorium, café / bar, local studies and archives centre, associated office space and ancillary accommodation, and basement level carpark.

Project Brief for Project Management Consultancy Services - For the design, planning, procurement, construction and delivery of the Swords Cultural Quarter development encompassing the Swords Civic and Cultural Centre, Public Realm and SCQ Hub building for Fingal County Council.

Key Document 2:

Minutes of Steering Group Meetings – 16th April 2025, 19th June 2025, 31st July 2025, 27th November 2025 and 14th January 2026.

SCQ PR Project Update – June 2025 – PowerPoint presentation.

SCQ PR Project Update – July 2025 – PowerPoint presentation

Key Document 3:

C1090 Final – Trenching - Consent C001090 issued by the Minister for Housing, Local Government and Heritage under Section 14 of the National Monuments Act 1930 as amended by Section 5 of the National Monuments (Amendment) Act 2004.

C1090 – 01 Final – Public Realm – Approval subject to conditions – received from Chief Archaeologist, National Monuments Service, DHLGH.

Key Document 4:

Outline Project Brief – Outlined Stage (I) General requirements, Stage (II) B Detailed Design, Stage (III) – Procurement, Stage (IV) Construction and Implementation, Stage (V) Handover, Close out and Review.

CE Order P. Trans/0055/2024 – Award of Contract to Barry Transportation, for provision of Planning and Design Engineering Consultancy Services for Swords Cultural Quarter Public Realm Project.

Minutes of Meeting – Representatives from FCC, Barry Transportation (EGIS) and NMP attending, 6th December 2024.

Risk Register - Risk Management Strategy and Risk Management Plan

Detailed Design Report – Draft Report – 19th September 2025 - The report provided a comprehensive overview of the project, including its background, objectives and the design process undertaken to develop the technical elements of the scheme through Phase 5 of the National Transport Authorities (NTA) Project Approval Guidelines (PAG).

Cost Estimate for the SCQ Public Realm – outlining Fee Estimate, Surfacing Cost Build Up, Site Clearance, Drainage, Earthworks, Paving and Footpaths and Landscaping.

Key Document 5:

Item No. 16, CE Report to the Council Meeting Monday 12th September 2022 – Proposed Swords Cultural Quarter Development.

Part XI - Report pursuant to Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 - 2015 (as amended) for proposed Swords Cultural Quarter development incorporating a new County Library and Arts

Venue, and public realm upgrades including the forecourt to County Hall in vicinity of Main Street Swords Castle, North Street and Seatown Road, Swords, Co Dublin.

Draft Preliminary Planning Report – Part XI/002/22 – Register Reference Part XI/002/22 outlining the proposed development and location.

Item 16 – Council Meeting Monday 12th September 2022 - Notice of Proposed development Planning and Development Act 2000 (as amended) Part XI, Planning and Development Regulations 2001 (as amended) Part 8, creation of a Cultural Quarter, Swords Cultural Quarter (SCQ), within Swords Town centre, Co. Dublin, Fingal County Council Online Consultation Portal.

Minutes of Council Meeting - held on Monday 12th September 2022 in the Council Chamber, County Hall, Swords at 5p.m.

List of Decisions Made – Part XI/002/2022 – EETCDD – Grant Approval – Within Swords Town Centre, Co. Dublin – the proposed development of SCQ.

Key Document 6:

Swords Cultural Quarter Public Realm Project - Enabling Works - Tender Assessment Report 18 November 2025. The scheme proposes a new civic plaza outside Swords Castle to strengthen its visual and functional connection with the planned Swords Cultural Centre. Enhanced landscaping, planting, lighting and street furniture will create a unified and attractive public realm, improving heritage visibility and pedestrian experience.

CE Order EETCD/0578/2025 – Award of Contract to Duggan Brothers (Contractors) Ltd., in respect of Enabling Works Related to Public Realm Works at Swords Cultural Quarter.

Letter of Acceptance – to Duggan Brothers (Contractors) Ltd., regarding CFT 6746930 FCC/361/25 – Enabling Works related to Public Realm Works at Swords Cultural Quarter, 13th January 2025.

SCQ Bill of Quantities - Public Realm Works at Swords Cultural Quarter (FCC/362/25) showing Cover, Contents, RPM, Preambles and Amendments.

Final Tender Pack – Showing Volume A (i) – Works Requirements, Volume A (ii) Drawings, Volume A (iii) Model Forms, Volume B – Tender and Schedule, Volume C – Pricing Document, Volume E – ITT, Volume G – Background.

Enabling Works Progress Report – 12 documents outlining meeting reports, progress programme and site meetings.

Section B - Step 4: Data Audit

The following section details the data audit that was carried out for the project. It evaluates whether appropriate data is available for the future evaluation of the project/programme.

Data Required	Use	Availability
Evidence that the tendering processes were undertaken in accordance with procurement guidelines	Internal Audit can confirm that the necessary tendering processes were undertaken in accordance with procurement guidelines	Infrastructure and Transportation Department retain all such documents and provided copies of same to the Internal Audit Unit during the in-depth audit.
Chief Executive Orders	Internal Audit can confirm that necessary expenditure approvals are in place	All documents are available in the Infrastructure and Transportation Department and were provided to Internal Audit in the course of the review.
Expenditure report run in Agresso under the capital code	Internal Audit were able to facilitate examination of expenditure to date and review the procurement processes for compliance with guidelines.	All records were made available to Internal Audit for in-depth check and are filed on MS4 FCC financial management system.

Data Availability and Proposed Next Steps

Data in relation to the project was available and made available to the Internal Audit Unit.

Section B - Step 5: Key Evaluation Questions

The following section looks at the key evaluation questions for the project based on the findings from the previous sections of this report.

Does the delivery of the project/programme comply with the standards set out in the Public Spending Code? (Appraisal Stage, Implementation Stage and Post-Implementation Stage)

Having reviewed the documentation in relation to the expenditure incurred under this project to date, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Is the necessary data and information available such that the project/programme can be subjected to a full evaluation at a later date?

The necessary documentation is available from the project files held and they allow for an evaluation of the project at a later date.

What improvements are recommended such that future processes and management are enhanced?

Based on evidence provided Internal Audit does not have any recommendations.

Section: In-Depth Check Summary

The following section presents a summary of the findings of this In-Depth Check on the Swords Cultural Project Public Realm project.

Summary of In-Depth Check

PSC Status: Expenditure Being Incurred

Project Description: The project is for a new high quality Public Realm scheme which is a key feature of the overall Swords Cultural Quarter Project as envisaged in the Sustainable Swords Strategy.

Audit Objective: To provide an independent opinion on compliance with the Public Spending Code and to provide assurance that the decision to progress with the project was soundly based and well managed.

Findings: Having reviewed the documentation in relation to this project, Swords Cultural Quarter – Public Realm, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Audit Opinion: Having reviewed the documentation in relation to the project, Internal Audit is of the opinion that there is Substantial Assurance that the project complies with the standards set out in the Public Spending Code.

Quality Assurance – In Depth Check

Section A: Introduction

This introductory section details the headline information on the programme or project in question.

Programme or Project Information	
Name	Royal Canal Urban Greenway
Detail	The Royal Canal Urban Greenway is a pedestrian and cycle route (approx. 8.1km in length) which is to be constructed along / adjacent to the Royal Canal as it heads eastwards from the Kildare County Boundary to the Old Navan Road
Responsible Body	NTA – Sponsor - Fingal County Council - Client
Current Status	Being Incurred
Start Date	05/04/2012
End Date	n/a
Overall Cost	€36m

Project Description.

The proposed Royal Canal Urban Greenway is a shared pedestrian and cycle route of approximately 8.1km in length that runs along and adjacent to the Royal Canal towpath before tying in with the completed section of the Ashtown Greenway at Talbot Bridge (Old Navan Road) in the east and the Kildare County Council greenway section at the county boundary in the west.

Section B - Step 1: Logic Model Mapping

As part of this In-Depth Check, Internal Audit have completed a Programme Logic Model (PLM) for Royal Canal Urban Greenway project. A PLM is a standard evaluation tool and further information on their nature is available in the Public Spending Code.

Objectives	Inputs	Activities	Outputs	Outcomes
<ul style="list-style-type: none"> A key strategic part of the GDA Cycle Network and the Galway-Dublin Greenway 	<ul style="list-style-type: none"> Fingal County Council's Transport Infrastructure Department leads and project-manages the Royal Canal Urban Greenway, with an integrated design team delivering all consultancy services. The Construction Team manages payments and claims, overseen by an Administrative Officer and supported by staff officers 	<ul style="list-style-type: none"> Procure Design Team, engagement with key stakeholders, statutory processes – EIA, planning permission, CPO etc., Procure Contractor, construction works. 	<ul style="list-style-type: none"> The project will deliver a safe, attractive and environmentally sensitive walking and cycling route, promoting recreation and sustainable travel for local communities, with environmental, economic and health benefits. 	<ul style="list-style-type: none"> Sustainable travel, health benefits, reduced private vehicle trips.

Description of Programme Logic Model

Objectives: The objectives of the programme are to:

- Deliver a key strategic part of the GDA Cycle Network and the Galway-Dublin Greenway.

Inputs: The input for the programme involves:

- The Transport Infrastructure Department, Fingal County Council, lead and project manage the Royal Canal Urban Greenway.

An integrated design team procured and appointed to provide the following project consultancy services: Feasibility Assessment, Preliminary Business Case, Civil Engineering Design and Project Management, Health & Safety, Environment and Ecology, Archaeology, Public Consultation, Stakeholder engagement, Statutory Process, Construction, Cost Management, Quality Management.

The Transport Infrastructures Department's Construction team process payments, claims and reconciliation.

Administrative Officer, oversight. Staff Officer, Assistant Staff Officer and Clerical Officer.

Activities: The key activities for the project are:

- Procure Design Team, engagement with key stakeholders, statutory processes – EIAR, planning permission, CPO etc., Procure Contractor, construction works.

Outputs: Delivery of the project will provide a high quality, safe, attractive and environmentally sympathetic walking and cycling corridor serving Castleknock, Blanchardstown, Clonsilla, Coolmine and the wider Dublin 15 area. The greenway will encourage recreation while offering an attractive sustainable transport choice for school children and commuters, bringing significant environmental, economic and health benefits to the wider community.

Outcomes: The envisaged outcome is:

- Sustainable travel, health benefits, reduced private vehicle trips.

Section B - Step 2: Summary Timeline of Project/Programme

The following section tracks the project inception to conclusion in terms of major project/programme milestones.

Pre – 2021	Feasibility Assessment, Non-Statutory Public Consultations, Key Stakeholder Engagement, NTA gateway approvals.
2021 - Present	Procurement of Design Consultant, Ecological surveys and reports, ongoing negotiations with Key stakeholders in particular Waterways Ireland and Irish Rail, preliminary design and preparation of EIA documentation. NTA gateway approval.

Section B - Step 3: Analysis of Key Documents

The following section reviews the key documentation relating to appraisal, analysis and evaluation for the project.

Project/Programme Key Documents	
Key Report 1	DBFL Signed NTA Framework Agreement
Key Report 2	Signed Conditions of Engagement
Key Report 3	DBFL – Signed Tender and Schedule Rev 1(16.06.17)
Key Report 4	Signed and returned letter of acceptance DBFL
Key Report 5	CE Order CPA.18 NTA Framework
Key Report 6	PTRANS.052.2020
Key Report 7	018_B23_TPCE_CMG-Total-Project-Cost-Estimate_V2_170239_RCUG_rev 5
Key Report 8	170239-DBFL-RP-D-0001_Preliminary Business Case Final
Key Report 9	170239-DBFL-XX-XX-TN-D-00XX Business Case Technical Note
Key Report 10	170239-DBFL-XX-XX-TN-D-0019_Preliminary Business Case Executive Summary
Key Report 11	170239-DBFL-XX-XX-TN-D-0020_Scheme Summary
Key Report 12	FCC_14_0001 RC Greenway - PBC GATE 1 Approved

Key Document 1: DBFL Signed NTA Framework Agreement

Framework agreement between NTA and DBFL for Consultancy Services. Framework used by Fingal for Royal Canal Urban Greenway Project

Key Document 2: Signed Conditions of Engagement

Contract between Fingal and DBFL for Consultancy Services for design of Royal Canal Urban Greenway Project.

Key Document 3: DBFL – Signed Tender and Schedule Rev 1(16.06.17)

Tender and Schedule signed by DBFL for Royal Canal Urban Greenway Project.

Key Document 4: Signed and returned letter of acceptance DBFL

Letter of Acceptance from DBFL for Royal Canal Urban Greenway Project.

Key Document 5: CE Order CPA.18 NTA Framework

CE Order for use of NTA Framework for procurement of design consultant by SRTF mini competition for Royal Canal Urban Greenway Project.

Key Document 6: PTRANS.052.2020

Modification of Contract with DBFL Consulting engineers, Ormond House, Upper Ormond Quay, Dublin 7 in respect of the provision of Engineering Consultancy Services for the Royal Canal Greenway.

Key Document 7: 018_B23_TPCE_CMG-Total-Project-Cost-Estimate_V2_170239_RCUG_rev 5

Updated Project Cost Estimate – updated November 2025

Key Document 8: 170239-DBFL-RP-D-0001_Preliminary Business Case Final

Updated Preliminary Business Case – Updated March 2023

Key Document 9: 170239-DBFL-XX-XX-TN-D-00XX Business Case Technical Note
Technical Note to account for updates to the NTA's PAG since the current gateway approval was granted in 2023

Key Document 10: 170239-DBFL-XX-XX-TN-D-0019_Preliminary Business Case Executive Summary

Executive Summary for updated Preliminary Business Case – Updated March 2023

Key Document 11: 170239-DBFL-XX-XX-TN-D-0020_Scheme Summary
Summary of the Royal Canal Urban Greenway Project.

Key Document 12: 170239-DBFL-XX-XX-TN-D-0020_Scheme Summary
Summary of the Royal Canal Urban Greenway Project.

Section B - Step 4: Data Audit

The following section details the data audit that was carried out for the project. It evaluates whether appropriate data is available for the future evaluation of the project/programme.

Data Required	Use	Availability
Evidence that the tendering processes were undertaken in accordance with procurement guidelines	To confirm that the necessary tendering processes were undertaken in accordance with procurement guidelines	All documents relating to the project are in the public domain and were referred to by the Internal Audit Unit during the in-depth audit.
Chief Executive Orders	To confirm necessary expenditure approvals are in place	All CE orders are available in the P&SI Department and were provided to Internal Audit in the course of the review.
Expenditure report run in Agresso under the capital code	To facilitate examination of expenditure to date and review the procurement processes for compliance with guidelines.	Available on the Internal Audit in-depth check file and MS4 Agresso, Fingal County Council financial management system.

Data Availability and Proposed Next Steps

Data in relation to the project was available and made available to the Internal Audit Unit.

Section B - Step 5: Key Evaluation Questions

The following section looks at the key evaluation questions for the project based on the findings from the previous sections of this report.

Does the delivery of the project/programme comply with the standards set out in the Public Spending Code? (Appraisal Stage, Implementation Stage and Post-Implementation Stage)

Having reviewed the documentation in relation to the expenditure incurred under this project to date, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Is the necessary data and information available such that the project/programme can be subjected to a full evaluation at a later date?

The necessary documentation is available from the project files held and they allow for an evaluation of the project at a later date.

What improvements are recommended such that future processes and management are enhanced?

Based on evidence provided Internal Audit does not have any recommendations.

Section: In-Depth Check Summary

The following section presents a summary of the findings of this In-Depth Check on the Royal Canal Urban Greenway project.

Summary of In-Depth Check

PSC Status: Being Incurred.

Project Description: The Royal Canal Urban Greenway is a pedestrian and cycle route (approx. 8.1km in length) which is to be constructed along / adjacent to the Royal Canal as it heads eastwards from the Kildare County Boundary to the Old Navan Road

Audit Objective: To provide an independent opinion on compliance with the Public Spending Code and to provide assurance that the decision to progress with the project was soundly based and well managed.

Findings: Having reviewed the documentation in relation to this project, to provide the Royal Canal Urban Greenway, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Audit Opinion: Having reviewed the documentation in relation to the project, Internal Audit is of the opinion that there is Substantial Assurance that the project complies with the standards set out in the Public Spending Code.

Quality Assurance – In Depth Check

Section A: Introduction

This introductory section details the headline information on the programme or project in question.

Programme or Project Information	
Name	Racecourse Park Baldoyle (Cycle facilities included).
Detail	Planning 2018 – 2022 - Construction 2024-2027.
Responsible Body	Parks & Green Infrastructure Division.
Current Status	Being incurred.
Start Date	01 / 08 / 2018
End Date	30 / 12 / 2027
Overall Cost	€12 million.

Project Description.

The park development covers both the planning and construction stages:

Preliminary Design by landscape architects BSLA and planning submission to An Bord Pleanala.

Detailed design by landscape architects CIVIC including tender preparation for the construction phase and enabling works such as site clearance works and ground investigations.

Construction phase includes the following elements: 160 space green car park, 4.5km of walking and cycling routes, 3 boules pitches, 1 dog run, 2 soccer and 1 GAA pitches, SUDS features, revamp of existing playground, MUGA, teenage play area, public lighting, new bridge over the Mayne River and new landscaping.

Section B - Step 1: Logic Model Mapping

As part of this In-Depth Check, Internal Audit have completed a Programme Logic Model (PLM) for Racecourse Park Baldoyle (cycle facilities included). A PLM is a standard evaluation tool and further information on their nature is available in the Public Spending Code.

Objectives	Inputs	Activities	Outputs	Outcomes
<p>To create a 220-hectare regional park between Baldoyle and Portmarnock that supports diverse recreational activities while safeguarding the park's natural heritage and the Baldoyle Estuary SAC & SPA.</p>	<p>The project is led by a Senior Executive Parks & Landscape Officer with clerical and procurement support.</p> <p>An integrated design team delivered all designs, while contractors completed enabling works and the new car park.</p>	<p>Design work for the new park began in 2018, with planning permission granted in 2022. Following changes to the design team, CIVIC Engineers were appointed in 2025, car park works were completed, and the main construction tender is now progressing, with enabling works already underway.</p>	<p>A 160-space green car park has been completed, with future phases delivering walking and cycling routes, sports pitches, wetlands, upgraded play areas, a dog run, lighting, a new river bridge and landscaping.</p>	<p>When completed, the park will serve 5,000–12,000 new residents in the Portmarnock South and Stapolin LAP areas.</p>

Description of Programme Logic Model

Objectives: The objectives of the programme are to:

- Develop a new 220 regional park between Baldoyle and Portmarnock offering a range of passive and active recreational pursuits for various age groups, while protecting the natural heritage features of the park and the adjoining Baldoyle Estuary SAC & SPA.

Inputs: The input for the programme involves:

- Project Budget 12 million euros.
- One Senior Executive Parks & Landscape Officer of the Parks and Green Infrastructure Division is responsible for the delivery of the park development project with administrative support provided by a clerical officer. Fingal's procurement team provides procurement support.
- An integrated design team was appointed for the preliminary design, the detailed design of the car park and for the detailed design of the remainder of the park development features. These integrated design teams provide the following project consultancy services: Project Manager, Employers Representative, PSDP, Civil & Structural Engineer, Landscape Architect, Electrical Engineer and Quantity Surveyor.
- Enabling works have been carried out by various contractors. The contractor building the Baldoyle Community Centre on behalf of the FCC Architects Dept was appointed to build the new car park.

Activities: The key activities for the project are:

- Preliminary Design and Planning – A supplementary request for tenders (mini-competition) under the DCC framework for Integrated Design Teams for Public Realm Projects was issued on 1st June 2018. This mini-competition is recorded on the Council's tender register under reference number RFT ID 134909 - FCC/348/18. One tender was received and CE order PG/83/2028 dated 01/08/2018 approved the appointment of Bernard Seymour Landscape Architects, 3/4 Mary's Abbey Dublin 7. The Letter of Acceptance was issued on 01/08/2018.
- Planning application lodged 7th September 2021 and planning permission received from An Bord Pleanála on the 2nd September 2022
- Following the completion of the planning of the project in 2022, Bernard Seymour Landscape Architects requested the contract to be terminated as it was no longer in a position to complete the remainder of the contract. The Council was agreeable to the termination of the contract but it took until the 15th April 2025 to formally terminate the contract.
- Detail Design main car park Racecourse Park – undertaken by integrated design team for the Racecourse Park/Baldoyle Community Centre as per CE Order PG/0256/2024.
- Construction main car park Racecourse Park undertaken by contractor for the Racecourse Park/Baldoyle Community Centre as per CE order PG/0163/2024
- Detailed Design Park Development– an Open tender competition was undertaken for an Integrated Design Team Consultancy Services and was issued on 19th November 2024. This competition is recorded on the Council's tender register under reference number RFT ID 4704014 - FCC/196/23.
- Tenders were received from three consultants before the closing date on 18th December 2024 and was evaluated in accordance with the evaluation criteria set down in the request for tender documents. The evaluation team have recorded the evaluation of the four

tenders submitted and signed the evaluation scoresheets which was retained on file for audit purposes.

- The tender submitted by Civic Engineers Ltd, 36 Lad lane, Lower Baggot Street, Dublin 2 was deemed the most economically advantageous tender (MEAT). CE order PG/023/2025 dated 26/02/2025 approved the appointment of CIVIC Engineers
- The Letter of Acceptance was issued on 14/05/2025.
- The time for completion is 28 months from the Contract Date.
- Works Tender - This tender competition is to be undertaken by way of a two-stage tender process. The first stage is to set up a framework and this framework s competition is recorded on the Council's tender register under reference number RFT ID 7009987 - FCC/087/25.F. CE Order PG/0020/2026 dated 3rd February 2026 approved a short-list of five contractors who are to be invited to tender the next stage of the tender competition.
- The Phase I works tender is to be issued soon to the short listed contractors
- Various enabling works have been carried out by various contractors in the meantime.

Outputs:

- The key feature delivered to date is a 160 space green car park.
- The next phases of the park development will include 4.5km of walking and cycling routes, 3 boules pitches, 2 soccer and 1 GAA pitches, SUDS features including 3 new wetland areas, 1 revamped playground, 1 MUGA, 1 teenage play area, 1 dog run, public lighting, 1 new bridge over the Mayne River and new landscaping

Outcomes: The envisaged outcome is:

- When completed the park will provide a recreational space for the 5000-12000 new residents that will be living in the Portmarnock South LAP and Stapolin LAP lands once housing construction is completed there.

Section B - Step 2: Summary Timeline of Project/Programme

The following section tracks the project inception to conclusion in terms of major project/programme milestones.

2013	Strategic need for Racecourse Park identified in Portmarnock South and Stapolin LAPs
2018	Tender Brief – prelim design & planning
2022	Planning permission obtained from An Bord Pleanala
2024	Procurement of detailed design of car park
2024	Procurement of construction of car park
2025	Tender Brief – detailed design of park features
2026 Jan	Establishment of framework for works contractors for two phases of park development works Racecourse Park
2026 May	Tender Brief – park development works Phase I
2026 July	Works contractor phase I to be appointed
2026 July	Tender brief – park development works Phase II
2026 Sept	Works contractor phase II to be appointed
2027 Sept	Project Completion Report
2027 Dec	Ex-Post Evaluation Report

Section B - Step 3: Analysis of Key Documents

The following section reviews the key documentation relating to appraisal, analysis and evaluation for the project.

Project/Programme Key Documents	
Key Report 1	Multi-party framework Terms and Conditions
Key Report 2	Tender and Schedule Racecourse Park Development Project
Key Report 3	ITT Racecourse Park Development Project
Key Report 4	CE order PG 83 2018
Key Report 5	Letter of Acceptance
Key Report 6	Termination Letter
Key Report 7	Park Development Plan
Key Report 8	Preliminary Design Report
Key Report 9	Planning Report
Key Report 10	Site notice
Key Report 11	Planning permission ABP
Key Report 12	CE order PG 256 2024
Key Report 13	CE order PG 0004 2026
Key Report 14	Tender and Schedule Design of main car park
Key Report 15	Conditions of Engagement
Key Report 16	CE order PG 163 2024
Key Report 17	Ce order PG 0003 2026
Key Report 18	Pricing schedule car park construction
Key Report 19	Certificate of completion
Key Report 20	Project Brief Design Stage 3-5
Key Report 21	ITT Racecourse Park Development project
Key Report 22	Tender and Schedule Racecourse Park Development project
Key Report 23	Pricing Schedule
Key Report 24	CE order PG 023 2025
Key Report 25	Letter of Acceptance

Project/Programme Key Documents	
Key Report 26	Conditions of Engagement
Key Report 27	SAQ Works contract
Key Report 28	CE order PG 0020 2026
Key Report 29	Cost estimate phase I

Key Document 1: Multi party framework Terms and Conditions.

Details of DCC framework for Integrated Design Teams for Public Realm Projects.

Key Document 2: Tender and Schedule Racecourse Park Development Project.

Tender specification stages 1-5 Design Racecourse park.

Key Document 3: ITT Racecourse Park Development Project.

ITT tender specification Design Racecourse Park.

Key Document 4: CE order PG 83 2018.

CE order appointment Bernard Seymour Landscape Architects.

Key Document 5: Letter of Acceptance.

Letter of Acceptance BSLA.

Key Document 6: Termination Letter.

Termination Letter BSLA.

Key Document 7: Park Development Plan.

Park Development Plan Racecourse Park.

Key Document 8: Preliminary Design Report.

Preliminary Design Report Racecourse Park.

Key Document 9: Planning Report.

Planning Report Racecourse Park.

Key Document 10: Site notice.

Site notice Racecourse Park Development Project.

Key Document 11: Planning permission ABP.

Planning Permission An Bord Pleanala Racecourse Park.

Key Document 12: CE order PG 256 2024.

CE order appointment Henchion Reuters for design of main car park Racecourse Park.

Key Document 13: CE order PG 0004 2026.

Modification to price of contract due to extra design work.

Key Document 14: Tender and Schedule Design of main car park.

Tender specification design main car park.

Key Document 15: Conditions of Engagement.

Conditions of engagement Henchion Reuters.

Key Document 16: CE order PG 163 2024.

CE order appointment Vision Contractors for construction of main car park Racecourse Park.

Key Document 17: CE order PG 0003 2026.

Modification to price of contract due to extra works.

Key Document 18: Pricing schedule car park construction.

Detailed cost overview car park construction for CE Order.

Key Document 19: Certificate of completion.

Certificate of completion for new car park.

Key Document 20: Project Brief Design Stage 3-5.

Project brief for the detailed design stage 3-5 for the Racecourse Park.

Key Document 21: ITT Racecourse Park Development project.

ITT tender specification Design Stage 3-5 Racecourse Park.

Key Document 22: Tender and Schedule Racecourse Park Development project.

Tender and Schedule stage 3-5 Design Racecourse Park.

Key Document 23: Pricing Schedule.

Pricing Schedule stage 3-5 Design Racecourse Park.

Key Document 24: CE order PG 023 2025.

CE order appointment CIVIC Engineers for detailed design stages 3-5.

Key Document 25: Letter of Acceptance.

Letter of Acceptance CIVIC.

Key Document 26: Conditions of Engagement.

Conditions of engagement CIVIC.

Key Document 27: SAQ Works contract.

SAQ Framework for works contract phase I and II.

Key Document 28: CE order PG 0020 2026.

CE order to establish framework for 5 contractors to undertake park development works Racecourse Park.

Key Document 29: Cost estimate phase I.

Section B - Step 4: Data Audit

The following section details the data audit that was carried out for the project. It evaluates whether appropriate data is available for the future evaluation of the project/programme.

Data Required	Use	Availability
Evidence that the tendering processes were undertaken in accordance with procurement guidelines	To confirm that the necessary tendering processes were undertaken in accordance with procurement guidelines	All documents relating to the project are in the public domain and were referred to by the Internal Audit Unit during the in-depth audit.
Chief Executive Orders	To confirm necessary expenditure approvals are in place	All CE orders are available in the P&SI Department and were provided to Internal Audit in the course of the review.
Expenditure report run in Agresso under the capital code	To facilitate examination of expenditure to date and review the procurement processes for compliance with guidelines.	Available on the Internal Audit in-depth check file and MS4 Agresso, Fingal County Council financial management system.

Data Availability and Proposed Next Steps

Data in relation to the project was available and made available to the Internal Audit Unit.

Section B - Step 5: Key Evaluation Questions

The following section looks at the key evaluation questions for the project based on the findings from the previous sections of this report.

Does the delivery of the project/programme comply with the standards set out in the Public Spending Code? (Appraisal Stage, Implementation Stage and Post-Implementation Stage)

Having reviewed the documentation in relation to the expenditure incurred under this project to date, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Is the necessary data and information available such that the project/programme can be subjected to a full evaluation at a later date?

The necessary documentation is available from the project files held and they allow for an evaluation of the project at a later date.

What improvements are recommended such that future processes and management are enhanced?

Based on evidence provided Internal Audit does not have any recommendations.

Section: In-Depth Check Summary

The following section presents a summary of the findings of this In-Depth Check on the Racecourse Park Baldoyle (cycle facilities included) project.

Summary of In-Depth Check

PSC Status: Being Incurred.

Project Description: Racecourse Park Baldoyle (cycle facilities included)

Audit Objective: To provide an independent opinion on compliance with the Public Spending Code and to provide assurance that the decision to progress with the project was soundly based and well managed.

Findings: Having reviewed the documentation in relation to this project, to provide the Racecourse Park Baldoyle (cycle facilities included), Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Audit Opinion: Having reviewed the documentation in relation to the project, Internal Audit is of the opinion that there is Substantial Assurance that the project complies with the standards set out in the Public Spending Code.

Quality Assurance – In Depth Check

Section A: Introduction

This introductory section details the headline information on the programme or project in question.

Programme or Project Information	
Name	Baldoyle Community Centre (New Centre)
Detail	Construction of a new Community Centre building facility
Responsible Body	Fingal County Council
Current Status	Recently Ended
Start Date	25th April 2024
End Date	6 th October 2025
Overall Cost	€7,486,275.25 (Construction Ex. VAT)

Project Description.

A new community centre located on the site of the former single storey marketing suite at the Red Arches Road and within a corner of Racecourse Park (a separate project being completed by another Council department).

The existing single storey former 'Coast' marketing building was badly damaged by fire and was demolished and replaced with a new building that acts as a community hub for the park and the wider Baldoyle area.

The footprint for the site is approx. 5750m² and the centre is approx. 1350 sqm in area. The building provides various community spaces including a sports hall, a dance studio, various community meeting spaces, changing facilities related to the park and all ancillary accommodation.

The development responds and integrates with the wider Racecourse Park Development Project and masterplan which is a separate development by the Council and will be delivered in phases. The Park was subject to a planning application for approval to An Bord Pleanála under Section 177AE of the Planning and Development Act 2000 (as amended). The grant of permission-imposed conditions impacting on development of the entire site including the site designated for the Community Centre based on environmental considerations.

Section B - Step 1: Logic Model Mapping

As part of this In-Depth Check, Internal Audit have completed a Programme Logic Model (PLM) for Baldoyle Community Centre. A PLM is a standard evaluation tool and further information on their nature is available in the [Public Spending Code](#).

Objectives	Inputs	Activities	Outputs	Outcomes
Fingal County Council's Community Department aims to deliver a new Community/Sports Centre for Baldoyle, maximising the site for surrounding communities. The Council operates several similar centres across the county, providing essential facilities.	The project cost €9.74m. The Community Department acted as client, with Council approvals and oversight. Design and cost control were managed internally, supported by an integrated design team led by Henchion Reuter Architects. Procurement and planning were handled by the Council, and Vision Construction Ltd was appointed as main contractor.	Project brief and design completed, planning and statutory approvals obtained, and the project tendered and delivered. Construction is complete, final account agreed, and the project is in the defect's liability period. Community use of the centre is being monitored.	Provision of a new Community/Sports Centre at Baldoyle Racecourse Park, involving demolition of existing buildings and construction of a 1–2 storey centre with sports hall, community rooms, changing facilities, parking, landscaping, and associated site works, accessed from Red Arches Road.	The centre has been operational since November 2025 and is used by 36 community groups. It has an average monthly footfall of 6,900, with 565 hours of activity booked to date. Usage continues to grow as the centre develops as a community hub.

Description of Programme Logic Model

Objectives:

The objective of Fingal County Council (Community Department) is to deliver a new Community/Sports Centre for Baldoyle and to maximise the potential of the site and resources for the Communities around.

Fingal County Council successfully operates a number of Centres throughout the County which provide an essential service and are used extensively offering a variety of facilities including sports halls, multipurpose activity rooms, meeting and training rooms, community rooms, creche/childcare facilities and outdoor areas.

Extensive consultation was undertaken by the Community Department of the Council and the requirements for the centre are based on the feedback of the local community.

Preliminary feasibility studies tested the capacity of the site for development and allowed an overall schedule of accommodation to be developed based on a budget constraint as set out in the Fingal Capital Programme.

Inputs: The input for the programme involves:

Total Development Cost €9,735,901.41 (incl. VAT)

Construction Costs: € 7,593,582.05 excl. VAT @13.5% (agreed final account)

Design Team Fees; €772,097.84 excl. VAT @23%

The Community Department is the client and sponsoring agency within the Council. The department inputted into the development of the brief and all critical decisions in relation to the scale and nature of the development including community liaison and funding. The DoS approved CE Orders related to appointment of design team, appointment of contractor and stage approvals throughout the project.

The Architects Department, Fingal County Council, providing Client Liaison and an oversight role for this project, with QS Division, monitored project costs and managed financial processes on behalf of the client. A Clerk of Works was assigned to the project to monitor construction progress and quality.

An integrated design team led by Henchion Reuter Architects (HRA) was appointed as a single point lead comprising the following roles to provide the project consultancy services:

Architect, Employers Representative, Design and Assigned Certifier, Landscape Architect, Civil and Structural Engineer, Mechanical and Electrical Engineer, Fire Safety and DAC Engineers, Quantity Surveyor, Project Supervisor Design Process, Planning and Environmental Consultant.

The Council' Central Procurement Unit administered the tendering processes for IDT tender and Main works using the eTenders platform and in accordance with CWMF procedures.

The Council's Planning and Strategic Infrastructure Department screened the development for AA and EIA and administered the internal preplanning process, providing a Planning Report in advance of public consultation on the Part 8 planning process.

Vision Construction Ltd, (Main Contractor) were awarded the contract to complete the works assisted by a team of subcontractors and specialists based on an agreed tendered programme.

Activities: The key activities for the project are:

Brief developed, options tested for viability, surveys completed.

Design Team appointed.

Preliminary Design.

Cost Report.

Part 8 / Part XI planning approval obtained.

Fire Safety Certificate application.

Disability Access Certificate application.

CWMF Tender Process via eTenders.

Procurement of Main Contractor and award of contract.

BCAR Commencement Notice submitted.

BCAR Certificate of Compliance on Completion issued.

Certificate of Substantial Completion issued.

Final Account agreed.

Currently in Defects Liability Period.

Community Department monitoring of Community Activity at centre and overall usage of the Centre on-going.

Outputs: Delivery of:

Provision of a new Baldoyle Community/Sports Centre at a site of approximately 0.575 ha at former 'Coast' Estate Marketing Suite Buildings/Structures and Changing Rooms/Storage Shed/Structures located along the south of Red Arches Road, The Coast, Baldoyle Racecourse Park, Stapolin, Baldoyle, Dublin 13.

The works carried at the above site consist of the demolition and removal of existing redundant single storey former 'Coast' Estate Marketing Suite Building and single storey Changing Rooms/Storage Shed with all associated structures (all totalling 410 sq. m Gross Floor Space), and the construction of the Community/Sports Centre Building with ancillary infrastructure and associated site development works (all totalling 1,320 sq. m Gross Floor Space and ranging in height equivalent from 1 to 2 storeys), consisting of:

- i. Entrance lobby and reception area, cleaners store and IT/CCTV facility room;
- ii. Central sports hall with associated storage;
- iii. 4 no. externally accessible changing rooms, 2 no. referee rooms, lobbies, toilets facilities and plant room;
- iv. 4 no. community/multipurpose/studio/meeting rooms with associated storage, kitchen and coffee dock facilities with external server hatch, toilet and changing facilities;
- v. 46 no. bicycle parking spaces (24 no covered) and a surface car park providing a total of 28 no. car parking spaces (2 no. accessible/disabled and 26 no. regular);
- vi. Enhanced boundary treatments, hard and soft landscaping, external site lighting, building signage, 3 no. flagpoles, services (including underground surface water

- attenuation storage) and all other ancillary and associated site development works above and below ground level;
- vii. Primary vehicular and pedestrian access to the proposed new Community/Sports Centre will be via the existing vehicle and pedestrian/bicycle accesses from the Red Arches Road, with enhanced secondary pedestrian/bicycle permeability provided to surrounding active and passive open space recreational facilities.

Outcomes:

The centre is open and operational since November 2025. 36 Individual community groups are utilising the centre as it continues to develop as a community facility for citizens and a community hub of activity providing a location for sport, learning, and social connection supporting the continued growth of Baldoyle. There is an average monthly footfall through the door of 6,900. There has been 565 booked hours of activity to date. The above metrics associated with activity and usage continue to be gathered and figures associated with the metrics are expected to grow.

Section B - Step 2: Summary Timeline of Project/Programme

The following section tracks the project inception to conclusion in terms of major project/programme milestones.

2018	Community Department commission Sinead Begley Associates to prepare a needs analysis, research and report on 'Community Facilities and Services in Baldoyle'. Report received January 2019.
2019	P&SI Department commissioned preliminary feasibility study for development of a Community and Sports centre at Racecourse Park to inform the planning application for Racecourse Park. Options (Haslan and Co. Architects) and Order of Magnitude costings (Carron & Walsh QS). Feasibility study (FCC Architects) based on briefings from Community Department and scale of recently delivered centres within schools informed development of a project budget. An appropriate scale of development was agreed by Community Department to align with funding available.
2020	Development of a written brief and minimum scale of accommodation schedule Issue of Tender to appoint Integrated Design Team (IDT), including project brief and surveys. Bundled with Meakstown Community Centre with similar briefs. Mini competition between framework members published on eTenders 07.09.2020.
2021 Mar	Receipt of tenders for IDT 05.03.2021 CE Order to cover appointment of Integrated Design Team 31.03.2021
2021 Jun	Appointment of IDT—Issue of Letter of Acceptance 02.06.2021
2021 Oct	Issue of Preliminary Proposals by HRA – design concept 2021.10.29
2021 Nov	Issue of Draft Planning drawings for internal planning discussions 03.11.2021 Issue of Cost Estimate No 1 to FCC by HRA 26.11.2021
2022 Feb	Initial Preplanning Meeting with FCC Internal consultees 11.02.2022 Minutes note dependency on a separate planning decision related to Racecourse Park development from ABP expected March 2022
2022 Oct	Follow up Preplanning Meeting with FCC Internal consultees 27.10.2022
2023 Aug	Final Preplanning Meeting with FCC Internal consultees 30.08.2023
2023 Sep	Initiate Stage 1(b) of internal planning process 25.09.2023
2023 Dec	Public Planning Consultation Commences (Part 8) commences 13.12.2023
2024 Jan	Grant of Fire Safety Certificate 17.01.2024
2024 Mar	CE Report on planning- Planning granted Council meeting 11.03.2024 Council Meeting Item 11- CE Report and grant of planning approval Tender issue for pricing 13.03.2024 Receipt of Tender 22.03.2024
2024 Apr	CE Order to award contract signed 24.04.2024 Commencement Notice Submitted 24.04.2024 Letter of Acceptance 25.04.2024 Commencement Notice Registered 03.05.2024
2024 May	Site Meeting reports/ Monitoring Reports May 2024- Sept 2025

2024 Jun	DAC grant with conditions 10.07.2025 Substantial completion certificate issue 06.10.2025 Defects liability Period commenced (12 months)
2024 Jul	BCAR Certificate of Compliance on Completion / Project Completion Report 30.09.2025 Certificate of Compliance on Completion registered 30.09.2025
2024 Sep	Walsh Associates QS Final Account Report

Section B - Step 3: Analysis of Key Documents

The following section reviews the key documentation relating to appraisal, analysis and evaluation for the project.

Project/Programme Key Documents	
Key Report 1	Brief development
Key Report 2	Design Team Appointment
Key Report 3	Notice of Assignment.
Key Report 4	Undertaking by assigned Certifier
Key Report 5	Form of Commencement
Key Report 6	CE Order Reference C/0081/2024
Key Report 7	Cost Report – Final Account
Key Report 8	Final Account Statement.

Key Document 1: Brief development.

Draft Schedule of accommodations, draft room data sheets. IDT Project Brief Integrated Design Team Consultancy Services, existing site plan, proposed ground floor. Budget Cost estimate Rev.

Key Document 2: Design Team Appointment.

DoS approval, 30.03.2021 – Meakstown & Baldoyle Community Centre - Recommendation Memo IDT, Award of contract to HRA.

Key Document 3: Notice of Assignment

Development of Proposed Baldoyle Community Sports Centre and all associated site works on a site of approximately 0.575 ha at the former 'Coast' Estate Marketing Suite, located along the south of Red Arches Road, The Coast, Baldoyle.

Key Document 4: Undertaking by assigned Certifier.

Form of compliance.

Key Document 5: Form of Commencement.

Notice for development.

Key Document 6: CE Order Reference C/0081/2024.

Award of contract to Vision Contracting Limited for Community Centre construction.

Key Document 7: Cost Report Final Account.

Construction costs - Consultants from Chartered quantity surveyors.

Key Document 8: Final Account Statement.

Agreement between Vision contracting and Fingal County Council.

Section B - Step 4: Data Audit

The following section details the data audit that was carried out for the project. It evaluates whether appropriate data is available for the future evaluation of the project/programme.

Data Required	Use	Availability
Evidence that the tendering processes were undertaken in accordance with procurement guidelines.	Internal Audit can confirm that the necessary tendering processes were undertaken in accordance with procurement guidelines.	Community Department retain all such documents and provided copies of same to the Internal Audit Unit during the in-depth audit.
Chief Executive Orders	Internal Audit can confirm that necessary expenditure approvals are in place.	All documents are available in the Community Department and were provided to Internal Audit in the course of the review.
Expenditure report run in Agresso under the capital code	Internal Audit were able to facilitate examination of expenditure to date and review the procurement processes for compliance with guidelines.	All records were made available to Internal Audit for in-depth check and are filed on MS4 FCC financial management system.

Data Availability and Proposed Next Steps

Data in relation to the project was available and made available to the Internal Audit Unit.

Section B - Step 5: Key Evaluation Questions

The following section looks at the key evaluation questions for the project based on the findings from the previous sections of this report.

Does the delivery of the project/programme comply with the standards set out in the Public Spending Code? (Appraisal Stage, Implementation Stage and Post-Implementation Stage)

Having reviewed the documentation in relation to the expenditure incurred under this project to date, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Is the necessary data and information available such that the project/programme can be subjected to a full evaluation at a later date?

The necessary documentation is available from the project files held and they allow for an evaluation of the project at a later date.

What improvements are recommended such that future processes and management are enhanced?

PSC in-depth checks are undertaken very close to the end of completed projects, and full post-implementation checks cannot always be verified as part of the PSC Quality Assurance process. FCC have identified this as an area for inclusion on the Annual Internal Audit Plan with the objective of verifying adherence to the Public Spending Code / Infrastructure Guidelines across several projects completed in recent years.

Section: In-Depth Check Summary

The following section presents a summary of the findings of this In-Depth Check on the Baldoyle Community Centre project.

Summary of In-Depth Check

PSC Status: Works recently ended.

Project Description: A new community centre located on the site of the former single storey marketing suite at the Red Arches Road and within a corner of Racecourse Park.

Audit Objective: To provide an independent opinion on compliance with the Public Spending Code and to provide assurance that the decision to progress with the project was soundly based and well managed

Findings: Having reviewed the documentation in relation to this project, to provide the Baldoyle Community Centre, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Audit Opinion: Having reviewed the documentation in relation to the project, Internal Audit is of the opinion that there is Substantial Assurance that the project complies with the standards set out in the Public Spending Code.

Quality Assurance – In Depth Check

Section A: Introduction

This introductory section details the headline information on the programme or project in question.

Programme or Project Information	
Name	Church Fields Link Road and Cycle Infrastructure.
Detail	The Church Fields Link Road and Cycle Infrastructure project involved new road construction and new active travel facilities.
Responsible Body	Fingal County Council.
Current Status	Recently Ended.
Start Date	28/02/2022
End Date	19/12/2025
Overall Cost	€13,742,021.40

Project Description

The Church Fields Link Road and Cycle Infrastructure project involved the construction of 800m of road, a new Dutch-style cycle-friendly roundabout and included upgrade works to Wellview Avenue with high quality cycling and pedestrian facilities as well as an additional 1.5km of fully segregated cycling and pedestrian facilities linking into the school's campus on the Powerstown Road at Gaelscoil an Chuilinn and Powerstown Educate Together National School. The infrastructure was designed and built to facilitate development of adjacent Fingal lands for housing.

Section B - Step 1: Logic Model Mapping

As part of this In-Depth Check, Internal Audit have completed a Programme Logic Model (PLM) for The Church Fields Link Road and Cycle Infrastructure project. A PLM is a standard evaluation tool and further information on their nature is available in the Public Spending Code.

Objectives	Inputs	Activities	Outputs	Outcomes
<p>*High quality new road and active travel infrastructure. *Future-proofed utility connectivity for adjacent housing development. *'Safe Routes to School' infrastructure.</p>	<p>*Budget and oversight: €13.7m project with funding and design input from the National Transport Authority. *Management and support: Project management, administration, and procurement provided by Fingal County Council. *Delivery and services: Design and contract administration by RPS, construction by Fox Building & Engineering.</p>	<p>*Early stages: Consultant appointment, option selection, public consultation and preliminary/planning reports completed (2019–2020). *Delivery phase: Contractor appointed in 2021, design reviews and updates issued, with works progressed and reported through 2024. Close-out: Completion, conciliation, defects, remedial works, and final account, safety file, and close-out completed by March 2026.</p>	<p>*Delivery of 800 m of road including a Dutch-style cycle-friendly roundabout, upgrades to Wellview Avenue and 1.5 km of fully segregated cycling and pedestrian routes linking local schools on Powerstown Road.</p>	<p>*Delivery of future-ready utilities and active-travel infrastructure, supporting new housing development, safe school access and improved public health.</p>

Description of Programme Logic Model

Objectives: The objectives of the programme are to:

- Create a high-quality new road and active travel infrastructure.
- Future-proofed utility connectivity for adjacent housing development
- 'Safe Route to School' infrastructure

Inputs: The input for the programme involves:

- Project budget: €13,742,021.40.
- Project management team, provided by the Transportation Section of the Planning & Strategic Infrastructure Department of Fingal County Council.
- Administrative services, provided by the Planning & Strategic Infrastructure Department of Fingal County Council.
- Procurement services, provided by the Central Procurement Unit of Fingal County Council.
- Funding and design review/input, provided by the National Transport Authority.
- Engineering consultancy services, provided by RPS Consulting Engineers.
- Employers Representative (ER) / contract administration services provided by RPS Consulting Engineers.
- Construction services provided by Fox Building and Engineering Ltd.
- Conciliation services, provided by Ciaran Fahy.

Activities: The key activities for the project are:

- RPS Consulting Engineers appointed as per CE Order PTRANS.020.2019 dated 1st April 2019. Option Selection Report completed by RPS on 27th August 2019 .
- Statutory public consultation in line with Part 8 planning procedures undertaken from 13th February 2020 to 12th March 2020 .
- Preliminary Design Report prepared by RPS on 30th April 2020.
- Planning Outcome Report prepared by RPS on 7th July 2020.
- Fox Building and Engineering Ltd. awarded construction contract as per CE Order PTRANS.035.2021 dated 21st October 2021.
- Internal FCC and external NTA design reviews undertaken 1st November 2021 and 10th November 2021, respectively
- Revised / detailed design drawings prepared by RPS Consulting Engineers on 30th September 2022.
- Multiple progress reports prepared separately by RPS Consulting Engineers and Fox Building and Engineering Ltd., dating from 23rd February 2022 to 25th April 2024.
- Conciliators recommendation regarding Final Account, prepared by Ciaran Fahy on 28th June 2024.
- Certificate of Substantial Completion issued by RPS Consulting Engineers on 8th October 2024.
- Traffic Solutions Ltd., appointed to carry out remedial works to traffic signal infrastructure as per CE Order PG/0188/2025 dated 18th September 2025..
- Lessons Learned Report prepared by RPS Consulting Engineers on 20th December 2024.
- Defects Certificate issued by RPS Consulting Engineers on 19th December 2025.
- Final Account and Close-out Report prepared by RPS Consulting Engineers on 26th February 2026.

- Final version of Safety File and associated as-built records prepared by RPS Consulting Engineers with necessary input from Fox Building and Engineering Ltd., submitted to Fingal County Council on 10th March 2026.

Outputs: Delivery of 800m of road, a new Dutch-style cycle-friendly roundabout and included upgrade works to Wellview Avenue with high quality cycling and pedestrian facilities as well as an additional 1.5km of fully segregated cycling and pedestrian facilities linking into the school campuses on the Powerstown Road at Gaelscoil an Chuilinn and Powerstown Educate Together National School.

Outcomes: The envisaged outcome is:

- Future-proofed utility connectivity for adjacent housing development.
- Delivery of an integral element of the Church Fields Land Management Plan to facilitate construction of 1,000 apartments and duplexes and 220 houses.
- 'Safe Route to School' infrastructure.
- Improved health through the options of active travel.

Section B - Step 2: Summary Timeline of Project/Programme

The following section tracks the project inception to conclusion in terms of major project/programme milestones.

Feb 2019	Project Brief / Tender Documents for appointment of Consulting Engineers
Apr 2019	CE Order PTRANS.020.2019 appoints RPS Consulting Engineers
Jul 2019	Project Execution Plan
Aug 2019	Option Selection Report
Jan 2020	Part 8 Planning Report
Feb 2020	Part 8 public consultation commences
Mar 2020	Part 8 public consultation concludes
Apr 2020	Preliminary Design Report
Jul 2020	Planning Outcome Report
Nov 2020	Tender Documents for appointment of Main Contractor (Stage 1 - SAQ) issued
May 2021	Pre-Qual Assess. Report for appointment of Main Contractor (Stage 1 - SAQ)
Jun 2021	NTA Total Project Costs Report
Jul 2021	Tender Documents for appointment of Main Contractor (Stage 2 - ITT) issued
Oct 2021	Tender Assessment Report for appointment of Main Contractor (Stage 2 - ITT)
Oct 2021	CE Order PTRANS.035.2021 appoints Fox Building and Engineering Ltd.
Nov 2021	Internal FCC and external NTA design reviews
Dec 2021 – Jun 2024	Project under construction
Jun 2024	Conciliators recommendation regarding Final Account
Oct 2024	Certificate of Substantial Completion issued
Dec 2024	Lessons Learned Report issued
Sep 2025	Traffic Solutions Ltd., appointed as per CE Order PG/0188/2025
Dec 2025	Defects Certificate issued
Feb 2026	Final Account and Close-out Report issued
Mar 2026	Safety File and associated as-built records

Section B - Step 3: Analysis of Key Documents

The following section reviews the key documentation relating to appraisal, analysis and evaluation for the project.

Project/Programme Key Documents	
Key Report 1	CE Order PTRANS.020.2019
Key Report 2	Project Execution Plans (3no.)
Key Report 3	Option Selection Report
Key Report 4	Part 8 Planning Report
Key Report 5	Preliminary Design Report
Key Report 6	Planning Outcome Report
Key Report 7	Pre-qualification Assessment Report
Key Report 8	NTA Total Project Costs Report
Key Report 9	Tender Assessment Report
Key Report 10	CE Order PTRANS.035.2021
Key Report 11	Conciliators Recommendation regarding Final Account
Key Report 12	Certificate of Substantial Completion
Key Report 13	Lessons Learned Report
Key Report 14	CE Order PG/0188/2025
Key Report 15	Defects Certificate
Key Report 16	Final Account and Close-out Report
Key Report 17	Final version of Safety File and associated as-built records

Key Document 1: CE Order PTRANS.020.2019.

RPS Consulting Engineers appointed as per CE Order dated 1st April 2019. Award of contract to RPS Consulting Engineers in respect of the requirements for technical Consultancy Services for the Church Fields Link Road.

Key Document 2: Project Execution Plans (3no.)

Prepared by RPS on 31st Jan 2019, 9th July 2019 and 24th Feb 2021. CHURCH FIELDS LINK ROAD & CYCLE NETWORK Project Execution Plan.

Key Document 3: Option Selection Report.

Completed by RPS on 27th August 2019. This report determines a Preferred Option for Church Fields Link Road from Damastown Avenue to Wellview Avenue, including the upgrade of Wellview Avenue to Ladyswell Road, Mulhuddart, Dublin 15.

Key Document 4: Part 8 Planning Report.

Prepared by RPS on 28th Jan 2020. This report describes the proposal to be submitted for planning approval for a new link road from an existing roundabout on Damastown Avenue connecting to Wellview Avenue, an upgrade of the existing Wellview Avenue, a new combined cycle track and footway along Damastown Avenue and through the future parkland area adjacent to Church Road, and a new cycle route link from the Damastown Avenue / Church Road Roundabout to Powerstown Educate Together National School, along Powerstown Road. The background to the scheme, the existing route, including key features, and the proposal are described in this report.

Key Document 5: Preliminary Design Report.

Prepared by RPS on 30th April 2020. This report presents the purpose and background to the Church Fields Link Road and Cycle Network scheme. The report outlines studies and surveys undertaken, description of the existing route and the constraints along the corridor. The report summarises the options explored in developing the preferred route for the scheme, identifying the positive and negative impacts. The report describes the further development of the emerging preferred option and presents the optimised solution proposed to go forward for planning approval, and subsequent detailed design and implementation

Key Document 6: Planning Outcome Report.

Prepared by RPS on 7th July 2020. This report summarises the outcome of the Statutory Planning Application by Fingal County Council (FCC) under the Development Act 2000 as amended (Part XI), Planning and Development Regulations 2001 – 2015 (Part 8) for the Church Fields Link Road & Cycle Network.

Key Document 7: Pre-qualification Assessment Report.

Prepared by RPS on 11th May 2021 for appointment of Main Contractor (Stage 1 - SAQ). Fingal County Council published a Pre-qualification for Church Fields Link Road & Cycle Network on 22nd November 2020 via eTenders, inviting submissions from competent and suitably qualified Contractors for selection of a panel of pre-qualified Contractors. The documents published were QW1 Suitability Assessment Questionnaire, together with various supplements.

Key Document 8: NTA Total Project Costs Report.

Prepared by RPS on 22nd June 2021. The purpose of this report is to outline the NTA Total Project Cost for the scheme, as outlined in the NTA Cost Management Guidelines. The report outlines the components which contribute to the NTA Total Project Cost, and more importantly, provides the NTA format sheets for the following: Total Project Costs, Risk Allocation, Contingency.

Key Document 9: Tender Assessment Report.

Prepared for Fingal County Council and examines the tenders returned for the Church Fields Link Road & Cycle Network Scheme.

Key Document 10: CE Order PTRANS.035.2021.

Prepared by RPS on 19th October 2021 for appointment of Main Contractor (Stage 2 - ITT). Award of contract to Fox building and engineering LTD in respect of tender for main contract construction of the Churchfield Link Road and Cycle network.

Key Document 11: Conciliators Recommendation regarding Final Account.

A letter of the outcome of the resolution and agreements between Fingal County Council and Fox building and Engineering, prepared by Ciaran Fahy on 28th June 2024.

Key Document 12: Certificate of Substantial Completion.

Issued by RPS Consulting Engineers on 8th October 2024. Church Fields Link Road – Substantial Completion in accordance with sub-clause 9.6 of the contract.

Key Document 13: Lessons Learned Report.

Prepared by RPS Consulting Engineers on 20th December 2024. This report includes an overview of the Compensation Events that occurred on the CFLR project, namely, the Church Fields Footpath Link Road project. In reviewing these compensation events we have highlighted “Lessons Learned” in respect of each category of compensation event considered. We have also outlined our approach on the management of this project.

Key Document 14: CE Order PG/0188/2025.

Traffic Solutions Ltd., appointed to carry out remedial works to traffic signal infrastructure as per CE Order dated 18th September 2025.

Award of Contract to Traffic Solutions Ltd Unit 5, Block K, Maynooth Business Park, Maynooth, Co. Kildare, W23 D981 for Remedial works to traffic signal infrastructure at the Churchfields Link Road project (PSI-034) in Damastown, Dublin 15.

Key Document 15: Defects Certificate.

Issued by RPS Consulting Engineers on 19th December 2025. Church Fields Link Road – Defects Certificate in accordance with sub-clause 8.7 of the Conditions of Contract.

Key Document 16: Final Account and Close-out Report.

Prepared by RPS Consulting Engineers on 26th February 2026. This document is a Final Account & Close-out report for a completed public infrastructure project. In plain terms, it is the formal record that wraps up the contract—confirming what was built, how the project was managed, how much it ultimately cost, and that all contractual matters are closed

Key Document 17: Final version of Safety File and associated as-built records

Prepared by RPS Consulting Engineers with necessary input from Fox Building and Engineering Ltd., submitted to Fingal County Council on 10th March 2026.

Section B - Step 4: Data Audit

The following section details the data audit that was carried out for the project. It evaluates whether appropriate data is available for the future evaluation of the project/programme.

Data Required	Use	Availability
Evidence that the tendering processes were undertaken in accordance with procurement guidelines	To confirm that the necessary tendering processes were undertaken in accordance with procurement guidelines	All documents relating to the project are in the public domain and were referred to by the Internal Audit Unit during the in-depth audit.
Chief Executive Orders	To confirm necessary expenditure approvals are in place	All CE orders are available in the P&SI Department and were provided to Internal Audit in the course of the review.
Expenditure report run in Agresso under the capital code	To facilitate examination of expenditure to date and review the procurement processes for compliance with guidelines.	Available on the Internal Audit in-depth check file and MS4 Agresso, Fingal County Council financial management system.

Data Availability and Proposed Next Steps

Data in relation to the project was available and made available to the Internal Audit Unit.

Section B - Step 5: Key Evaluation Questions

The following section looks at the key evaluation questions for the project based on the findings from the previous sections of this report.

Does the delivery of the project/programme comply with the standards set out in the Public Spending Code? (Appraisal Stage, Implementation Stage and Post-Implementation Stage)

Having reviewed the documentation in relation to the expenditure incurred under this project to date, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Is the necessary data and information available such that the project/programme can be subjected to a full evaluation at a later date?

The necessary documentation is available from the project files held and they allow for an evaluation of the project at a later date.

What improvements are recommended such that future processes and management are enhanced?

PSC in-depth checks are undertaken very close to the end of completed projects, and full post-implementation checks cannot always be verified as part of the PSC Quality Assurance process. FCC have identified this as an area for inclusion on the Annual Internal Audit Plan with the objective of verifying adherence to the Public Spending Code / Infrastructure Guidelines across several projects completed in recent years.

Section: In-Depth Check Summary

The following section presents a summary of the findings of this In-Depth Check on the Church Fields Link Road and Cycle Infrastructure project.

Summary of In-Depth Check

PSC Status: Recently ended.

Project Description: The Church Fields Link Road and Cycle Infrastructure project involved the construction of 800m of road, a new Dutch-style cycle-friendly roundabout and included upgrade works.

Audit Objective: To provide an independent opinion on compliance with the Public Spending Code and to provide assurance that the decision to progress with the project was soundly based and well managed.

Findings: Having reviewed the documentation in relation to this project, to provide the Churchfields Link Road and Cycle Infrastructure, Internal Audit is of the opinion that the project complies with the standards set out in the Public Spending Code.

Audit Opinion: Having reviewed the documentation in relation to the project, Internal Audit is of the opinion that there is Substantial Assurance that the project complies with the standards set out in the Public Spending Code.

ASSURANCE CRITERIA		
ASSURANCE CATEGORY		
SUBSTANTIAL	Evaluation Opinion:	There is a robust system of risk management, control and governance which should ensure that objectives are fully achieved.
	Testing Opinion:	The controls are being consistently applied
SATISFACTORY	Evaluation Opinion:	There is some risk that objectives may not be fully achieved. Some improvements are required to enhance the adequacy and/or effectiveness of risk management, control and governance.
	Testing Opinion:	There is evidence that the level of non-compliance with some of the controls may put some of the system objectives at risk.
LIMITED	Evaluation Opinion:	There is considerable risk that the system will fail to meet its objectives. Prompt action is required to improve the adequacy and effectiveness of risk management, control and governance.
	Testing Opinion:	The level of non-compliance puts the system objectives at risk.
UNACCEPTABLE	Evaluation Opinion:	The system has failed or there is a real and substantial risk that the system will fail to meet its objectives. Urgent action is required to improve the adequacy and effectiveness of risk management, control and governance.
	Testing Opinion:	Significant non-compliance with the basic controls leaves the system open to error or abuse.

