

**Public Spending Code  
Quality Assurance Report for 2022**



**To be submitted to  
National Oversight and Audit Commission (NOAC)**

**May 2023**

## **Certificate**

This Annual Quality Assurance Report sets out Wexford County Council's approach to completing the Quality Assurance requirements as set out in the Public Spending Code. It is based on the best financial, organisational and performance related information available across the various areas of responsibility.

**Signature of Accounting Officer:**



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Tom Enright  
Chief Executive  
Wexford County Council

**Date:**

**29<sup>th</sup> May, 2023**

## Introduction

Wexford County Council has completed the Quality Assurance (QA) requirements as set out in the Public Spending Code and the purpose of this report is to present the results of each of the 5 Steps in the QA exercise and to report on compliance with the requirements of the Public Spending Code as established during this exercise.

The Public Spending Code was written specifically with Government Departments in mind and some of the terminology is very specific to that sector. In order to inform the QA exercise for the Local Government Sector a Guidance Note was developed for the sector to assist in providing interpretations from a Local Government perspective.

This guidance note is updated as changes are made to the requirements for the QA exercise. The latest updated guidance note (version 4 – 2021 Revision) has informed the completion of the 2022 report.

## Requirements of the Quality Assurance Aspect of the Public Spending Code

The Quality Assurance obligation involves a **5 step** process as follows:

- **Step 1** - Drawing up inventories of projects/programmes at the different stages of the Project Life Cycle that have a total Project Life Cost of €500k or more.
- **Step 2** - Publishing summary information on the organisation's website of all procurements in excess of €10m, related to projects in progress or completed in the year under review. A new project may become a "project in progress" during the year under review if the procurement process is completed and a contract is signed.
- **Step 3** - Completing the 7 checklists contained in the PSC. Only one of each checklist per Local Authority is required. Checklists are not required for each project/programme.
- **Step 4** - Carrying out a more in-depth check on a small number of selected projects/programmes based on criteria established within the Public Spending Code.
- **Step 5** - Completing a short summary report for the National Oversight and Audit Commission (NOAC). This report, which has been generated as a matter of course through compliance with steps 1-4 set out above, is provided to meet the requirement of Step 5.

## STEP 1 – Project Inventory

This section presents the project inventories of Wexford County Council for projects with a total life cost in excess of €500,000. The inventory is presented in three stages as set out in the following table which also outlines the Expenditure Category/Band relevant for inclusion in each stage:

| Project/Programme Stage |                                     | Category/Band  |
|-------------------------|-------------------------------------|--|
| <b>1</b>                | Expenditure being considered        | Capital Projects greater than €0.5m                  |
|                         |                                     | Capital Grant Schemes greater than €0.5m             |
|                         |                                     | Current Expenditure programme - Increases over €0.5m |
| <b>2</b>                | Expenditure being incurred          | Capital Projects greater than €0.5m                  |
|                         |                                     | Capital Grant Schemes greater than €0.5m             |
|                         |                                     | Current Expenditure greater than €0.5m               |
| <b>3</b>                | Expenditure that has recently ended | Capital Projects greater than €0.5m                  |
|                         |                                     | Capital Grant Schemes greater than €0.5m             |
|                         |                                     | Current Expenditure greater than €0.5m               |

The Project inventory, set out in the format described above, is included in Appendix A. (Appendix A – Inventory of Projects and Programmes over €0.5m – 2022)

The Inventory contains **187** Projects under the three stages and comprises a total value of **€780m**. The following table provides an overview of the number of projects under each Project/Programme stage and under each of the categories in each of these stages. It also provides an overview of the Project Costs under each category. There were no items identified under Capital Grant Schemes for 2022.

|                              | Current Expenditure | Capital Expenditure |            |
|------------------------------|---------------------|---------------------|------------|
| Project Numbers              | > €0.5m             | > €0.5m             | Totals     |
| Expenditure Being considered | 0                   | 75                  | 75         |
| Expenditure Being Incurred   | 52                  | 48                  | 100        |
| Expenditure recently ended   | 0                   | 12                  | 12         |
| <b>Totals</b>                | <b>52</b>           | <b>135</b>          | <b>187</b> |

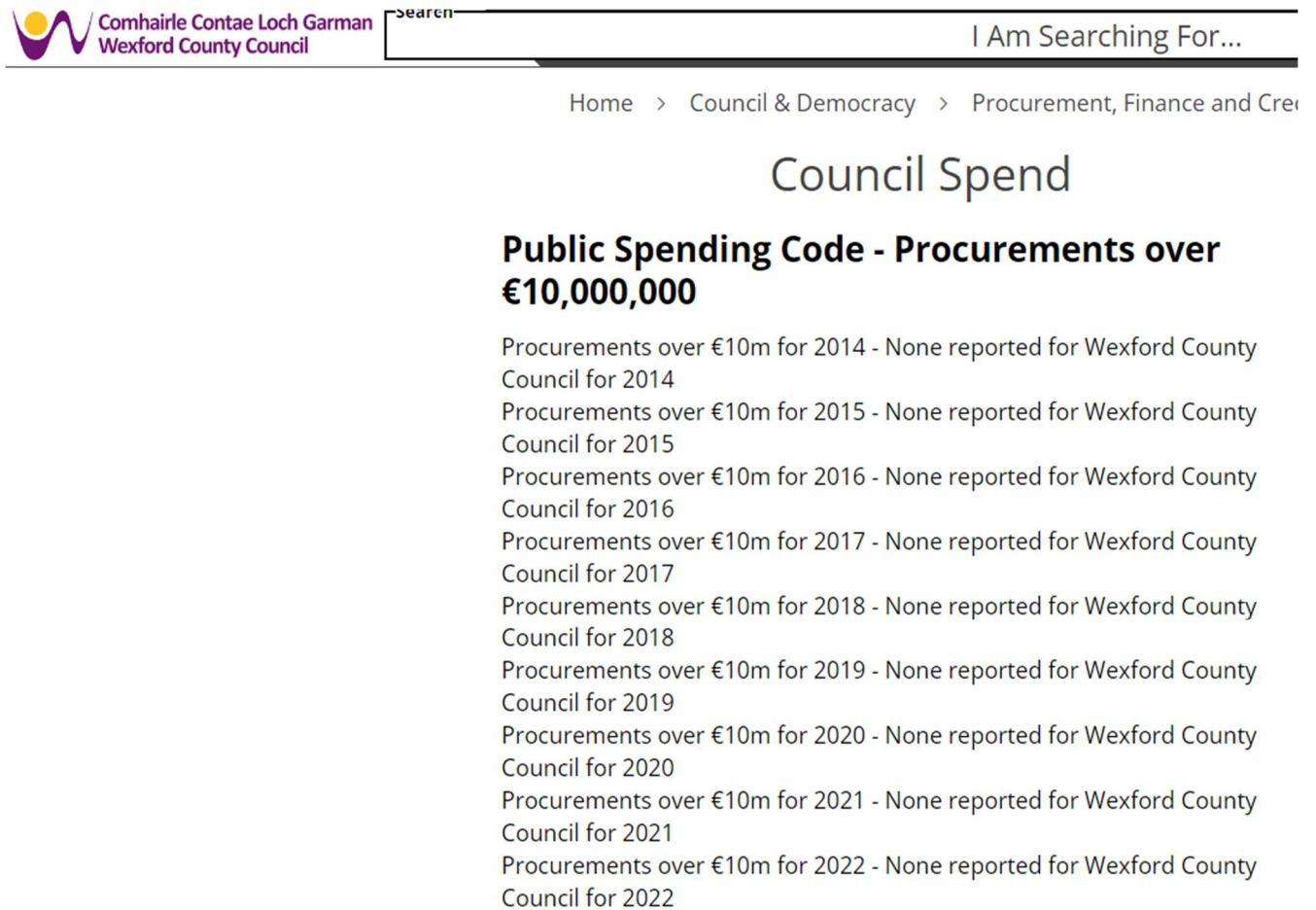
|                              | Current Expenditure | Capital Expenditure |              |
|------------------------------|---------------------|---------------------|--------------|
| Project Total Values         | > €0.5m             | > €0.5m             | Totals       |
| Expenditure Being considered | 0                   | €269m               | €269m        |
| Expenditure Being Incurred   | €151m               | €332m               | €483m        |
| Expenditure recently ended   | 0                   | €28m                | €28m         |
| <b>Totals</b>                | <b>€151m</b>        | <b>€629m</b>        | <b>€780m</b> |

## STEP 2 - Summary of Procurements in excess of €10m

In compliance with the requirement to publish information on all procurements undertaken by Wexford County Council that were in excess of €10m the following is the location of this publication on the Council's website:

<https://www.wexfordcoco.ie/council-and-democracy/procurement-finance-and-credit-control/council-spend>

The following presents a screen print from the web page:



Comhairle Contae Loch Garman  
Wexford County Council

search  I Am Searching For...

Home > Council & Democracy > Procurement, Finance and Credit Control

## Council Spend

### Public Spending Code - Procurements over €10,000,000

- Procurements over €10m for 2014 - None reported for Wexford County Council for 2014
- Procurements over €10m for 2015 - None reported for Wexford County Council for 2015
- Procurements over €10m for 2016 - None reported for Wexford County Council for 2016
- Procurements over €10m for 2017 - None reported for Wexford County Council for 2017
- Procurements over €10m for 2018 - None reported for Wexford County Council for 2018
- Procurements over €10m for 2019 - None reported for Wexford County Council for 2019
- Procurements over €10m for 2020 - None reported for Wexford County Council for 2020
- Procurements over €10m for 2021 - None reported for Wexford County Council for 2021
- Procurements over €10m for 2022 - None reported for Wexford County Council for 2022

For 2022 Wexford County Council has reported no projects in this category. The requirement relates to Procurements over €10m rather than Project Costs. Therefore while the project inventory reports on 13 projects over €10m, there is currently no single procurement within these projects that meets the reporting requirement in Step 2 of the QA process.

### STEP 3 - Checklists

Step three of the Quality Assurance procedure for the Public Spending Code involves the compilation of a number of checklists. There are 7 checklists in all. Checklists 2, 4 and 6 are capital related checklists while checklists 1, 3, 5 and 7 are Revenue/Current Expenditure related.

The Checklists are informed by the Project Inventory and the following table outlines the approach taken for the completion of the Checklists

| <b>Checklist Completion aligned with Project Inventory</b> |  |
|--|--|
| <b>Expenditure Type</b>                                    | <b>Checklist to be completed</b>   |
| General Obligations  | General Obligations - Checklist 1  |
| A. Expenditure being considered                            | Capital Projects/Programmes - Checklist 2<br>Current Expenditure – Checklist 3 |
| B. Expenditure being incurred                              | Capital Projects/Programmes – Checklist 4<br>Current Expenditure – Checklist 5 |
| C. Expenditure that has recently ended                     | Capital Projects/Programmes – Checklist 6<br>Current Expenditure – Checklist 7 |

All checklists as outlined above have been completed and can be found in [Appendix B](#) of this document.

### Findings on Completion of Checklists

While the responses included in the Checklist indicate a satisfactory level of compliance there are indications that there continues to be room for improvements in some areas of business and in certain aspects of the requirements. However, no specific serious issues/concerns were evident during the completion of this element of the QA exercise.

### STEP 4 - In-Depth review of a sample number of projects

Step 4 of the Quality Assurance Process involved the examining of a sample selection of projects included on the Project Inventory to test the standard of practices in use and compliance with the Public Spending Code within the organisation.

#### Internal Audit In-Depth Checks

The Internal Audit Unit of Wexford County Council was assigned the task of completing the In-depth checks. The approach taken was to initially randomly select a number of projects from the inventory having regard to the various stages of the life cycle and the values of project listed and the business area of the local authority in order to have, in as far as possible, a good range of project types and sizes for review.

The In-depth review has been completed and the overview report together with the completed templates setting out the relevant checks for each of the six projects is included in Appendix C of this report.

The selected projects, level of compliance and number of recommendations per project is summarised in the following table:

|    | <b>Project Reviewed</b>                                  | <b>Compliance</b> | <b>Recommendations</b> |
|----|--|-------------------|------------------------|
| 1. | Wexfordia Heritage Park Development Project              | Satisfactory      | 0                      |
| 2. | Forth Mountain Activity Centre                           | Satisfactory      | 0                      |
| 3. | 13 Turnkey Properties at Roxborough Manor, Wexford       | Satisfactory      | 0                      |
| 4. | 20 Turnkey Properties Cluain Beag, Clonard, Wexford      | Satisfactory      | 0                      |
| 5. | 43 Turnkey Properties Ard an Bhile, Healysland, New Ross | Satisfactory      | 0                      |
| 6. | Maintenance of LA Housing Units                          | Limited           | 2                      |

The formal report on the in-depth review has been submitted to the Management Team within Wexford County Council for consideration. The report including the completed templates is included in Appendix C to this report. The projects examined in the in-depth review have provided satisfactory assurance that there is compliance with the Public Spending Code with the exception of the Housing Maintenance Programme which has been determined to have limited compliance and two recommendations have arisen from the 2022 in-depth review in this business area.

The recommendations from the in-depth review of the Housing Maintenance Programme arose in respect of contract payments examined in the review.

It was noted in this programme, which recorded a spend of €4.93m in 2022, that contracts were generally low in value, and none exceeded €500k. However, some weaknesses were identified in the procurement approach for low value contracts. It was further noted that a review of the procurement approach in the Housing Maintenance area of Wexford County Council was commenced and completed during 2022. This resulted in a revised Procurement Framework being established for the period 2023 to 2026, and revised procedures are now in place for improving procurement in this area going forward.

The recommendations arising from the in-depth review undertaken as part of the PSC Quality Assurance exercise centred on the implementation of supporting documents, policies and procedures being recorded and implemented to ensure compliance with the Public Spending Code. A further recommendation from the review is that the Housing Maintenance Area is revisited again in the 2024 PSC Quality Assurance process to complete a further in-depth review to test and assure management that the changes being implemented are demonstrating compliance with the Public Spending Code.

A formal note of these recommendations has been issued to the Housing Department of Wexford County Council.

## Conclusion

This report has set out all the requirements of the Quality Assurance aspect of the Public Spending Code.

- A Project Inventory has been prepared outlining the various projects/programmes – capital and current that were being considered, being incurred, or recently completed by Wexford County Council in 2022.
- The relevant publication in relation to procurements over €10m has been placed on Wexford County Council's website.
- The 7 checklists required to be completed under the terms of the Public Spending Code Quality Assurance requirement have been completed and provide reasonable assurance that there is satisfactory compliance with the Public Spending Code. The level of compliance reported would suggest there are elements of the expenditure life cycle that could be improved but nothing of a serious nature was highlighted during this compliance exercise.
- A more in-depth review of a sample of the projects contained in the Project inventory has been completed and further confirmed that there is, in general, satisfactory compliance with the requirements of the Public Spending Code. Six Projects were examined. The project documentation examined provided satisfactory assurance that five of the six projects are in compliance with the Public Spending Code and one project has provided limited assurance in respect of procurements under €500k. Two recommendations were identified in this review and have been communicated to the relevant business area of the Council.
- The final step of the QA exercise, as required under the Public Spending Code, is the compilation and publication of a summary report outlining the Quality Assurance Exercise undertaken by Wexford County Council. The contents of this report provide details of the QA exercise completed. The report has been considered by the Management Team of Wexford County Council and has been certified by the Accounting Officer, Tom Enright, Chief Executive.
- The 2022 final report can be located on Wexford County Council's website at <https://www.wexfordcoco.ie/council-and-democracy/procurement-finance-and-credit-control/public-spending-code>

Overall, the QA exercise has provided reasonable assurance to the management of Wexford County Council that the requirements of the Public Spending Code are being met.



## **Appendix A - Inventory of Projects and Programmes Over €0.5m - 2022**

### **Wexford County Council 2022 Inventory of Projects and Programmes over €0.5m**

The following contains an inventory of Expenditure on Projects/Programmes with a value above €0.5m, categorised by Expenditure being considered, Expenditure being incurred and Expenditure recently ended. Only projects with Total Project Expenditure matching these criteria are included in the Inventory table

| Expenditure being Considered - Greater than €0.5m (Capital and Current) |                                 |  |  |  |  |                                |
|---|---------------------------------|--|--|--|--|--------------------------------|
| Project/Scheme/Programme Name   | Short Description               | Current Expenditure Amount in Reference Year | Capital Expenditure Amt in Reference Year (Non Grant ) | Capital Expenditure Amt in Reference Year (Grant ) | Project/Programme Anticipated Timeline | Projected Lifetime Expenditure |
| <b>Housing &amp; Building</b>   |                                 |  |  |  |  |                                |
| 60 Units Killeens Wexford   | House Construction Project      |  | 196,069.00   |  | 2023-2025                              | €17,642,000.00                 |
| Purchase of Land for Housing Purposes                                   | House Construction Project      |  | 0.00   |  | 2021 -2023                             | €1,500,000.00                  |
| Bride Street (3 Units)  | House Purchase Project          |  | 30,735.00  |  | 2019 -2023                             | €1,000,000.00                  |
| Ramsfort Gorey (SSF) (20 Units)   | Affordable Housing Project      |  | 15,810.00  |  | 2021 -2023                             | €6,000,000.00                  |
| 18 Units Tagoat   | House Construction Project      |  | 10,283.00  |  | 2021 -2023                             | €5,000,000.00                  |
| 7 Units Belvedere Road  | House Construction Project      |  | 0.00   |  | 2022 - 2024                            | €1,400,000.00                  |
| 5 Part V Greenhills, Clonhasten   | Part V Acquisitions             |  | 492.00   |  | 2022 - 2024                            | €1,200,000.00                  |
| 8 Turnkey Greenhills, Clonhasten  | Turnkey Project                 |  | 0.00   |  | 2022 - 2024                            | €1,750,000.00                  |
| 13 Turnkey Haughton Place   | Turnkey Project                 |  | 0.00   |  | 2022 - 2023                            | €2,500,000.00                  |
| 10 Turnkey Clonard  | Turnkey Project                 |  | 0.00   |  | 2022-2023                              | €2,338,000.00                  |
| Monamolin (5 units )  | House Construction Project      |  | 0.00   |  | 2022 - 2023                            | €1,300,000.00                  |
| Ballygillane (5 units)  | House Construction Project      |  | 0.00   |  | 2022 - 2023                            | €1,040,000.00                  |
| Grogan's Rd, Wexford (4 units)  | House Construction Project      |  | 0.00   |  | 2022 - 2023                            | €800,000.00                    |
| Gleann an Ghairdin , Gorey ( Ph 3 & 4) 10 units                         | Part V Acquisitions             |  | 0.00   |  | 2022 -2023                             | €2,500,000.00                  |
| Adamstown 2 Units   |                                 |  | 0.00   |  | 2023-2024                              | €500,000.00                    |
| <b>Road Transportation &amp; Safety</b>                                 |                                 |  |  |  |  |                                |
| N25 Maldron Roundabout to Whitford (1.8 Kms)                            | Road Construction/Strenghtening |  | 0.00   |  | 2020-2022                              | €2,500,000.00                  |
| New Ross Bridge to Kilkenny boundary (0.8 Kms)                          | Road Construction/Strenghtening |  | 0.00   |  | 2020-2022                              | €500,000.00                    |
| N25 Kilmore Junction to Ashfield Cross (4.6 Kms)                        | Road Construction/Strenghtening |  | 0.00   |  | 2020-2022                              | €4,300,000.00                  |
| N30 Forestwood to Cloneigh (2.6 Kms)                                    | Road Construction/Strenghtening |  | 0.00   |  | 2020-2023                              | €3,000,000.00                  |
| N80 Scarawalsh to Ballycarney (3.7 Kms)                                 | Road Construction/Strenghtening |  | 0.00   |  | 2020-2023                              | €3,500,000.00                  |
| N25/R733 Duncannon Road Roundabout                                      | Road Construction/Strenghtening |  | 0.00   |  | 2022-2023                              | €1,000,000.00                  |
| Wexford Inner Relief Rd (Clonard to Newtown Rd)                         | Road Construction/Strenghtening |  | 0.00   |  | 2022-2024                              | €2,500,000.00                  |
| Wexford Inner Relief Road (Ballinagee to R730)                          | Road Construction/Strenghtening |  | 0.00   |  | 2022-2025                              | €4,000,000.00                  |
| Gorey Inner Relief Road (Creagh to College Road)                        | Road Construction/Strenghtening |  | 0.00   |  | 2022-2026                              | €6,000,000.00                  |
| N25 Tinnock to Gorey  | Road Construction/Strenghtening |  | 0.00   |  | 2023-2025                              | €1,200,000.00                  |
| N25 Whitford Roundabout to Drinagh                                      | Road Construction/Strenghtening |  | 0.00   |  | 2023-2025                              | €5,000,000.00                  |

| Expenditure being Considered - Greater than €0.5m (Capital and Current) |  |  |  |  |  |                                |
|---|--|--|--|--|--|--------------------------------|
| Project/Scheme/Programme Name   | Short Description                      | Current Expenditure Amount in Reference Year | Capital Expenditure Amt in Reference Year (Non Grant ) | Capital Expenditure Amt in Reference Year (Grant ) | Project/Programme Anticipated Timeline | Projected Lifetime Expenditure |
| <b>Water/Surface Water Projects</b>                                     |  |  |  |  |  |                                |
| Enniscorthy Minor Flood Scheme  | Works at Lyre River/Bishopswell        |  | 0.00   |  | 2022-2024                              | €600,000.00                    |
| DPI improvements TIC by Wexford Co Council                              | Imps to Water/WW in Housing Estates    |  | 0.00   |  | 2022-2026                              | €750,000.00                    |
| <b>Environmental Services</b>   |  |  |  |  |  |                                |
| Holmestown Landfill   | Temporary & Permanent Capping          |  | 0.00   |  | 2021-2023                              | €1,500,000.00                  |
| Rosslare Coastal Protection Works                                       | Coastal Protection Works               |  | 0.00   |  | 2022-2025                              | €7,930,000.00                  |
| Active Trails Programme   | Slaney Trails Development              |  | 0.00   |  | 2022-2025                              | €850,000.00                    |
| Lady's Island Lake - Water Level Management                             | Drainage Works/Development             |  | 0.00   |  | 2023-2025                              | €1,900,000.00                  |
| Fethard Harbour Slipway   | Slipway Improvements                   |  | 0.00   |  | 2022-2025                              | €550,000.00                    |
| New Ross Port Dredging  | Feasibility Study                      |  | 0.00   |  | 2023-2025                              | €650,000.00                    |
| New Ross Quayside Pontoon   | Upgrade of Quayside Pontoon            |  | 0.00   |  | 2020-2023                              | €800,000.00                    |
| <b>Special Projects</b>   |  |  |  |  |  |                                |
| Templeshannon Urban Renewal   | Regeneration Project                   |  | 11,521.00  |  | 2022-2024                              | €6,600,000.00                  |
| Gorey Market House Development  | Consolidation and Development of Site  |  | 21,771.00  |  | 2020-2024                              | €6,000,000.00                  |
| Greenway (Rosslare Harbour to Waterford)                                | Greenway project along old railway     |  | 0.00   |  | 2019 - 2025                            | €41,000,000.00                 |
| Greenway (Wexford to Rosslare)  | Greenway - Wexford town to Rosslare    |  | 34,759.00  |  | 2019 - 2025                            | €36,000,000.00                 |
| John's Street Business Hub  | Business Hub Development in New Ross   |  | 6,787.00   |  | 2021 - 2024                            | €2,310,000.00                  |
| Wexfordia Hook Redevelopment Project                                    | Enhanced Tourist Facility              |  | 42,023.00  |  | 2021 - 2024                            | €6,856,645.00                  |
| Wexfordia Heritage Park Development Project                             | Enhanced Tourist Facility              |  | 285,858.00   |  | 2021 - 2024                            | €8,500,000.00                  |
| Esmonde Street Development - Gorey                                      | Public Realm in Esmonde Street, Gorey  |  | 17,989.00  |  | 2019 - 2023                            | €2,300,000.00                  |
| Enniscorthy Technology Park Phase 2                                     | Expansion of Technology Park           |  | 0.00   |  | 2022-2025                              | €1,000,000.00                  |
| Enniscorthy Tourism Project   | Upgrade of Enniscorthy Town Centre     |  | 18,207.00  |  | 2021 - 2025                            | €9,630,000.00                  |
| Crescent Quay Dredging  | Dredging works in Wexford Town         |  | 8,598.00   |  | 2021-2023                              | €1,000,000.00                  |
| Courtown North Beach & Marina   | Breakwater and Beach Nourishment       |  | 163,551.00   |  | 2020 - 2025                            | €635,000.00                    |
| Oyster Lane Town Block  | Public Realm Project                   |  | 60,479.00  |  | 2021-2023                              | €1,800,000.00                  |
| Enniscorthy North Business District (Phase 2)                           | Develop Active Travel Network          |  | 188,552.00   |  | 2022-2024                              | €3,400,000.00                  |
| Enniscorthy Sports Hub (Phase 2 - Building)                             | Development of Building at Sports Hub  |  | 0.00   |  | 2021-2023                              | €740,000.00                    |
| Curracloe Water Sports Activity Centre                                  | Development of Water Activity Centre   |  | 0.00   |  | 2021-2024                              | €1,300,000.00                  |
| Forth Mountain Activity Centre  | Development of Activity Centre on site |  | 0.00   |  | 2021 - 2024                            | €7,760,000.00                  |
| Bunclody Public Realm Project   | Public Realm in Main Street Bunclody   |  | 0.00   |  | 2021-2023                              | €500,000.00                    |
| St Waleran's Access Road  | Access Road to Major development site  |  | 0.00   |  | 2021-2023                              | €6,400,000.00                  |
| New Ross Courthouse   | Remedial Works                         |  | 217,893.00   |  | 2022-2024                              | €850,000.00                    |
| Cornmarket/Bullring Renewal   | Public Realm Works                     |  | 0.00   |  | 2022-2025                              | €2,250,000.00                  |

| Expenditure being Considered - Greater than €0.5m (Capital and Current) |  |  |  |  |  |                                |
|---|--|--|--|--|--|--------------------------------|
| Project/Scheme/Programme Name   | Short Description                        | Current Expenditure Amount in Reference Year | Capital Expenditure Amt in Reference Year (Non Grant ) | Capital Expenditure Amt in Reference Year (Grant ) | Project/Programme Anticipated Timeline | Projected Lifetime Expenditure |
| Adoration Convent   | Devel GSU Student Accommodation          |  | 0.00   |  | 2021-2023                              | €4,800,000.00                  |
| Castlebridge Urban Renewal  | Playground, Car Park & Comm Facilities   |  | 0.00   |  | 2022-2024                              | €800,000.00                    |
| E/C Murphy Flood Regeneration Project                                   | Town Centre Regeneration                 |  | 0.00   |  | 2023-2025                              | €1,274,000.00                  |
| New Ross Quay - Emigrant Park   | Public Realm Project                     |  | 0.00   |  | 2023-2024                              | €1,063,000.00                  |
| Gorey Fire Station  | Refurbishment of Fire Station Facilities |  | 0.00   |  | 2023-2024                              | €1,000,000.00                  |
| Duncannon Fort  | Enhanced Tourist Facility                |  | 0.00   |  | 2024-2025                              | €740,000.00                    |
| Ferndale Gym  | Community Support Project                |  | 0.00   |  | 2023-2025                              | €1,300,000.00                  |
| Brennan's Lane/Shambles Project   | Public Realm Project                     |  | 0.00   |  | 2024-2025                              | €561,000.00                    |
| <b>Planning/Economic &amp; Development</b>                              |  |  |  |  |  |                                |
| Kilmore Quay Business Hub   | Business Park in Kilmore Quay            |  | 0.00   |  | 2023-2025                              | €1,200,000.00                  |
| St Waleran's Centre of Sports Excellence                                | New Shared Sports Complex                |  | 0.00   |  | 2023-2025                              | €2,250,000.00                  |
| Development of Spawell Road Complex                                     | Development of Business Complex          |  | 0.00   |  | 2023-2025                              | €600,000.00                    |
| <b>Recreation &amp; Amenity</b>   |  |  |  |  |  |                                |
| Improvements Enniscorthy Library  | Redevelopment of Library facilities      |  | 0.00   |  | 2022-2025                              | €3,000,000.00                  |
| Improvements New Ross Library   | Redevelopment of Library facilities      |  | 0.00   |  | 2022-2025                              | €2,000,000.00                  |
| Mobile Library  | Purchase of Vehicle                      |  | 0.00   |  | 2024-2025                              | €500,000.00                    |
| Archive Storage   | Storage Development                      |  | 0.00   |  | 2022-2024                              | €1,500,000.00                  |
| Courtown Riverchapel Sports Complex Phase 2                             | Extension of Sports facilities           |  | 0.00   |  | 2022-2025                              | €750,000.00                    |
| Wexford Sports Field Project  | Joint Development of Amenity Area        |  | 0.00   |  | 2022-2025                              | €1,000,000.00                  |
| Bridgetown to Kilmore Quay Trail  | Walkway/Cycleway & potential Blueway     |  | 7,342.00   |  | 2022-2025                              | €2,000,000.00                  |
| <b>Miscellaneous Services</b>   |  |  |  |  |  |                                |
| Upgrade of CCTV Systems   | Upgrade of CCTV Systems in Towns         |  | 8,922.00   |  | 2020-2023                              | €500,000.00                    |
| <b>Totals</b>   |  |  | <b>1,347,641.00</b>                                    |  |  | <b>€269,169,645.00</b>         |

| Expenditure being Incurred - Greater than €0.5m (Capital and Current) |                            |   |  |  |  |                                |   |
|---|----------------------------|---|--|--|--|--------------------------------|---|
| Project/Scheme/Programme Name   | Short Description          | Current Expenditure Amt 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) |
| <b>Housing &amp; Building</b>   |                            |   |  |  |  |                                |   |
| Glentire ( 6 Units)   | House Construction Project |   | €160,969.00  | €0.00  | 2019-2022                              | €1,823,308.00                  | €1,900,000.00                                 |
| Wexford Street Gorey (30 Units)                                       | House Construction Project |   | €246,605.00  | €0.00  | 2021-2023                              | €873,928.00                    | €10,245,000.00                                |
| Wexford Women's Refuge Proposal (12 units)                            | CAS Housing Units          |   | €236,583.00  | €0.00  | 2021-2023                              | €631,287.00                    | €6,458,000.00                                 |
| Whiterock (44 Units)  | House Construction Project |   | €2,973,193.00  | €0.00  | 2021-2024                              | €397,347.00                    | €10,700,000.00                                |
| Grantstown Voluntary Housing (16 Units)                               | CAS Housing Units          |   | €0.00  | €0.00  | 2021-2024                              | €85,985.00                     | €1,830,000.00                                 |
| Ballyhine (7 units)   | House Construction Project |   | €171,470.00  | €0.00  | 2021-2023                              | €212,242.00                    | €2,388,000.00                                 |
| Rosetown (23 Units) - Phase 1   | House Construction Project |   | €2,716,358.00  | €0.00  | 2021-2023                              | €4,612,860.00                  | €5,400,000.00                                 |
| Carley's Bridge (17 Units)  | House Construction Project |   | €352,638.00  | €0.00  | 2020-2022                              | €3,720,457.00                  | €4,000,000.00                                 |
| Creagh (22 units)   | House Construction Project |   | €7,515.00  | €0.00  | 2021-2024                              | €33,123.00                     | €5,750,000.00                                 |
| Part V Roxborough Manor, Mulgannon Wex (22)                           | Part V Acquisitions        |   | €1,535,013.00  | €0.00  | 2020-2023                              | €4,315,902.00                  | €4,724,000.00                                 |
| Rosbercon New Ross (35 Units)   | House Construction Project |   | €18,752.00   | €0.00  | 2021-2023                              | €225,729.00                    | €5,500,000.00                                 |
| Bullawn New Ross (3 Units) SN   | House Construction Project |   | €0.00  | €0.00  | 2021 - 2023                            | €38,020.00                     | €845,000.00                                   |
| Circle Hsg CAS Acquisitions   | CAS Project                |   | €31,000.00   | €0.00  | 2021-2022                              | €1,022,605.00                  | €1,082,479.00                                 |
| 39 Turnkey Part V Tobar Muire Creagh                                  | Turnkey Project            |   | €22,998.00   | €0.00  | 2021-2022                              | €2,342,998.00                  | €9,587,500.00                                 |
| 4 Part V Tobar Muire Creagh   | Part V Acquisitions        |   | €4,582.00  | €0.00  | 2021-2023                              | €420,518.00                    | €839,460.00                                   |
| 13 Turnkey Roxborough Manor   | Turnkey Project            |   | €2,235,036.00  | €0.00  | 2021 - 2022                            | €699,000.00                    | €2,908,000.00                                 |
| 11 Part V Springview, Gorey   | Part V Acquisitions        |   | €0.00  | €0.00  | 2021 - 2023                            | €5,228.00                      | €2,238,000.00                                 |
| Castleland, Ferns (20 Units)  | Turnkey Project            |   | €5,322,952.00  | €0.00  | 2022 - 2023                            | €5,322,952.00                  | €5,460,000.00                                 |
| Phase 1 173 Units - St Wallerans, Gorey                               | House Construction Project |   | €298,318.00  | €0.00  | 2022-2026                              | €298,318.00                    | €10,000,000.00                                |
| Phase 2 - Rosetown 12 Units   | House Construction Project |   | €144,417.00  | €0.00  | 2023 -2024                             | €144,416.00                    | €3,385,000.00                                 |
| Maintenance of LA Housing   | Annual Operational Costs   | €7,653,851.00                             |  |  |  |                                |   |
| Housing Assessment, Allocation & Transfer                             | Annual Operational Costs   | €1,016,178.00                             |  |  |  |                                |   |
| Housing Rent and TP Administration                                    | Annual Operational Costs   | €945,956.00                               |  |  |  |                                |   |
| Housing Community Development Support                                 | Annual Operational Costs   | €587,353.00                               |  |  |  |                                |   |
| Admin of Homeless Service   | Annual Operational Costs   | €1,415,563.00                             |  |  |  |                                |   |
| Support to Housing Capital Programme                                  | Annual Operational Costs   | €2,073,347.00                             |  |  |  |                                |   |
| RAS Programme   | Annual Operational Costs   | €13,659,976.00                            |  |  |  |                                |   |
| Housing Loans   | Annual Operational Costs   | €1,763,316.00                             |  |  |  |                                |   |
| Housing Grants  | Annual Operational Costs   | €4,023,807.00                             |  |  |  |                                |   |
| Housing Assistance Programme  | Annual Operational Costs   | €504,951.00                               |  |  |  |                                |   |

| 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) |
| <b>Road Transportation &amp; Safety</b>                               |                                 |  |  |  |  |                                |   |
| Public Lighting LED Upgrade Programme                                 | Public Lighting Upgrade         |  | €40,014.00   | €0.00  | 2019-2022                              | €5,384,879.00                  | €5,500,000.00                                 |
| Rosslare Harbour Access Road  | Construction/Strengthening      |  | €442,302.00  | €0.00  | 2020-2026                              | €754,699.00                    | €16,000,000.00                                |
| Oylegate - Rosslare Hbr (Design)                                      | Construction/Strengthening      |  | €896,143.00  | €0.00  | 2020-2023                              | €3,242,193.00                  | €12,160,000.00                                |
| N25 Ballygillane Roundabout   | Construction/Strengthening      |  | €1,335,980.00  | €0.00  | 2020-2022                              | €1,398,493.00                  | €2,500,000.00                                 |
| New Ross Flood Relief Scheme Phase 3                                  | Flooding Prevention works       |  | €32,388.00   | €0.00  | 2021-2023                              | €712,661.00                    | €1,000,000.00                                 |
| N11 Ferns Pavement Rehab  | Construction/Strengthening      |  | €1,119,820.00  | €0.00  | 2022-2025                              | €1,368,990.00                  | €1,400,000.00                                 |
| New Ross Destination Towns  | Public Realm Project            |  | €247,133.00  | €0.00  | 2022 -2024                             | €695,116.00                    | €725,000.00                                   |
| <i>NP Roads - Maintenance &amp; Improvement</i>                       | <i>Annual Operational Costs</i> | <i>€1,607,936.00</i>                         |  |  |  |                                |   |
| <i>Regional Rds - Maintenance &amp; Improvement</i>                   | <i>Annual Operational Costs</i> | <i>€3,014,815.00</i>                         |  |  |  |                                |   |
| <i>Local Roads - Maintenance &amp; Improvement</i>                    | <i>Annual Operational Costs</i> | <i>€34,990,558.00</i>                        |  |  |  |                                |   |
| <i>Public Lighting</i>  | <i>Annual Operational Costs</i> | <i>€1,964,116.00</i>                         |  |  |  |                                |   |
| <i>Road Safety Engineering Improvements</i>                           | <i>Annual Operational Costs</i> | <i>€546,369.00</i>                           |  |  |  |                                |   |
| <i>Maintenance &amp; Management of Car Parking</i>                    | <i>Annual Operational Costs</i> | <i>€1,396,566.00</i>                         |  |  |  |                                |   |
| <i>Agency &amp; Recoupable</i>  | <i>Annual Operational Costs</i> | <i>€1,186,684.00</i>                         |  |  |  |                                |   |
| <b>Water/Surface Water Projects</b>                                   |                                 |  |  |  |  |                                |   |
| Wexford Minor Flood Works (Racecourse)                                | Flood Relief Works              |  | €22,984.00   |  | 2018-2021                              | €380,543.00                    | €525,000.00                                   |
| CFRAM Wexford Town Flood Relief Scheme                                | Flooding Prevention works       |  | €96,534.00   | €0.00  | 2021-2029                              | €323,343.00                    | €9,000,000.00                                 |
| DPI Resolution Multi annual Prog 2021-2024 (Not TIC)                  | Wastewater Impr/Devel           |  | €2,321.00  | €0.00  | 2019-2021                              | €83,743.00                     | €2,272,000.00                                 |
| <i>Water Supply - Irish Water SLA</i>                                 | <i>Annual Operational Costs</i> | <i>€5,208,789.00</i>                         |  |  |  |                                |   |
| <i>Waste Water Treatment - Irish Water SLA</i>                        | <i>Annual Operational Costs</i> | <i>€2,633,799.00</i>                         |  |  |  |                                |   |
| <i>Operations &amp; Maintenance of Public Conveniences</i>            | <i>Annual Operational Costs</i> | <i>€610,201.00</i>                           |  |  |  |                                |   |
| <i>Admin of Group &amp; Private Installations</i>                     | <i>Annual Operational Costs</i> | <i>€1,312,111.00</i>                         |  |  |  |                                |   |
| <i>Support to Irish Water Capital Programme</i>                       | <i>Annual Operational Costs</i> | <i>€1,028,479.00</i>                         |  |  |  |                                |   |
| <b>Special Projects</b>   |                                 |  |  |  |  |                                |   |
| Wexford Crescent Development  | Public Realm Project            |  | €31,160.00   | €0.00  | 2019-2022                              | €3,146,964.00                  | €3,200,000.00                                 |
| Min Ryan Park, Wexford  | Public Park Wexford Town        |  | €81,077.00   | €0.00  | 2018-2022                              | €5,038,927.00                  | €5,400,000.00                                 |
| Enniscorthy Technology Park Phase 1                                   | Devel of Technology Park        |  | €7,508.00  | €0.00  | 2018-2022                              | €2,688,597.00                  | €2,918,600.00                                 |
| Greenway (New Ross to Waterford)                                      | Greenway project                |  | €3,857,404.00  | €0.00  | 2019-2024                              | €8,744,660.00                  | €32,350,000.00                                |
| Kilmore Quay Relief Road  | Link Road Kilmore Quay          |  | €434,098.00  | €0.00  | 2020-2022                              | €1,405,872.00                  | €1,470,000.00                                 |

| 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) |
| <b>Special Projects (contd)</b>                                       |                                 |  |  |  |  |                                |   |
| Carrigfoyle Activity Park   | Development of Trails           |  | €147,835.00  | €0.00  | 2019-2021                              | €1,416,466.00                  | €1,500,000.00                                 |
| Gorey Park Development  | Development of Park             |  | €341,835.00  | €0.00  | 2019-2022                              | €2,952,056.00                  | €3,105,000.00                                 |
| Trinity Wharf   | Mixed Use Employment            |  | €761,421.00  | €0.00  | 2021-2024                              | €3,361,647.00                  | €28,156,000.00                                |
| New Ross Tourism Project  | Enhanced Tourist Facility       |  | €43,171.00   | €0.00  | 2020 - 2024                            | €1,740,580.00                  | €7,800,000.00                                 |
| High Hill Park New Ross   | Development of Public Park      |  | €1,651,779.00  | €0.00  | 2019 - 2022                            | €2,486,038.00                  | €2,620,000.00                                 |
| Wexford Arts Centre   | Refurb Works                    |  | €2,042,558.00  | €0.00  | 2019 - 2022                            | €2,741,877.00                  | €3,202,000.00                                 |
| New Ross Public Realm   | Removal of Oil Tanks            |  | €37,323.00   | €0.00  | 2020 - 2022                            | €646,018.00                    | €1,063,000.00                                 |
| New Ross Fire Station   | Development Fire Station        |  | €960,223.00  | €0.00  | 2020 - 2022                            | €1,715,383.00                  | €1,805,000.00                                 |
| Monck Street, Public Realm  | Paving, & Streetscape Wks       |  | €943,678.00  |  | 2022-2023                              | €1,046,108.00                  | €1,300,000.00                                 |
| Enniscorthy Flood Defence Scheme                                      | Flood Defence Works             |  | €476,363.00  | €0.00  | 2015-2024                              | €5,721,576.00                  | €50,700,000.00                                |
| Carrigfoyle Activity Park   | Development of Trails           |  | €147,835.00  | €0.00  | 2019-2021                              | €1,416,466.00                  | €1,500,000.00                                 |
| <b>Development Management</b>   |                                 |  |  |  |  |                                |   |
| SICAP Programme 2018 - 2022   | Social Inclusion/Community      |  | €2,162,240.00  | €0.00  | 2018-2022                              | €13,867,191.00                 | €18,280,585.00                                |
| LEADER programme 2020 - 2024  | Grant Programme Extend          |  | €2,370,365.00  | €0.00  | 2020-2024                              | €10,738,588.00                 | €12,000,000.00                                |
| <i>Forward Planning</i>   | <i>Annual Operational Costs</i> | €939,251.00                                  |  |  |  |                                |   |
| <i>Development Management</i>   | <i>Annual Operational Costs</i> | €2,253,101.00                                |  |  |  |                                |   |
| <i>Planning Enforcement</i>   | <i>Annual Operational Costs</i> | €1,237,722.00                                |  |  |  |                                |   |
| <i>Community Function</i>   | <i>Annual Operational Costs</i> | €2,634,418.00                                |  |  |  |                                |   |
| <i>Building Control</i>   | <i>Annual Operational Costs</i> | €962,217.00                                  |  |  |  |                                |   |
| <i>Economic Development &amp; Promotion</i>                           | <i>Annual Operational Costs</i> | €5,811,430.00                                |  |  |  |                                |   |
| <i>Property Management</i>  | <i>Annual Operational Costs</i> | €851,125.00                                  |  |  |  |                                |   |
| <i>Heritage and Conservation Services</i>                             | <i>Annual Operational Costs</i> | €734,269.00                                  |  |  |  |                                |   |
| <b>Environmental Services</b>   |                                 |  |  |  |  |                                |   |
| Coastal Protection Works (Rosslare Strand)                            | Coastal Protection Works        |  | €595,922.00  | €0.00  | 2020-2024                              | €719,714.00                    | €7,930,000.00                                 |
| Seaview Coastal Protection Works (Kilmore Quay)                       | Coastal Protection Works        |  | €431,651.00  | €0.00  | 2021-2023                              | €629,617.00                    | €700,000.00                                   |
| <i>Landfill Operation &amp; Aftercare</i>                             | <i>Annual Operational Costs</i> | €1,717,088.00                                |  |  |  |                                |   |
| <i>Recovery &amp; Recycling Facilities</i>                            | <i>Annual Operational Costs</i> | €1,769,026.00                                |  |  |  |                                |   |
| <i>Litter Management</i>  | <i>Annual Operational Costs</i> | €1,088,978.00                                |  |  |  |                                |   |
| <i>Street Cleaning</i>  | <i>Annual Operational Costs</i> | €2,359,823.00                                |  |  |  |                                |   |

| 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) |
| <b>Environmental Services (Contd)</b>                                 |                          |  |  |  |  |                                |   |
| Waste Regulations, Monitoring & Enforcement                           | Annual Operational Costs | €883,005.00                                  |  |  |  |                                |   |
| Maintenance & Upkeep of Burial Grounds                                | Annual Operational Costs | €576,916.00                                  |  |  |  |                                |   |
| Safety of Structures & Places   | Annual Operational Costs | €1,372,239.00                                |  |  |  |                                |   |
| Operation of Fire Services  | Annual Operational Costs | €5,488,832.00                                |  |  |  |                                |   |
| Water Quality, Air/Noise Pollution                                    | Annual Operational Costs | €1,156,657.00                                |  |  |  |                                |   |
| <b>Recreation and Amenity</b>   |                          |  |  |  |  |                                |   |
| Operation of Library & Archive Services                               | Annual Operational Costs | €5,494,545.00                                |  |  |  |                                |   |
| Outdoor Lesiure Areas Operations                                      | Annual Operational Costs | €2,291,616.00                                |  |  |  |                                |   |
| Community, Sport & Recreation Development                             | Annual Operational Costs | €1,338,113.00                                |  |  |  |                                |   |
| Operation of Arts Programme   | Annual Operational Costs | €2,049,389.00                                |  |  |  |                                |   |
| <b>Agriculture, Education, Health and Welfare</b>                     |                          |  |  |  |  |                                |   |
| Operation & Maintenance of Piers & Harbours                           | Annual Operational Costs | €1,793,265.00                                |  |  |  |                                |   |
| Veterinary Services   | Annual Operational Costs | €779,548.00                                  |  |  |  |                                |   |
| <b>Miscellaneous Services</b>   |                          |  |  |  |  |                                |   |
| Profit/Loss of Machinery Account                                      | Annual Operational Costs | €753,673.00                                  |  |  |  |                                |   |
| Profit/Loss of Stores Account   | Annual Operational Costs | €943,445.00                                  |  |  |  |                                |   |
| Administration of Rates   | Annual Operational Costs | €6,352,685.00                                |  |  |  |                                |   |
| Local Representation/Civic Leadership                                 | Annual Operational Costs | €1,938,385.00                                |  |  |  |                                |   |
| Motor Taxation  | Annual Operational Costs | €1,143,493.00                                |  |  |  |                                |   |
| Agency & Recoupable Services  | Annual Operational Costs | €5,336,749.00                                |  |  |  |                                |   |
| <b>Totals</b>   |                          | <b>€151,195,724.00</b>                       | <b>€38,091,630.00</b>                                    | <b>€0.00</b>   |  | <b>€112,378,763.00</b>         | <b>€331,822,624.00</b>                        |



**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 |
|--|-------------------------|--|--|--|-----------------------------------|---------------------------|
| <b>Housing &amp; Building</b>                |                         |  |  |  |                                   |                           |
| House Purchases 2019/2020 - Wexf District    | House Purchases         | €0.00  | €0.00  | €0.00  | 2022                              | €2,495,123.00             |
| House Purchase 2019/2020 - Gorey District    | House Purchases         | €0.00  | €0.00  | €0.00  | 2022                              | €939,296.00               |
| 20 Units Cluain Beag Clonard, Wexford        | Turnkey Project         | €0.00  | €1,944,423.00  | €0.00  | 2022                              | €4,345,200.00             |
| 6 Units Cluain Beag Clonard                  | Part V Acquisitions     | €0.00  | €368,964.00  | €0.00  | 2022                              | €1,229,500.00             |
| 5 PT V Units - An Glasan E/C                 | Part V Acquisitions     | €0.00  | €219,095.00  | €0.00  | 2022                              | €1,098,834.00             |
| 16 Units Ballynaglogh                        | Turnkey Project         | €0.00  | €4,019,884.00  | €0.00  | 2022                              | €4,020,253.00             |
| Ard Uisce ( 8 units)                         | Turnkey Project         | €0.00  | €2,015,325.00  | €0.00  | 2022                              | €2,015,325.00             |
| Pearsons Brook, Creagh , Gorey( Ph1) 2 units | Part V Acquisitions     | €0.00  | €512,516.00  | €0.00  | 2022                              | €512,516.00               |
| 43 Turnkeys Ard an Bhile, Healysland N Ross  | Turnkey Project         | €0.00  | €8,599,171.00  | €0.00  | 2022                              | €8,599,443.00             |
| 5 Part V Ard an Bhile, Healysland New Ross   | Part V Acquisitions     | €0.00  | €937,888.00  | €0.00  | 2022                              | €943,963.00               |
| Energy Refitting Programme 2021              | Energy Retrofit Project | €0.00  | €1,446,141.00  | €0.00  | 2022                              | €1,446,141.00             |
| DPA's to Local Authority Houses in 2022      | DPA Programme           | €0.00  | €720,000.00  | €0.00  | 2022                              | €720,000.00               |
| <b>Totals</b>                                |                         | <b>€0</b>                                    | <b>€20,783,407.00</b>                                    | <b>€0.00</b>   |                                   | <b>€28,365,594.00</b>     |

## **Appendix B – Checklists of Compliance**

### **PUBLIC SPENDING CODE (PSC)**

#### **CHECKLISTS 1 - 7**

Checklists in respect of Capital investment are updated to reflect Public Spending Code: *A Guide to Evaluating, Planning and Managing Public Investment, December 2019*

## QA Checklists – Step 3

When completing the checklists, organisations should consider the following points.

- ❖ The scoring mechanism for the checklists is as follows:
  - Scope for significant improvements = a score of 1
  - Compliant but with some improvement necessary = a score of 2
  - Broadly compliant = a score of 3
- ❖ For some questions, the scoring mechanism is not always strictly relevant. In these cases, it may be appropriate to mark as N/A and provide the required information in the commentary box as appropriate.
- ❖ The focus should be on providing descriptive and contextual information to frame the compliance ratings and to address the issues raised for each question. It is also important to provide summary details of key analytical outputs covered in the sample for those questions which address compliance with appraisal / evaluation requirements the annual number of formal evaluations, economic appraisals, project completion reports<sup>1</sup> and ex post evaluations. Key analytical outputs undertaken but outside of the sample should also be noted in the report.

### Local Authority Notes

1. Capital Grant Schemes relate to Projects (recorded in the capital account) where expenditure relates to payments on the foot of grant applications from individuals/groups to the local authority e.g. Housing Aids for the elderly. It has been agreed with DPER that the Capital Grant Scheme element of the Project Inventory will only be used in exceptional circumstances where a LA commences its own grant scheme or primarily funds such a scheme as all other grant schemes are related to schemes commenced at Departmental level and are to be accounted for in the 'capital programmes' column of the QA inventory. The treatment of Capital Grant Schemes within the Project Inventory can therefore be clarified as follows:
  - a. Where a Capital Grant Scheme is 100% funded by Government Grant – Project Cost to be included under Capital Programme;
  - b. Where a Capital Grant Scheme is 100% funded by the Local Authority – Project Cost to be included under Capital Grant Scheme;
  - c. Where a Capital Grant Scheme is primarily funded by Government Grant with an element of local funding – Project Cost to be included under Capital Programme with a note made for each element funded by own resources e.g. Includes 20% local funding;
  - d. Where a Capital Grant Scheme is primarily funded by Local Funding with an element of government grant funding – Project Cost is to be recorded under Capital Grant Scheme with a note made for each element funded by government grant, e.g. Includes 40% government grant funding.
2. As noted in the general guidance above there may be questions where the scoring mechanism or indeed the question itself are not relevant to some or all local authorities. In such case it is acceptable to mark the answer as N/A and include commentary, where appropriate.

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<sup>1</sup> Project completion reports (previously called post project reviews) – see Department of Public Expenditure & Reform, Circular 06/2018 available [here](#)

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

|        | <b>General Obligations not specific to individual projects/programmes.</b>   | <b>Self-Assessed Compliance Rating: 1 - 3</b> | <b>Comment/Action Required</b>   |
|--------|--|---|--|
| 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   | All relevant staff & agencies have been notified of their obligations under the PSC                                  |
| Q 1.2  | Has internal training on the Public Spending Code been provided to relevant staff?   | 2   | As training is rolled out within the sector it is expected that WCC staff will engage with this training             |
| 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   | Yes. A guidance document has been developed for the QA adapting the PSC to Local Government structures and approach. |
| 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   | No project relevant to the PSC   |
| 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   | Yes  |
| 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   | Yes  |
| Q 1.8  | Was the required sample of projects/programmes subjected to in-depth checking as per step 4 of the QAP?  | 3   | Yes  |
| Q 1.9  | Is there a process in place to plan for ex post evaluations?<br>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. | 2   | If and where appropriate   |
| Q 1.10 | How many formal evaluations were completed in the year under review?<br>Have they been published in a timely manner?   | 3 (No)  | 3 Post Projects reviews completed  |
| Q 1.11 | Is there a process in place to follow up on the recommendations of previous evaluations?   | 2   |  |
| Q 1.12 | How have the recommendations of reviews and ex post evaluations informed resource allocation decisions?  | 2   | If and where appropriate   |

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

|        | <b>Capital Expenditure being Considered – Appraisal and Approval</b>   | <b>Self-Assessed Compliance Rating: 1 - 3</b> | <b>Comment/Action Required</b> |
|--------|--|---|--------------------------------|
| 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?<br>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?<br>Was an appropriate methodology used to estimate the cost?<br>Were appropriate budget contingencies put in place?  | 3<br>3<br>3                                   |                                |
| Q 2.10 | Was risk considered and a risk mitigation strategy commenced?<br>Was appropriate consideration given to governance and deliverability?   | 3<br>3  |                                |
| Q 2.11 | Were the Strategic Assessment Report, Preliminary & Final Business Case submitted to DPER for technical review for projects estimated to cost over €100m?  | N/A in 2022                                   | No projects of this value      |
| 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?  | N/A   |                                |
| 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   | No Project of this value       |

***See Note 2 in the opening guidelines in relation to the interpretation of Capital Grant Schemes in the context of Local Government***

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

|        | <b>Current Expenditure being Considered – Appraisal and Approval</b>   | <b>Self-Assessed Compliance Rating: 1 - 3</b> | <b>Comment/Action Required</b>                               |
|--------|--|---|--|
| Q 3.1  | Were objectives clearly set out?   | 3   | Outlined to Members of Council as part of the budget process |
| Q 3.2  | Are objectives measurable in quantitative terms?   |   | To an extent   |
| Q 3.3  | Was a business case, incorporating financial and economic appraisal, prepared for new current expenditure proposals?   | N/A   | No new expenditure   |
| Q 3.4  | Was an appropriate appraisal method used?  | N/A   | No new expenditure   |
| Q 3.5  | Was an economic appraisal completed for all projects/programmes exceeding €20m or an annual spend of €5m over 4 years?   | N/A   | No new Projects/Programmes of this level                     |
| 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?   | N/A   |  |
| Q 3.11 | Was the required approval granted?   | N/A   |  |
| 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?   | N/A   |  |
| 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? | N/A   |  |
| 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                                      | Yes, where appropriate   |
| Q 4.2  | Did management boards/steering committees meet regularly as agreed?  | 3                                      | Yes, where appropriate   |
| Q 4.3  | Were programme co-ordinators appointed to co-ordinate implementation?  | 3                                      | Internal co-ordinating team in most cases                                  |
| 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                                      | Internal co-ordinating team in most cases                                  |
| Q 4.5  | Were monitoring reports prepared regularly, showing implementation against plan, budget, timescales and quality?   | 3                                      | Progress reports were prepared in most cases                               |
| Q 4.6  | Did projects/programmes/grant schemes keep within their financial budget and time schedule?  | 2                                      | In most cases  |
| Q 4.7  | Did budgets have to be adjusted?   | Yes                                    | Yes, up and down   |
| Q 4.8  | Were decisions on changes to budgets / time schedules made promptly?   | 3                                      | Yes, in most cases   |
| 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.)? | No                                     | All feasibility exercises completed at the consideration stage of projects |
| 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                                      | This would be a requirement for grant approval                             |
| 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?                     | No                                     |  |

***See Note 2 in the opening guidelines in relation to the interpretation of Capital Grant Schemes in the context of Local Government***

**Checklist 5 – To be completed in respect of current expenditure programmes incurring expenditure in the year under review.**

|        | <b>Incurring Current Expenditure</b>  | <b>Self-Assessed Compliance Rating: 1 -3</b> | <b>Comment/Action Required</b>                       |
|--------|---|--|--|
| Q 5.1  | Are there clear objectives for all areas of current expenditure?                        | 3  | Yes, as part of the budget process                   |
| Q 5.2  | Are outputs well defined?   | 3  | National KPIs are in place for local government      |
| Q 5.3  | Are outputs quantified on a regular basis?  | 3  | KPIs are established each year for specific services |
| Q 5.4  | Is there a method for monitoring efficiency on an ongoing basis?                        | 3  | Yes, budget performance monitoring is in place       |
| Q 5.5  | Are outcomes well defined?  | 3  | Annual Services Plans and SMDWs                      |
| Q 5.6  | Are outcomes quantified on a regular basis?   | 3  | Annual Services Plans and SMDWs                      |
| Q 5.7  | Are unit costings compiled for performance monitoring?                                  | 3  | National KPIs are in place for local government      |
| Q 5.8  | Are other data compiled to monitor performance?   | 3  | Yes, budget performance monitoring is in place       |
| Q 5.9  | Is there a method for monitoring effectiveness on an ongoing basis?                     | 3  | Yes, budget performance monitoring is in place       |
| Q 5.10 | Has the organisation engaged in any other 'evaluation proofing' of programmes/projects? | 2  | If and when appropriate                              |



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

|       | <b>Capital Expenditure Recently Completed</b>   | <b>Self-Assessed Compliance Rating: 1 - 3</b> | <b>Comment/Action Required</b>                          |
|-------|---|---|---|
| Q 6.1 | How many Project Completion Reports were completed in the year under review?  | 3 (No)  | Housing Projects  |
| 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?  | 3(No)   | Housing Project   |
| Q 6.4 | How many Ex-Post Evaluations were completed in the year under review?   | 3 (No)  | Housing projects  |
| Q 6.5 | How many Ex-Post Evaluations were published in the year under review?   | 0   |   |
| 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? | 2   | Circulated inhouse and notified to DHLGH where relevant |
| Q 6.7 | Were Project Completion Reports and Ex-Post Evaluations carried out by staffing resources independent of project implementation?                                    | No  |   |
| Q 6.8 | Were Project Completion Reports and Ex-Post Evaluation Reports for projects over €50m sent to DPER for dissemination?   | N/A in 2022                                   | No projects of this value in 2022.                      |

***See Note 2 in the opening guidelines in relation to the interpretation of Capital Grant Schemes in the context of Local Government***

**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.**

|       | <b>Current Expenditure that (i) reached the end of its planned timeframe or (ii) was discontinued</b>         | <b>Self-Assessed Compliance Rating: 1 - 3</b> | <b>Comment/Action Required</b>       |
|-------|---|---|--------------------------------------|
| Q 7.1 | Were reviews carried out of current expenditure programmes that matured during the year or were discontinued? | N/A   | No programme relevant to PSC in 2022 |
| Q 7.2 | Did those reviews reach conclusions on whether the programmes were efficient?                                 | N/A   | No programme relevant to PSC in 2022 |
| Q 7.3 | Did those reviews reach conclusions on whether the programmes were effective?                                 | N/A   | No programme relevant to PSC in 2022 |
| Q 7.4 | Have the conclusions reached been taken into account in related areas of expenditure?                         | N/A   | No programme relevant to PSC in 2022 |
| Q 7.5 | Were any programmes discontinued following a review of a current expenditure programme?                       | N/A   | No programme relevant to PSC in 2022 |
| Q 7.6 | Were reviews carried out by staffing resources independent of project implementation?                         | N/A   | No programme relevant to PSC in 2022 |
| Q 7.7 | Were changes made to the organisation's practices in light of lessons learned from reviews?                   | N/A   | No programme relevant to PSC in 2022 |

# WEXFORD COUNTY COUNCIL

## Public Spending Code Quality Assurance Step 4 Review 2022

Internal Audit Department  
May 2023



## SECTION 1: INTRODUCTION AND BACKGROUND

### 1.1 INTRODUCTION AND BACKGROUND

- 1.1.1 In accordance with Circular 13/13 “The Public Spending Code: Expenditure Planning, Appraisal & Evaluation in the Irish Public Service – Standard Rules & Procedures” this review was completed on behalf of the Accounting Officer (Chief Executive) as part of the Quality Assurance element of the Public Spending Code (PSC).
- 1.1.2 In line with the Quality Assurance requirements a Project Inventory was drawn up by Wexford County Council’s PSC coordinator. The purpose of this inventory was to identify all projects/programmes of Wexford County Council which were at different stages of the Project Life Cycle during the 2022 financial year and where the total project value exceeded €0.5m. This review will focus on the projects included in this inventory.
- 1.1.3 Step 3 of the Quality Assurance exercise involved the completion of high-level checklists that capture various areas of compliance.
- 1.1.4 Step 4, which is the basis of this review report, involves the selection of projects for an in-depth review of compliance with the planning, appraisal, and evaluation requirements of the PSC. The value of capital projects selected for in depth review should be at least 5% of the total value of all capital projects on the project inventory and, the value of revenue projects selected for in depth review should be 1% of the total value of revenue projects on the project inventory. This minimum is an average calculated over a three-year period.
- 1.1.5 Six projects at various stages of the project life cycle were selected for in-depth review, to assess the level of compliance with the Public Spending Code through a more detailed analysis. The project inventory, including details of the selected projects, is attached in Appendix A of this report.
- 1.1.6 Details of the projects chosen are shown in Table 1.1 below

| <b>Table 1.1 – Projects selected for In Depth Review</b> |                  |   |                |                  |                 |
|--|------------------|---|----------------|------------------|-----------------|
| <b>No.</b>   | <b>Section</b>   | <b>Project</b>  | <b>Cap/Rev</b> | <b>Stage</b>     | <b>Value €M</b> |
| <b>1.</b>  | Special Projects | Wexfordia Heritage Park Development Project                   | Capital        | Being Considered | <b>8.50M</b>    |
| <b>2.</b>  | Special Projects | Forth Mountain Activity Centre                                | Capital        | Being Considered | <b>7.76M</b>    |
| <b>3.</b>  | Housing          | 13 Turnkey Properties at Roxborough Manor, Mulgannon, Wexford | Capital        | Being Incurred   | <b>2.90M</b>    |
| <b>4.</b>  | Housing          | 20 Turnkey Properties Cluain Beag Clonard, Wexford            | Capital        | Completed        | <b>4.34M</b>    |
| <b>5.</b>  | Housing          | 43 Turnkey Properties Ard an Bhile, Healysland, New Ross      | Capital        | Completed        | <b>8.59M</b>    |
| <b>6.</b>  | Housing          | Maintenance of LA Housing Units                               | Revenue        | Being Incurred   | <b>4.93M</b>    |
| <b>Total</b>   |                  |   |                |                  | <b>€37.02M</b>  |

## 1.2 PURPOSE, OBJECTIVES & SCOPE

1.2.1 The objectives of this review were as follows:

- To provide an independent professional opinion on compliance with the Public Spending Code and more specifically, the quality of the appraisal, planning and implementation of work done within each programme. The projects were examined to assess if the practices implemented are of a high standard.
- The scope of the audit included a review of compliance with the Public Spending Code within each of the selected projects.
- Projects selected for in depth review comprise a representative sample from Projects at different stages of the life cycle. Priority was given to projects which were potentially higher risk. The value of capital projects selected for in depth review should be at least 5% of the total value of all capital projects on the project inventory and the value of revenue projects selected for in depth review should be 1% of the total value of revenue projects on the project inventory. This minimum is an average calculated over a three-year period. The total value of all projects selected in respect of 2014 to 2022 and the average percentages over a three-year period are shown in table 1.2 below.

| <b>Table 1.2 – Inventory and Selected Project Values 2014-2022 (€M)</b> |                            |                            |                            |                            |                              |                         |                         |                         |                           |
|---|----------------------------|----------------------------|----------------------------|----------------------------|------------------------------|-------------------------|-------------------------|-------------------------|---------------------------|
| <b>YEAR</b>   | <b>INVENTORY<br/>VALUE</b> | <b>INVENTORY<br/>VALUE</b> | <b>INVENTORY<br/>VALUE</b> | <b>SELECTED<br/>PROJS.</b> | <b>SELECTED<br/>PROJECTS</b> | <b>%<br/>SELECTED</b>   | <b>%<br/>SELECTED</b>   | <b>AVG. %<br/>3 YRS</b> | <b>AVG. % 3<br/>YEARS</b> |
|   | <b>CAPITAL<br/>(€m)</b>    | <b>REVENUE<br/>(€m)</b>    | <b>TOTAL<br/>(€m)</b>      | <b>CAPITAL<br/>(€m)</b>    | <b>REVENUE<br/>(€m)</b>      | <b>CAPITAL<br/>(€m)</b> | <b>REVENUE<br/>(€m)</b> | <b>CAPITAL<br/>(€m)</b> | <b>REVENUE<br/>(€m)</b>   |
| <b>2014</b>   | €100.10                    | €100.60                    | €200.70                    | €11.70                     | €0.00                        | 11.69%                  | 0%                      |                         |                           |
| <b>2015</b>   | €127.31                    | €97.27                     | €224.58                    | €50.67                     | €0.00                        | 39.80%                  | 0%                      |                         |                           |
| <b>2016</b>   | €208.75                    | €95.96                     | €304.71                    | €13.00                     | €6.03                        | 6.23%                   | 6.28%                   | 19.24%                  | 2.09%                     |
| <b>2017</b>   | €339.90                    | €101.97                    | €441.87                    | €2.00                      | €1.40                        | 0.59%                   | 1.37%                   | 15.54%                  | 2.55%                     |
| <b>2018</b>   | €406.04                    | €110.60                    | €516.64                    | €12.30                     | €0.00                        | 3.03%                   | 0.00%                   | 3.28%                   | 2.55%                     |
| <b>2019</b>   | €528.26                    | €113.10                    | €641.36                    | €34.39                     | €0.00                        | 6.51%                   | 0.00%                   | 3.38%                   | 0.46%                     |
| <b>2020</b>   | €550.45                    | €170.34                    | €720.79                    | €32.43                     | €9.28                        | 5.89%                   | 5.45%                   | 5.14%                   | 1.82%                     |
| <b>2021</b>   | €566.75                    | €146.95                    | €713.70                    | €29.95                     | €2.99                        | 5.28%                   | 2.03%                   | 5.89%                   | 2.49%                     |
| <b>2022</b>   | €629.36                    | €151.20                    | €780.55                    | €32.11                     | €4.93                        | 5.10%                   | 3.26%                   | 5.42%                   | 3.58%                     |

### 1.3 ASSURANCE

- 1.3.1 Given the outcome of the various reviews set out in table 1.3 below, it is our opinion that in general there is satisfactory compliance with the Public Spending Code within Wexford County Council.
- 1.3.2 The following table summarises the results of our work. The quality assurance in-depth checks for each selected project are included in Appendices 1 to 6 of this report.

| <b>Table 1.3 – Compliance Levels</b> |   |                   |                              |                     |
|--------------------------------------|---|-------------------|------------------------------|---------------------|
|                                      | <b>Project Reviewed</b>                                       | <b>Compliance</b> | <b>Total Recommendations</b> | <b>Appendix No.</b> |
| 1.                                   | Wexfordia Heritage Park Development Project                   | Satisfactory      | 0                            | Appendix C1         |
| 2.                                   | Forth Mountain Activity Centre                                | Satisfactory      | 0                            | Appendix C2         |
| 3.                                   | 13 Turnkey Properties at Roxborough Manor, Mulgannon, Wexford | Satisfactory      | 0                            | Appendix C3         |
| 4.                                   | 20 Turnkey Properties Cluain Beag Clonard, Wexford            | Satisfactory      | 0                            | Appendix C4         |
| 5.                                   | 43 Turnkey Properties Ard an Bhile, Healysland, New Ross      | Satisfactory      | 0                            | Appendix C5         |
| 6.                                   | Maintenance of LA Housing Units                               | Limited           | 2                            | Appendix C6         |

## APPENDIX C1 – WEXFORDIA HERITAGE PARK DEVELOPMENT PROJECT

### Quality Assurance – In Depth Check

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#### Section A: Introduction

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

| Programme or Project Information |   |
|----------------------------------|---|
| <b>Name</b>                      | Wexfordia Heritage Park Development Project                                     |
| <b>Detail</b>                    | Create a Viking visitor experience at the Irish National Heritage Park, Wexford |
| <b>Responsible Body</b>          | Wexford County Council  |
| <b>Current Status</b>            | Expenditure being considered  |
| <b>Start Date</b>                | 2018  |
| <b>End Date</b>                  | N/A   |
| <b>Overall Cost</b>              | €8.5M   |

#### Project Description

Wexford County Council is collaborating with Fáilte Ireland to create a new world-class, immersive Viking visitor experience at the Irish National Heritage Park, Wexford. Operating under the working title of ***‘Vykingar – Beyond Legend’*** the proposal involves the construction of a full-scale Viking town and harbour, along the shores of the river Slaney, directly abutting the very successful Irish National Heritage Park and constituting a major expansion of the park. This project will be developed specifically to target the overseas market and transform

Co. Wexford and the wider South East region into an international tourism destination, with all the associated economic and social dividends.

WEXFORDIA is a county wide development initiative to drive rural regeneration and growth in Wexford. The Irish National Heritage Park (INHP) is one of a cluster of tourism attractions in Co. Wexford recommended for development, along with the Hook Lighthouse Project and the New Ross Tourism Transformation Project.



## Section B - Step 1: Logic Model Mapping

As part of this In-Depth Check, Internal Audit, Wexford County Council, have completed a Programme Logic Model (PLM) for the **Wexfordia Heritage Park Development 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"> <li>Develop an authentic Viking experience to expand on and complement the existing INHP offering</li> <li>Develop an attraction of international class and scale to attract 150,000+ visitors per annum</li> <li>Governance Review</li> </ul> | <ul style="list-style-type: none"> <li>Estimated project cost of €8.5M</li> <li>Funding from Rural Regeneration and Development Fund (RRDF)</li> <li>Funding provided by Wexford County Council &amp; Fáilte Ireland</li> <li>External consultants providing design &amp; construction related consultancy services</li> </ul> | <ul style="list-style-type: none"> <li>RRDF Application submitted for Category 2 funding</li> <li>INHP Project Steering Group established</li> <li>Preliminary Project Appraisal</li> <li>Tenders for Tourism &amp; Environmental design teams</li> </ul> | <ul style="list-style-type: none"> <li>Approval for RRDF Category 2 funding</li> <li>Tourism &amp; Environmental design teams appointed</li> <li>Consultants appointed to conduct Governance Review</li> <li>Master Plan Concept Report</li> <li>Surveys</li> </ul> | <ul style="list-style-type: none"> <li>The provision of a new attraction called 'Vykingar – Beyond Legend'</li> </ul> |

## Description of Programme Logic Model

*Objectives:* The main objective of the project is to develop an authentic Viking experience to expand on and complement the existing Irish National Heritage Park offering. The proposal involves the construction of a full-scale Viking town and harbour, with Viking longboats patrolling the waters of the Slaney estuary, ferrying visitors via water taxi upriver directly from Wexford Quays to land at the new town. The proposal also includes the creation of major visitor spectacles such as full-scale performance of Viking raids and scenes from Viking sagas, as well as regular Viking Age feasts in the evening.

The development of an attraction of international class and scale will attract 150,000+ visitors per annum and will enhance Wexford's tourism offering.

A review of the best governance and operational arrangements for a cluster of heritage tourist attractions in Co. Wexford, including the Irish National Heritage Park, was conducted.

*Inputs:* The primary input to the project is the estimated project cost of €8.5M.

The Department of Rural and Community Development have confirmed Category 2 funding from the Rural Regeneration and Development Fund (RRDF), for an amount of €543,500, for stages (i) to (iii) 'Shovel Ready Costs'. Category 2 funding allows for project development up to tender stage for the necessary capital works. Wexford County Council (WCC) and Fáilte Ireland will co-fund the balance of €629,882 required for stages (i) to (iii) 'Shovel Ready Costs'.

The estimated costs for stages (iv) to (v) 'Construction Works Costs' are €7,326,618. WCC is required to submit a Second Stage Approval form to the Department of Rural and Community Development for RRDF Category 1 funding, for an amount of €5,494,964. WCC and Fáilte Ireland will co-fund the balance of €1,831,654 required for stages (iv) to (v) 'Construction Works Costs'.

WCC procured consultants to provide Tourism & Related Services and Environmental, Planning, Traffic & Marine Services.

*Activities:* There are a number of activities carried out to date including:

WCC submitted a Rural Regeneration and Development Fund Application to the Department of Rural and Community Development, for Category 2 funding for feasibility study and development of the Wexfordia Heritage Park Development Project.

The INHP Project Steering Group was established and included stakeholders from WCC, Fáilte Ireland and the INHP.

A preliminary appraisal of the project was carried out by WCC, examining the feasibility of constructing a Viking Village at the INHP.

Tender requests were published by WCC for Tourism & Related Services and Traffic, Environmental, Planning & Marine Services.

*Outputs:* The Department of Rural and Community Development confirmed Category 2 funding of €543,500, for the project to proceed to tender for the necessary capital works.

Gillespies LLP consultants were appointed to provide Tourism & Related Services up to 'Shovel Ready' stage for the development of the Vykingar Village project.

Roughan & O'Donovan Consulting Engineers were appointed to provide Traffic, Environmental, Planning & Marine Services up to planning submission stage for the development of the Vykingar Village project.

First Western Training Ltd were appointed to procure consultants to conduct the Wexford Attractions Governance Review.

The Irish National Heritage Park and Vykingar Village Master Plan Concept Report was finalised.

A number of surveys were carried out including:

- Traffic Survey
- Bathymetric Survey
- UAV Survey
- Wintering Bird Survey

*Outcomes:* The envisaged outcome of the project is the provision of a new attraction called 'Vykingar – Beyond Legend'.

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

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The following section tracks the **Wexfordia Heritage Park Development Project** from inception to conclusion in terms of major project/programme milestones.

|                  |   |
|------------------|---|
| <b>Sept 2018</b> | Rural Regeneration and Development Fund Application with detailed vision document   |
| <b>May 2019</b>  | Provisional Approval & Letter of Offer for RRDF funding from the Department of Rural and Community Development                                |
| <b>Oct 2019</b>  | Fáilte Ireland Workshops – Planning for excellence in Visitor Attractions & Planning for Successful Revenue Generation                        |
| <b>Oct 2019</b>  | Tender advertised on eTenders and OJEU for Tourism & Related Services   |
| <b>Nov 2019</b>  | Response deadline for submission of tenders for Tourism & Related Services  |
| <b>Feb 2020</b>  | Tender assessment for Tourism & Related Services  |
| <b>Feb 2020</b>  | Tender advertised on eTenders and OJEU for Traffic, Environmental, Planning & Marine Services   |
| <b>Mar 2020</b>  | Response deadline for submission of tenders for Traffic, Environmental, Planning & Marine Services  |
| <b>Jan 2021</b>  | Project Execution Plan approved   |
| <b>Feb 2021</b>  | Quotation of First Western Training Ltd accepted to procure the services of a consultant to conduct the Wexford Attractions Governance Review |

|                 |   |
|-----------------|---|
| <b>Feb 2022</b> | Tender of Gillespies LLP accepted to provide Tourism & Related Services                                     |
| <b>Feb 2022</b> | RRDF Partnership Agreement signed by Fáilte Ireland & Wexford County Council                                |
| <b>Apr 2022</b> | Tender of Roughan & O'Donovan accepted to provide Traffic, Environmental, Planning & Marine Services        |
| <b>May 2022</b> | INHP and Vykingar Village: Master Plan Concept Report & Vykingar Shore Concept Report finalised             |
| <b>May 2022</b> | Presentation to INHP Board  |
| <b>Aug 2022</b> | Representatives from the project steering group & Gillespies LLP take part in a Learning Journey to Denmark |

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### Section B - Step 3: Analysis of Key Documents

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The following section reviews the key documentation relating to appraisal, analysis and evaluation for the **Wexfordia Heritage Park Development Project**.

| Project/Programme Key Documents   |   |
|---|---|
| Title   | Details   |
| Rural Regeneration and Development Fund Application Form                | Application for RRDF funding for Wexfordia Heritage Park Development Project  |
| Provisional Approval and Letter of Offer                                | Funding offer from the Department of Rural and Community Development  |
| Primary Project Appraisal   | Appraisal of Wexfordia Heritage Park Development Project  |
| Project Execution Plan  | Project Execution Plan approved 11 <sup>th</sup> January 2021   |
| Tender documents for Tourism & Related Services                         | Tender documents for the procurement of a consultant to provide Tourism & Related Services  |
| Tender Assessment Workbook  | Assessment of tenders received for the provision of Tourism & Related Services  |
| Executive Order No. 165/2022  | Accept tender of Gillespies LLP for Tourism & Related Services up to 'Shovel Ready' stage for the development of the Vykingar Village at the INHP |
| Tender documents for Traffic, Environmental, Planning & Marine Services | Tender documents for the procurement of a consultant to provide Traffic, Environmental, Planning & Marine Services                                |

|   |  |
|---|--|
| Executive Order No. 363/2022  | Appointment of Roughan & O'Donovan Consulting Engineers, to provide Traffic, Environmental, Planning & Marine Services up to planning submission stage for the development of the Vykingar Village at the INHP |
| Executive Order No. 98/2021   | Accept tender of First Western Training Ltd to procure the services of a consultant to conduct the Wexford Attractions Governance Review   |
| Wexford Heritage Attractions Review – Final Report                        | Advice on best governance and operating model for a cluster of tourist attractions in Co. Wexford  |
| Cost Plan RIBA Stage 2 for INHP & Vykingar Village/Gillespies LLP (Draft) | Total project cost estimate for the Vykingar Village development at the INHP   |
| INHP & Vykingar Shore: Final Vykingar Shore Concept Report                | Final Vykingar Shore Concept Report for the Vykingar Village development at the INHP   |
| INHP & Vykingar Village: Master Plan Concept Report                       | Final INHP & Vykingar Village Master Plan Concept Report for the Vykingar Village development at the INHP  |
| Vykingar Market & Economic Feasibility Assessment Draft Report            | Assessment of market and demand potential for the Vykingar Village development at the INHP   |
| RRDF Partnership Agreement - Fáilte Ireland & Wexford County Council      | RRDF Partnership Agreement for the 3 Wexfordia Transformational Projects   |
| Funding Drawdown Requests   | Funding Drawdown Requests to the Department of Rural and Community Development in December 2021 and October 2022   |
| Miscellaneous Debtors Invoice No. 0000040649                              | Grant Claim No. 1 for 2022 to Fáilte Ireland dated 6 <sup>th</sup> December 2022   |

**Key Document 1: Rural Regeneration and Development Fund Application Form**

On 26<sup>th</sup> September 2018, WCC applied to the Department of Rural and Community Development for Category 2 RRDF funding, for the development of the Vykingar Village at the INHP. A detailed vision document formed part of the application.

**Key Document 2: Provisional Approval and Letter of Offer**

On 17<sup>th</sup> May 2019, the Department of Rural and Community Development confirmed Category 2 RRDF funding of €543,500, for the first stage of the development of the Vykingar Village at the INHP.

**Key Document 3: Primary Project Appraisal**

In January 2021, WCC carried out an appraisal of the Wexfordia Heritage Park Development Project. The report outlined the project context, alternative options, cost & funding, value for money appraisal, risk assessment and conclusion.

**Key Document 4: Project Execution Plan**

The Project Execution Plan, approved on 11<sup>th</sup> January 2021 details the Project Brief, Project Phase, Project Development & Implementation Approach, Programme Milestones, Project Cost and Funding Certification.

**Key Document 5: Tender Documents for Tourism & Related Services**

Tender documents for the procurement of a consultant to provide Tourism & Related Services for the development of the Vykingar Village at the INHP.

**Key Document 6: Tender Assessment Workbook**

Two tenders were received for the provision of Tourism & Related Services for the development of the Vykingar Village at the INHP. Tenders were assessed in accordance with Capital Works Management Framework guidelines and Instructions to Tenderers.

**Key Document 7: Executive Order No. 165/2022**

The tender of Gillespies LLP was accepted for the provision of Tourism & Related Services up to 'Shovel Ready' stage for the development of the Vykingar Village at the INHP. The Executive Order was signed on 24th February 2022.



**Key Document 8: Tender Documents for Traffic, Environmental, Planning & Marine Services**

Tender documents for the procurement of a consultant to provide Traffic, Environmental, Planning & Marine Services for the development of the Vykingar Village at the INHP.

**Key Document 9: Executive Order No. 363/2022**

Roughan & O'Donovan Consulting Engineers were appointed to provide Traffic, Environmental, Planning & Marine Services up to planning submission stage for the development of the Vykingar Village at the INHP. The Executive Order was signed on 19th April 2022.

**Key Document 10: Executive Order No. 98/2021**

First Western Training Ltd were appointed on behalf of Fáilte Ireland and WCC to procure the services of a consultant to conduct the Wexford Attractions Governance Review. The Executive Order was signed on 22<sup>nd</sup> February 2021.

**Key Document 11: Wexford Heritage Attractions Review – Final Report**

Final Report by BOP Consulting for Fáilte Ireland and WCC dated 28<sup>th</sup> October 2021, advising on the best governance and operating model for a cluster of tourist attractions in Co. Wexford.

**Key Document 12: Cost Plan RIBA Stage 2 for Irish National Heritage Park & Vykingar Village/Gillespies LLP (Draft)**

Draft report (April 2022) by Sum Ltd (sub-consultant appointed by Gillespies LLP), detailing the total project cost estimate for the Vykingar Village development at the INHP.

**Key Document 13: INHP & Vykingar Shore – Final Vykingar Shore Concept Report**

Final Vykingar Shore Concept Report (May 2022) by Gillespies LLP for the Vykingar Village development at the INHP.

**Key Document 14: INHP & Vykingar Village – Master Plan Concept Report**

Final Master Plan Concept Report (May 2022) by Tandem (sub-consultant appointed by Gillespies LLP), for the Vykingar Village development at the INHP.

**Key Document 15: Vykingar Market & Economic Feasibility Assessment Draft Report**

Draft Report (September 2022) by D & J International Consulting (sub-consultant appointed by Gillespies LLP), assessing the market and demand potential for the Vykingar Village development at the INHP.

**Key Document 16: RRDF Partnership Agreement – Fáilte Ireland & Wexford County Council**

Agreement signed by Fáilte Ireland on 14<sup>th</sup> December 2021 and WCC on 11<sup>th</sup> February 2022, following successful grant application for RRDF funding for the 3 Wexfordia Transformational Projects.

**Key Document 17: Funding Drawdown Requests**

The first funding drawdown request was made to the Department of Rural and Community Development on 2<sup>nd</sup> December 2021 for €44,531.24 (Payment received by WCC on 20<sup>th</sup> December 2021). The second funding drawdown request was made on 12<sup>th</sup> October 2022 for €203,275.77 (Payment received by WCC on 20<sup>th</sup> October 2022). (Total expenditure incurred by WCC to 31<sup>st</sup> December 2022 is €363,770.81.)

**Key Document 18: Miscellaneous Debtors Invoice No. 0000040649**

WCC received a payment of €23,656.46 from Fáilte Ireland on 6<sup>th</sup> December 2022, in respect of funding claim no. 1 for the INHP project.

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### Section B - Step 4: Data Audit

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

| Data Required  | Use  | Availability   |
|--|--|--|
| Application for RRDF Category 2 funding                  | Summary & appraisal of proposal including key milestones & project rationale | Available on Project File                            |
| Approval for RRDF Category 2 funding                     | Department confirmation of funding to allow project to proceed               | Available on Project File                            |
| Tender reports & Executive Orders appointing consultants | Provides evidence of procurement for services & approval for appointments    | Available on Project File                            |
| Presentations & progress reports                         | Provides evidence of project updates & project management                    | Available on Project File                            |
| Project Execution Plan                                   | Provides evidence of project costings & sources of funding                   | Available on Project File                            |
| Payments, grant claims & claim reports                   | To assess expenditure & claim recoupment                                     | Available on File & Councils Accounts System Centros |

#### Data Availability and Proposed Next Steps

All data appropriate to the current stage of this project is available on file.

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## Section B - Step 5: Key Evaluation Questions

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The following section looks at the key evaluation questions for the **Wexfordia Heritage Park Development 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)**

This project is currently under consideration and all project documentation reviewed indicates compliance with 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?**

All data appropriate to the current stage of the project is available on file.

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

There are no recommendations arising from the review of compliance in this case.

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## Section C: In-Depth Check Summary

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The following section presents a summary of the findings of this In-Depth Check on the **Wexfordia Heritage Park Development Project**.

### Summary of In-Depth Check

The Wexfordia Heritage Park Development Project is shown on the 2022 inventory as a capital project that is under consideration. The tourism and environmental design teams for the Vykingar Village development at the INHP have commenced work on a preliminary design and environmental assessments. It is planned to submit a planning application for the project to An Bord Pleanála towards the end of 2023.

The documentation on file for this stage of the project provides satisfactory assurance that there is compliance with the Public Spending Code. Controls upon which reliance can be placed include:

- Funding Application
- Funding Approval & Letter of Offer
- Project Execution Plan
- Tender documents & assessments
- Executive Orders
- Project reviews
- Funding claims & reports
- Payments & receipts on the Council's Accounts System (Centros)

## Appendix C2 – Forth Mountain Activity Centre

### Quality Assurance – In Depth Check

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#### Section A: Introduction

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

| Programme or Project Information |  |
|----------------------------------|--|
| <b>Name</b>                      | Forth Mountain Activity Centre   |
| <b>Detail</b>                    | Development of an outdoor activity centre at Carrigfoyle, Shelmaliere Commons, Wexford |
| <b>Responsible Body</b>          | Wexford County Council   |
| <b>Current Status</b>            | Expenditure being considered   |
| <b>Start Date</b>                | 2010   |
| <b>End Date</b>                  | N/A  |
| <b>Overall Cost</b>              | €7.76M   |

#### Project Description

The project involves:

- (a) The construction of an outdoor activity centre building, adjacent to the disused Carrigfoyle Quarry. The proposed building will include an indoor climbing wall, conference facilities to accommodate specialist camps, toilets, showers, changing facilities, and meeting rooms.
- (b) The construction of a boathouse at Carrigfoyle Lake, with facilities area and a new access road.

It is proposed that Waterford and Wexford Education Training Board (WWETB) will operate the outdoor activity centre located at Carrigfoyle, to provide a range of activities for individuals and groups. The outdoor activity centre will provide a hub for the Forth Mountain Forest Park and will offer a wide range of educational and tourist activities over time including kayaking, canoeing, stand-up paddle boarding, mountain biking, archery, zip lining and specialist camps.

## Section B - Step 1: Logic Model Mapping

As part of this In-Depth Check, Internal Audit, Wexford County Council (WCC), have completed a Programme Logic Model (PLM) for the **Forth Mountain Activity Centre 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"> <li>• Provide an outdoor activity centre facility to cater for approx. 68,000 visitors per annum</li> <li>• The centre building will cater for the needs of the users of the activity centre</li> <li>• The boathouse will facilitate outdoor water sports</li> <li>• Enhance Wexford's tourism offering</li> </ul> | <ul style="list-style-type: none"> <li>• Estimated project cost of €7.76M, funded by WCC &amp; WWETB</li> <li>• External consultants providing design &amp; construction related consultancy services</li> <li>• In-house project management/co-ordination arrangements</li> </ul> | <ul style="list-style-type: none"> <li>• Business case analysis</li> <li>• Preliminary project appraisal &amp; cost estimates</li> <li>• Tender requests for consultants &amp; works contractors</li> <li>• Part XI pre-planning &amp; planning application process</li> </ul> | <ul style="list-style-type: none"> <li>• Appointment of consultants &amp; contractors</li> <li>• Ground investigations &amp; removal of subsoil</li> <li>• Part XI pre-planning &amp; planning applications decided</li> <li>• Environmental reports &amp; surveys</li> </ul> | <ul style="list-style-type: none"> <li>• The provision of an outdoor activity centre building of scale and excellence, alongside a world class trail network</li> <li>• The provision of a boathouse to facilitate outdoor water sports on Carrigfoyle Lake</li> </ul> |

## Description of Programme Logic Model

*Objectives:* The main objective of the project is to develop an outdoor activity centre facility on the site of a disused quarry, at Carrigfoyle, Shelmaliere Commons, Wexford. The purpose of the activity centre will be to provide an outdoor facility, catering for up to 68,000 visitors per annum. The activity centre will provide varying outdoor pursuits such as zip lines, mountain bike trails, walking trails, kayaking on the lake and climbing walls.

The centre building will cater for the needs of users of the outdoor activity centre, by providing changing and shower facilities, an internal Olympic height climbing wall, café/coffee dock, and training rooms.

The provision of a boathouse will facilitate outdoor water sports on Carrigfoyle Lake.

The development of an outdoor activity centre will enhance Wexford's tourism offering.

*Inputs:* The primary input to the project is the estimated funding of €7.76M provided by WCC and WWETB.

WCC procured consultants to provide design and construction related consultancy services for the various phases of the Forth Mountain Activity Centre Project.

The project will be managed by the Special Projects Section WCC and supervised by the appointed consultants.

*Activities:* There are a number of activities carried out to date including:

The appointment of a business consultant to prepare a business case analysis report for the Economic Development Section WCC, analysing the proposal put forward by WWETB for an activity park at Forth Mountain.

A preliminary appraisal of the project was carried out by WCC, examining the feasibility of constructing an outdoor activity centre on part of the 26.62 acre site owned by WCC at Carrigfoyle. The appraisal explored the options for the site, quantified costs, specified funding sources, identified risks, and analysed the main options.

Preliminary cost estimates were prepared by consultants for the proposed outdoor activity centre building (€7.1M) and proposed boathouse (€0.6M).



Tender requests were published by WCC for engineering consultancy services, architectural services, quantity surveying services, environmental assessment services and works contractors.

Part XI pre-planning and planning applications were prepared for the proposed outdoor activity centre building and boathouse.

*Outputs:* Consultants were appointed to provide engineering consultancy services, quantity surveying services, planning and environmental consultancy services.

Contractors were procured to carry out ground investigation works and for removal of subsoil from the site of the outdoor activity centre.

The Part XI planning application for the proposed outdoor activity centre building was submitted and later withdrawn.

Part XI planning permission was granted for the proposed boathouse. The tender for the works contractor was advertised in April 2023.

Environmental reports and ecological surveys were prepared for the proposed outdoor activity centre.

*Outcomes:* The envisaged outcome of the project is the provision of an outdoor activity centre building of scale and excellence, alongside a world class trail network.

The provision of a boathouse will facilitate outdoor water sports on Carrigfoyle Lake.

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

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The following section tracks the **Forth Mountain Activity Centre Project** from inception to conclusion in terms of major project/programme milestones.

|                  |   |
|------------------|---|
| <b>Nov 2010</b>  | Planning permission was granted for an outdoor activity centre at Carrigfoyle Quarry (LAC0503)  |
| <b>2016</b>      | WWETB proposal for an Outdoor Activity Park at Forth Mountain   |
| <b>Apr 2017</b>  | Business Case Analysis/Outline Business Considerations report for Wexford Outdoor Activity Park, Forth Mountain, prepared for the Economic Development Unit WCC                 |
| <b>Apr 2018</b>  | Draft PSC Standard Appraisal Process Report for Carrigfoyle Outdoor Activity Centre   |
| <b>Dec 2018</b>  | Site Investigations Ltd appointed to carry out ground investigation works   |
| <b>Feb 2019</b>  | Sutton Plant Hire appointed to remove subsoil from the site of the proposed carpark and building  |
| <b>Apr 2019</b>  | Site Investigation Report   |
| <b>Dec 2019</b>  | Tender invitations from the Framework for Quantity Surveying Consultancy Services for proposed Outdoor Activity Centre Building   |
| <b>Jan 2020</b>  | Response deadline for submission of tenders for Quantity Surveying Consultancy Services   |
| <b>Sept 2020</b> | Part XI pre-planning application & assessment for proposed Outdoor Activity Centre Building (PLAC2008)  |
| <b>Nov 2020</b>  | Nolan Construction Consultants appointed to provide quantity surveying services for the proposed Outdoor Activity Centre Building   |
| <b>Jan 2021</b>  | Tender advertised on eTenders and OJEU for Architect Led Design Services for proposed Outdoor Activity Centre Building  |
| <b>Feb 2021</b>  | Response deadline for submission of tenders for Architect Led Design Services for proposed Outdoor Activity Centre Building <i>(There was no appointment from this process)</i> |

|                  |   |
|------------------|---|
| <b>Feb 2021</b>  | Malone O'Regan Consulting Engineers, appointed to prepare detailed design, tender documents for Carrigfoyle Lake Boathouse  |
| <b>May 2021</b>  | Preliminary cost estimates for proposed Outdoor Activity Centre Building  |
| <b>Dec 2021</b>  | Part XI pre-planning application & assessment for proposed Boathouse (PLAC2127)   |
| <b>Mar 2022</b>  | Part XI planning application for proposed Outdoor Activity Centre Building (LAC2201)  |
| <b>Mar 2022</b>  | Submission to An Bord Pleanála (ABP) requesting screening determination (planning ref: LAC2201)   |
| <b>Mar 2022</b>  | Preliminary Construction Cost Estimate for proposed Carrigfoyle Lake Boathouse  |
| <b>Apr 2022</b>  | ABP request for information (planning ref: LAC2201)   |
| <b>July 2022</b> | Tender documents prepared & issued to 5 firms for environmental assessment services for proposed Outdoor Activity Centre Building, with a response deadline of 1 week |
| <b>Aug 2022</b>  | Roughan & O'Donovan Consulting Engineers, appointed to prepare environmental assessments and reports for proposed Outdoor Activity Centre Building                    |
| <b>Aug 2022</b>  | Information submitted to ABP as requested (planning ref: LAC2201)   |
| <b>Oct 2022</b>  | Withdrawal of Part XI planning application for proposed Outdoor Activity Centre Building (LAC2201)  |
| <b>Nov 2022</b>  | Part XI planning application submitted for proposed Carrigfoyle Lake Boathouse (LAC2212)  |
| <b>Jan 2023</b>  | Consultants' brief for Design & Construction related consultancy services for proposed Outdoor Activity Centre Building   |
| <b>Feb 2023</b>  | Planning permission granted for proposed Carrigfoyle Lake Boathouse (LAC2212)   |
| <b>Apr 2023</b>  | Tender advertised on eTenders for works contractors for proposed Carrigfoyle Lake Boathouse   |

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## Section B: Evaluation - Step 3: Analysis of Key Documents

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The following section reviews the key documentation relating to appraisal, analysis and evaluation for the **Forth Mountain Activity Centre Project**.

| Project/Programme Key Documents                                |   |
|--|---|
| Title  | Details   |
| LAC0503  | Part XI planning permission granted in 2010 for proposed erection of an outdoor activity centre at Carrigfoyle Quarry   |
| Wexford Outdoor Activity Park Proposal 2016                    | Business plan analysis prepared by WWETB for the proposed building of an activity park at Carrigfoyle Quarry  |
| Wexford Outdoor Activity Park Forth Mountain Report            | Business Case Analysis/Outline Business Considerations report, prepared for the Economic Development Unit WCC   |
| Public Spending Code Standard Appraisal Process Report (Draft) | Appraisal report for the Carrigfoyle Outdoor Activity Centre development  |
| Executive Order No. 932/2018                                   | Accept tender of Site Investigations Ltd for the provision of ground investigation works.<br>The Executive Order was signed on 5 <sup>th</sup> December 2018.   |
| Executive Order No. 156/2019                                   | Accept tender of Sutton Plant Hire for the removal of subsoil from the site at Carrigfoyle.<br>The Executive Order was signed on 25 <sup>th</sup> February 2019.  |
| Site Investigation Report                                      | Report on ground investigation works at Carrigfoyle Quarry, carried out by Site Investigations Ltd  |
| PLAC2008 - ( <i>Centre Building</i> )                          | Part XI pre-planning application & assessment for proposed Outdoor Activity Centre Building at Carrigfoyle, Forth Mountain. The planning application was submitted to the Planning Department on 18 <sup>th</sup> September 2020. |

|   |  |
|---|--|
| Executive Order No. 783/2020  | Accept tender of Nolan Construction Consultants for the provision of quantity surveying services. The Executive Order was signed on 9 <sup>th</sup> November 2020.   |
| Executive Order No. 64/2021 – <i>(Boathouse)</i>                                  | Appointment of Malone O'Regan Consulting Engineers, to prepare the detailed design, tender documents for the Carrigfoyle Lake Boathouse. The Executive Order was signed on 5 <sup>th</sup> February 2021.              |
| Forth Mountain Centre CE - 18 <sup>th</sup> May 2021                              | Preliminary cost estimate for proposed Outdoor Activity Centre Building  |
| PLAC2127 - <i>(Boathouse)</i>   | Part XI pre-planning application & assessment for proposed Boathouse at Carrigfoyle Lake. The application was submitted to the Planning Department on 7 <sup>th</sup> December 2021.                                   |
| LAC2201 - <i>(Centre Building)</i>  | Part XI planning application for proposed Outdoor Activity Centre Building at Carrigfoyle, Forth Mountain. The application was submitted to the Planning Department on 9 <sup>th</sup> March 2022.                     |
| ABP-313164-22 - <i>(Centre Building)</i>  | Submission to An Bord Pleanála for an EIA Screening Determination on 24 <sup>th</sup> March 2022   |
| Preliminary Construction Cost Estimate - <i>(Boathouse)</i>                       | Preliminary construction cost estimate prepared for the proposed Boathouse   |
| Tender documents for Environmental Assessment Services                            | Tender documents for the procurement of a consultant to provide Environmental Assessment Services for the Carrigfoyle Activity Centre Building   |
| Executive Order No. 696/2022 - <i>(Centre Building)</i>                           | Appointment of Roughan & O'Donovan Consulting Engineers, to provide environmental assessments and reports for the Carrigfoyle Activity Centre Building. The Executive Order was signed on 4 <sup>th</sup> August 2022. |
| EIA Screening Report/August 2022 - <i>(Centre Building)</i>                       | EIA Screening Report prepared by Roughan & O'Donovan Consulting Engineers for the proposed Outdoor Activity Centre Building  |
| Appropriate Assessment Screening Report/September 2022 - <i>(Centre Building)</i> | Appropriate Assessment Screening Report prepared by Roughan & O'Donovan Consulting Engineers, for the proposed Outdoor Activity Centre Building  |

|  |  |
|--|--|
| LAC2201 – Withdrawal of Part 8 Proposal -<br><i>(Centre Building)</i>                                | Email dated 25 <sup>th</sup> October 2022 withdrawing Part XI planning application for proposed Outdoor Activity Centre Building   |
| Appropriate Assessment – Stage 1 Screening Report/October 2022 – <i>(Boathouse)</i>                  | Appropriate Assessment – Stage 1 Screening Report prepared by Malone O'Regan Consulting Engineers, for the proposed Boathouse and facilities area at Carrigfoyle Lake  |
| Ecological Impact Assessment/October 2022 – <i>(Boathouse)</i>                                       | Ecological Impact Assessment prepared by Malone O'Regan Consulting Engineers, for the proposed Boathouse and facilities area at Carrigfoyle Lake   |
| LAC2212 - <i>(Boathouse)</i>   | Part XI planning application for proposed construction of a boathouse and facilities area including new access road at Carrigfoyle. The application was submitted to the Planning Department on 9 <sup>th</sup> November 2022. |
| Consultants' brief for Design & Construction related consultancy services – <i>(Centre Building)</i> | Briefing document prepared for tender for Design & Construction related consultancy services for proposed Outdoor Activity Centre Building   |
| Works Contractors Tender – <i>(Boathouse)</i>  | Tender for works contractors for boathouse published on eTenders on 20 <sup>th</sup> April 2023.   |

### **Key Document 1: LAC0503**

Part XI planning permission was granted to WCC on 8<sup>th</sup> November 2010, for the proposed erection of an outdoor activity centre consisting of reception building, storage compound, boathouse, 2 no. climbing towers with twin zip wires running between towers, aerial trekking course and installation of a new septic tank with evapotranspiration (willow) treatment system and associated site works at Carrigfoyle Quarry, Shelmaliere Commons, Co. Wexford.

### **Key Document 2: Wexford Outdoor Activity Park Proposal 2016**

Business plan prepared by WWETB analysing a proposal for WCC and WWETB to build an activity park situated at Carrigfoyle Quarry at the top of Forth Mountain. The plan includes market analysis, marketing/sales strategy, research and development, staffing and operations and financial projections.

**Key Document 3: Wexford Outdoor Activity Park Forth Mountain Report**

The Economic Development Unit WCC engaged Ennis & Co. Business Consultants, to analyse the business case/proposal advanced by WWETB, for the proposed establishment of the Wexford Outdoor Activity Park at Forth Mountain, Co. Wexford.

**Key Document 4: Public Spending Code Standard Appraisal Process Report (Draft)**

In April 2018, WCC carried out an appraisal of the Carrigfoyle Outdoor Activity Centre development. The report outlined the main objective of WCC i.e., facilitate the development of an outdoor activity centre. The appraisal also explored the options for the site, quantified costs, specified funding sources, identified risks, and analysed the main options.

**Key Document 5: Executive Order No. 932/2018**

Executive Order approval accepting the tender of Site Investigations Ltd for ground investigation works for the Carrigfoyle Outdoor Activity Centre. The Executive Order was signed on 5<sup>th</sup> December 2018.

**Key Document 6: Executive Order No. 156/2019**

Executive Order approval accepting the tender of Sutton Plant Hire for the removal of subsoil from the location of the carpark and building for the Carrigfoyle Outdoor Activity Centre. The Executive Order was signed on 25<sup>th</sup> February 2019.

**Key Document 7: Site Investigation Report**

In April 2019, Site Investigations Ltd issued a report on the ground investigation works at Carrigfoyle Quarry.

**Key Document 8: PLAC2008**

The Special Projects Section WCC submitted a Part XI pre-planning application to the Planning Department WCC on 18<sup>th</sup> September 2020, for the proposed Outdoor Activity Centre Building at Carrigfoyle, Forth Mountain, comprising changing rooms, meeting rooms, café, climbing wall, a roof terrace and reception area including provision of a foul water pumping station.

**Key Document 9: Executive Order No. 783/2020**

In December 2019, WCC invited 3 tenders from the Framework for Quantity Surveying Consultancy Services to provide quantity surveying services on the Carrigfoyle Outdoor Activity Centre Building Project. The tender of Nolan Construction Consultants was successful. The Executive Order approval accepting their tender was signed on 9<sup>th</sup> November 2020.

**Key Document 10: Executive Order No. 64/2021**

Executive Order appointing Malone O'Regan Consulting Engineers, to prepare the detailed design, tender documents for Carrigfoyle Lake Boathouse. The Executive Order was signed on 5<sup>th</sup> February 2021.

**Key Document 11: Forth Mountain Centre CE - 18<sup>th</sup> May 2021**

2021 preliminary cost estimate for the proposed Outdoor Activity Centre Building at Carrigfoyle.

**Key Document 12: PLAC2127**

The Special Projects Section WCC submitted a Part XI pre-planning application to the Planning Department WCC on 7<sup>th</sup> December 2021, for the proposed Boathouse at Carrigfoyle Lake, including a new access road and outdoor toilet block next to existing car park.

**Key Document 13: LAC2201**

The Housing Section WCC submitted a Part XI planning application to the Planning Department WCC on 9<sup>th</sup> March 2022, for the proposed erection of an Outdoor Activity Centre Building at Carrigfoyle, Forth Mountain, comprising changing rooms, meeting rooms, cafe, climbing wall, a roof terrace and reception area.

**Key Document 14: ABP-313164-22**

A submission was made to An Bord Pleanála (ABP) on 24<sup>th</sup> March 2022, requesting a screening determination as to whether the proposed development (Outdoor Activity Centre Building) would be likely to have significant effects on the environment. On 4<sup>th</sup> April 2022, ABP requested WCC to submit information specified in Schedule 7A of the Planning & Development Regulations 2001, as amended.



**Key Document 15: Preliminary Construction Cost Estimate**

In March 2022, Malone O'Regan Consulting Engineers, prepared a preliminary construction cost estimate for the construction of the proposed boathouse, public toilets, and bike park at the Carrigfoyle Activity Centre, Barntown, Co. Wexford.

**Key Document 16: Tender Documents for Environmental Assessment Services**

Tender documents for the procurement of a consultant to provide Environmental Assessment Services for the Carrigfoyle Activity Centre Building.

**Key Document 17: Executive Order No. 696/2022**

Executive Order appointing Roughan & O'Donovan Consulting Engineers, to provide environmental assessments and reports for the Carrigfoyle Activity Centre Building, and provide the information requested by ABP on 4<sup>th</sup> April 2022. The Executive Order was signed on 4<sup>th</sup> August 2022.

**Key Document 18: EIA Screening Report/August 2022**

EIA Screening Report prepared by Roughan & O'Donovan Consulting Engineers, for the proposed Outdoor Activity Centre Building at Carrigfoyle, Forth Mountain. The purpose of the EIA Screening Report is to provide the information requested by ABP, set out in Schedule 7A of the Planning & Development Regulations 2001, as amended, and to inform WCC whether an Environmental Impact Assessment Report (EIAR) is required.

**Key Document 19: Appropriate Assessment Screening Report/September 2022**

Appropriate Assessment Screening Report prepared by Roughan & O'Donovan Consulting Engineers, for the proposed Outdoor Activity Centre Building at Carrigfoyle, Forth Mountain. The purpose of the Appropriate Assessment Screening Report is to inform WCC whether the proposed development is likely to have a significant effect on any European Site in view of their Conservation objectives.

**Key Document 20: LAC2201 – Withdrawal of Part 8 Proposal**

Email dated 25<sup>th</sup> October 2022 from Acting DOS Capital Development to Planning Department WCC, withdrawing Part XI planning application for proposed Outdoor Activity Centre Building at Carrigfoyle, Forth Mountain. The Planning Department WCC subsequently notified ABP on 27<sup>th</sup> October 2022, that LAC2201 is no longer under consideration by the Planning Authority.

**Key Document 21: Appropriate Assessment – Stage 1 Screening Report/October 2022**

Appropriate Assessment – Stage 1 Screening Report prepared by Malone O'Regan Consulting Engineers, for the proposed boathouse and facilities area at Carrigfoyle Lake. The purpose of the Appropriate Assessment- Stage 1 Screening Report is to inform WCC whether the proposed development is likely to have a significant effect on the Conservation objectives of any Natura 2000 European Designated Sites.

**Key Document 22: Ecological Impact Assessment/October 2022**

Ecological Impact Assessment prepared by Malone O'Regan Consulting Engineers, for the proposed boathouse and facilities area at Carrigfoyle Lake. The purpose of the Ecological Impact Assessment is to survey and assess the land within and adjacent to the site for the presence of any habitats or species that could present a constraint on or an opportunity for enhancement due to the proposed development.

**Key Document 23: LAC2212**

The Special Projects Section WCC submitted a Part XI planning application to the Planning Department WCC on 9<sup>th</sup> November 2022, for the proposed construction of a boathouse and facilities area including new access road at Carrigfoyle. Planning permission was approved by members on 13<sup>th</sup> February 2023.

**Key Document 24: Consultants' brief for Design & Construction related consultancy services**

Consultants' brief for Design & Construction related consultancy services (January 2023) prepared as part of the tendering process for the proposed Outdoor Activity Centre Building.

**Key Document 25: Works Contractors Tender**

Tender documents for works contractors for boathouse, jetty, access, and ancillary works at Carrigfoyle Quarry, Co. Wexford. The request for tenders was published on eTenders on 20<sup>th</sup> April 2023.

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## Section B - Step 4: Data Audit

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

| Data Required  | Use   | Availability              |
|--|---|---------------------------|
| Business plan analysis & appraisal of project                            | Outline objectives, explore options, quantify costs, specify sources of funding, identify risks and recommendation on preferred options | Available on Project File |
| Tender reports & Executive Orders appointing consultants and contractors | Provides evidence of procurement for services & approval for appointments   | Available on Project File |
| Cost estimate reports  | Provides evidence of project costings   | Available on Project File |
| Pre-Planning & Planning Applications for Part XI Proposals               | Provides evidence of the required planning approvals  | Available on Project File |
| Environmental Reports  | Provides evidence of environmental obligations  | Available on Project File |
| Progress Meeting Minutes   | Provide evidence of project management  | Available on Project File |

### Data Availability and Proposed Next Steps

All data appropriate to the current stage of this project is available on file.

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## Section B - Step 5: Key Evaluation Questions

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The following section looks at the key evaluation questions for the **Forth Mountain Activity Centre 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)**

This project is currently under consideration and all project documentation reviewed indicates compliance with 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?**

All data appropriate to the current stage of the project is available on file.

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

There are no recommendations arising from the review of compliance in this case.

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## Section C: In-Depth Check Summary

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The following section presents a summary of the findings of this In-Depth Check on the **Forth Mountain Activity Centre Project**.

### Summary of In-Depth Check

The Forth Mountain Activity Centre Project is shown on the 2022 inventory as a capital project that is under consideration. This proposed development is in addition to the development of a series of walking trails around the site, a new access road, car park and utility services including water, wastewater and power. These works are now substantially complete and open to the public. A process to procure a consulting team to prepare an EIAR and prepare a planning submission to ABP for the Outdoor Activity Centre Building is now required. The tender for works for the Boathouse was advertised in April 2023 and it is expected that a contract award will be made by August 2023 with commencement on site by September 2023.

The documentation on file for this stage of the project provides satisfactory assurance that there is compliance with the Public Spending Code. Controls upon which reliance can be placed include:

- Business Plan Analysis & Project Appraisal
- Cost estimates
- Tender Reports
- Executive Orders
- Part XI planning applications & assessments
- Environmental Reports
- Minutes of progress meetings

## APPENDIX C3 – 13 NO. TURNKEY PROPERTIES AT ROXBOROUGH MANOR. MULGANNON, WEXFORD

### 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 |  |
|----------------------------------|--|
| <b>Name</b>                      | 13 no. Turnkey properties at Roxborough Manor, Mulgannon, Wexford, Co. Wexford   |
| <b>Detail</b>                    | The acquisition on a turnkey basis of 13 no. properties at Roxborough Manor, Mulgannon, Wexford to help satisfy housing demand in the urban area of Wexford. |
| <b>Responsible Body</b>          | Wexford County Council   |
| <b>Current Status</b>            | Expenditure being incurred   |
| <b>Start Date</b>                | 23 July 2020   |
| <b>End Date</b>                  | 25 April 2023  |
| <b>Overall Cost</b>              | €2.96M   |

#### Project Description

The project involved the acquisition of 13 no. Turnkey properties at Roxborough Manor, Mulgannon, Wexford, Co. Wexford, following a public advertisement calling for expressions of interest for the supply of social housing, particularly within the urban areas of Wexford and Gorey where current housing demand is prioritised. The acquisition comprised 2 no. 2-bed terraced houses, 7 no. 3-bed houses, 2 no. 4-bed houses, and 2 no. 4-bed adaptable houses, at a total cost of €2,908,000.

### Section B: Evaluation - Step 1: Logic Model Mapping

As part of this In-Depth Check, Internal Audit, Wexford County Council has completed a Programme Logic Model (PLM) for the acquisition of 13 no. Turnkey properties at Roxborough Manor, Mulgannon, Wexford. 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  |
|--|--|--|---|---|
| The provision of a supply of social housing in the Wexford urban area where addressing current housing demand is prioritised | The primary input to the project is the funding of €2.96M from the DHLGH | Public advertisement in local newspapers calling for Expressions of Interest for the Supply of Social Housing<br><br>Receipt and Evaluation of Proposal<br><br>Valuation Report<br><br>Application for funding, including Sustainable Community Proofing, to the DHLGH<br><br>Approval of DHLGH and Chief Executive to proceed with the acquisition of 13 no. Turnkey Properties | The delivery of the agreed 13 no. Turnkey units, on a phased basis, as construction was completed | The availability of a supply of 2, 3 and 4 bed social housing units to meet demand in an area where a need was identified |

## Description of Programme Logic Model

- Objectives:* The objective was to provide a supply of social housing in the Wexford urban area where current housing demand is prioritised.
- Inputs:* The primary project input is capital funding of €2.96M from the Department of Housing, Local Government & Heritage (DHLGH).
- Activities:* Wexford County Council placed an advert in local newspapers in December 2020 calling for expressions of interest for the supply of social housing via turnkey developments and mixed development schemes.

A developer responded with a proposal to deliver 13 turnkey units at Roxborough Manor, Mulgannon.

Wexford County Council's Internal Housing Committee met on 10 March 2021, considered the proposal, and agreed to support the acquisition of 13 turnkey units having assessed it under the following headings:

- Demand for Social Housing
- Sustainability/Saturation
- Design (Suitability for Social Housing)
- Cost/Value for Money
- Probability of Failure to Deliver
- Ability to Deliver

The Evaluation document recorded a pass on all three of the following headings:

- 1. Location & Suitability of the Site for Social housing
- 2. Land Zoning Status compatible with residential development
- 3. All necessary Utilities available

Sufficient marks were allocated under all three of the following headings:

- 1. Response to briefing doc: 40 (out of 40), (min pass mark 30)
- 2. Value for Money: 30 (out of 35), (min pass mark 25)
- 3. Timescale for Delivery 25 (out of 25), (min pass mark 15)



An Independent Market Valuation was conducted on behalf of Wexford County Council valuing the house types as follows:

- 2 bed terraced, type L, 905 sq. ft., €190,000
- 3 bed, type F, 1171 sq. ft, €230,000
- 3 bed, type G, 1091 sq. ft, €215,000
- 4 bed, type E, 1295 sq. ft, €245,000

An application for funding including Sustainable Community Proofing was submitted to the Department of Housing, Local Government and Heritage (DHLGH).

The DHLGH approved an overall budget of €2,992,160 for the project, including €2,908,000 for the acquisition of 13 no. Housing Units, €58,160 for Legal & Professional Fees and €26,000 for LA Project Management Fee.

The Chief Executive approved the acquisition of 13 no. Turnkey properties at Roxborough Manor, Mulgannon, Wexford, Co. Wexford

*Outputs:* The outputs of the project are the delivery of the agreed 13 no. Turnkey units, on a phased basis, as construction was completed.


*Outcomes:* The outcome of the project is the availability of a supply of 2, 3 and 4-bed social housing units to meet the demand in an area where a need has been identified.

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## Section B: Evaluation - Step 2: Summary Timeline of Project / Programme Life Cycle

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The following section tracks the acquisition of 13 no. Turnkey properties at Roxborough Manor, Mulgannon, Wexford from inception to conclusion in terms of major project/programme milestones



|                             |   |
|-----------------------------|---|
| July 2020                   | Independent Valuation Report <i>(This valuation was submitted with a previously approved, but withdrawn Turnkey proposal)</i>   |
| December 2020               | Public Advertisement calling for Expressions of Interest for the Supply of Social Housing   |
| December 2020               | Proposal received from Colm Neville Construction proposing the delivery of houses at Roxborough Manor, Mulgannon, Wexford, Co. Wexford.   |
| March 2021                  | Evaluation of Proposal to acquire 13 units at Roxborough Manor as a Turnkey acquisition by Internal Housing Committee. Internal Housing Committee agreed to accept proposal.  |
| May 2021                    | Application for funding including Sustainable Community Proofing submitted to the DHLGH   |
| May 2021                    | Approval received from the DHLGH for the acquisition of 13 no. Turnkey properties at Roxborough Manor, Mulgannon, Wexford, Co. Wexford. Approved budget of €2,992,160 for the project, including €2,908,000 for the acquisition of 13 no. Housing Units, €58,160 for Legal & Professional Fees and €26,000 for LA Project Management Fee. |
| June 2021                   | Approval by Chief Executive for the acquisition of 13 no. units at Roxborough Manor, Mulgannon, Wexford, Co. Wexford via Turnkey acquisition  |
| August 2021 – November 2022 | Contracts exchanged and signed between Colm Neville Construction and Wexford County Council for individual houses as they are delivered   |
| June – November 2022        | Delivery of housing units on a phased basis as construction is completed  |

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### Section B: Evaluation - Step 3: Analysis of Key Documents

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The following section reviews the key documentation relating to appraisal, analysis, and evaluation for the acquisition of 13 no. Turnkey properties at Roxborough Manor, Mulgannon, Wexford.

| Project/Programme Key Documents                   |  |
|---|--|
| Title   | Details  |
| Advertisement calling for Expressions of Interest | Public Advertisement calling for Expressions of Interest for the Supply of Social Housing in areas where current housing demand is prioritised                               |
| Proposal from Colm Neville Construction           | Proposal from Colm Neville Construction offering houses at Roxborough Manor, Mulgannon, Wexford, Co. Wexford   |
| Evaluation of Proposal                            | Evaluation of Proposal to acquire 13 units at Roxborough Manor as a Turnkey acquisition by Internal Housing Committee. Internal Housing Committee agreed to accept proposal. |
| Valuation Report                                  | Independent Market Valuation conducted on behalf of Wexford County Council valuing the various house types.  |
| Funding Application to the DHLGH                  | Application for funding including Sustainable Community Proofing submitted to the DHLGH  |
| Funding Approval from the DHLGH                   | Approval Notification dated 24 May 2021  |
| Project Execution Plan                            | Project Execution Plan approved 28 June 2021   |
| Executive Order 468/2021                          | Approval to pay €2,908,000 to Colm Neville Construction for the acquisition of 13 no. Turnkey properties at Manor Crescent, Roxborough Manor.                                |
| Contracts for Sale / Building Agreements          | Individual Contracts for Sale / Building Agreements between Colm Neville Construction and Wexford County Council for acquisition of each of the 13 no. houses.               |

|  |  |
|--|--|
| HCA4 Capital Grant Claim Forms<br>&<br>HCA3 Acquisition of Private Dwellings Forms | DHLGH HCA4 Capital Grant Claim Forms and HCA3 Acquisition of Private Dwellings Forms submitted 6 December 2021 (10% deposit on turnkey scheme), 28 June 2022 (10 units), 6 December 2022 (3 units & legal fees for 3 units) & 17 April 2023 (legal fees for 10 units). |
| Turnkey Admin Claim Form   | DHLGH Turnkey Admin Claim Form submitted 29 June 2022 (for 10 units) & 19 December 2022 (for 3 units)  |

### **Key Document 1: Advertisement calling for Expressions of Interest**

A public advertisement in local newspapers on 21 December 2020 calling for expressions of interest for the supply of social housing via turnkey developments and mixed development schemes.

### **Key Document 2: Proposal from Colm Neville Construction**

Proposal received from Colm Neville Construction proposing the delivery of houses at Roxborough Manor, Mulgannon, Wexford, Co. Wexford.

### **Key Document 3: Evaluation of Proposal**

Wexford County Council's Internal Housing Committee met on 10 March 2021, considered the proposal, and agreed to support the acquisition of 13 turnkey units having assessed it under the following headings:

- Demand for Social Housing
- Sustainability/Saturation
- Design (Suitability for Social Housing)
- Cost/Value for Money
- Probability of Failure to Deliver
- Ability to Deliver

The Evaluation document recorded a pass on all three of the following headings:

- 1. Location & Suitability of the Site for Social housing
- 2. Land Zoning Status compatible with residential development
- 3. All necessary Utilities available

Sufficient marks were allocated under all three of the following headings:

- 1. Response to briefing doc: 40 (out of 40), (min pass mark 30)
- 2. Value for Money: 30 (out of 35), (min pass mark 25)
- 3. Timescale for Delivery 25 (out of 25), (min pass mark 15)

**Key Document 4: Valuation Report**

An Independent Market Valuation was conducted on behalf of Wexford County Council valuing the house types as follows:

- 2 bed terraced, type L, 905 sq. ft., €190,000
- 3 bed, type F, 1171 sq. ft, €230,000
- 3 bed, type G, 1091 sq. ft, €215,000
- 4 bed, type E, 1295 sq. ft, €245,000

**Key Document 5: Funding Application to the DHLGH**

An application for funding including Sustainable Community Proofing was submitted to the Department of Housing, Local Government and Heritage (DHLGH) for approval.

**Key Document 6: Funding Approval from the DHLGH**

The Approval Notification from the DHLGH, for the acquisition of 13 no. turnkey units is dated 24 May 2021. The DHLGH approved an overall budget of €2,992,160 for the project, including €2,908,000 for the acquisition of 13 no. Housing Units, €58,160 for Legal & Professional Fees and €26,000 for LA Project Management Fee.

**Key Document 7: Project Execution Plan**

The Project Execution Plan, approved on 28 June 2021 details the Project Brief, Project Phase, Project Development and Implementation Approach, Programme Milestones, Project Cost and Funding Certification.

**Key Document 8: Executive Order 468/2021**

The Chief Executive approved the payment of €2,908,000 to Colm Neville Construction for the acquisition of 13 no. Turnkey properties at Roxborough Manor with Executive Order 468/2021 signed on 28 June 2021.

**Key Documents 9: Contracts for Sale / Building Agreements**

Individual Contracts for Sale / Building Agreements were signed between Colm Neville Construction and Wexford County Council for acquisition of each of the 13 no. houses as they were delivered.

**Key Documents 10: DHLGH HCA4 Capital Grant Claim Forms, HCA3 Acquisition of Private Dwellings Forms & Turnkey Admin Claim Forms**

DHLGH HCA4 Capital Grant Claim Forms and HCA3 Acquisition of Private Dwellings Forms submitted on 6 December 2021 (10% deposit on turnkey scheme), 28 June 2022 (10 units), 6 December 2022 (3 units & legal fees for 3 units) & 17 April 2023 (legal fees for 10 units).

DHLGH Turnkey Admin Claim Form submitted 29 June 2022 (for 10 units) & 19 December 2022 (for 3 units). All claims being the full budget approval for acquisition of 13 no. units at Roxborough Manor, vouched legal fees, and LA admin / project management fees.

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### Section B: Evaluation - Step 4: Data Audit

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The following section details the data audit that was carried out for the acquisition of 13 no. Turnkey properties at Roxborough Manor, Mulgannon, Wexford. It evaluates whether appropriate data is available for the future evaluation of the project/programme.

| Data Required                          | Use   | Availability                                |
|--|---|---|
| Evaluation & Agreement of Proposal     | To evaluate need, sustainability, suitability, cost, and compliance with public procurement procedures  | Available on Project File                   |
| Application for funding to the DHLGH   | Appraisal of proposed acquisition including independent valuation report and as per requirement for transparency, an explanation of how proposal was selected | Available on Project File                   |
| Approval of the DHLGH                  | To confirm DHLGH formal approval for the acquisition of 13 no. Turnkey properties at Roxborough Manor, Mulgannon, Wexford                                     | Available on Project File                   |
| Contracts for Sale/Building Agreements | To assess the nature of the contract and agreement  | Available on Project File                   |
| Executive Order 468/2021               | To confirm Wexford County Council's formal approval for the acquisition of 13 no. Turnkey properties at Roxborough Manor, Mulgannon, Wexford                  | Available on Project File                   |
| Payments & grant draw-down             | To assess expenditure and claim recoupment  | Available on Project File & Accounts System |

#### Data Availability and Proposed Next Steps

All data appropriate to all stages of this project are available on file.

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## Section B: Evaluation - Step 5: Key Evaluation Questions

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The following section looks at the key evaluation questions for the acquisition of 13 no. Turnkey properties at Roxborough Manor, Mulgannon, Wexford, 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)**

The delivery of 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?**

There is sufficient data and information available to ensure that the project can be subjected to a full evaluation at a later date.

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

There are no recommendations arising from the review of compliance in this case

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## Section C: Summary and Conclusions

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The following section presents a summary of the findings of this In-Depth Check on the acquisition of 13 no. Turnkey properties at Roxborough Manor, Mulgannon, Wexford.

### **Summary of In-Depth Check**

The project documentation for all stages of this project provides satisfactory assurance that there is compliance with the Public Spending Code. Controls upon which reliance can be placed are included in the following documentation:

- Advertisement calling for Expressions of Interest
- Proposal from Colm Neville Construction
- Evaluation and Agreement of Proposal
- Independent Valuation Report
- Application to the DHLGH for funding
- Approval from the DHLGH for funding
- Project Execution Plan
- Contracts for Sale/Building Agreements
- Executive Order 468/2021
- HCA 4 Capital Grant Claim Forms
- HCA3 Acquisition of Private Dwellings Forms
- Turnkey Admin Claim Form
- Payments & grant draw-down



## Appendix C4 – 20 No. TURNKEY PROPERTIES AT CLUAIN BEAG, CLONARD, WEXFORD

### 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 |   |
|----------------------------------|---|
| <b>Name</b>                      | 20 no. Turnkey properties at Cluain Beag, Clonard, Wexford, Co. Wexford   |
| <b>Detail</b>                    | The acquisition on a turnkey basis of 20 no. properties at Cluain Beag, Clonard, Wexford to help satisfy housing demand in the urban area of Wexford. |
| <b>Responsible Body</b>          | Wexford County Council  |
| <b>Current Status</b>            | Expenditure Completed   |
| <b>Start Date</b>                | 12 February 2019  |
| <b>End Date</b>                  | 7 October 2022  |
| <b>Overall Cost</b>              | €4.34M  |

#### Project Description

The project involved the acquisition of 20 no. Turnkey properties at Cluain Beag, Clonard, Wexford, Co. Wexford, following a public advertisement calling for expressions of interest for the supply of social housing, particularly within the urban areas of Wexford, Gorey, Enniscorthy and New Ross, where current housing demand is prioritised. The acquisition comprised 15 no. 3-bed semi-detached houses, 1 no. 3-bed detached house, and 4 no. 2-bed terraced houses, at a total cost of €4,260,000.

### Section B: Evaluation - Step 1: Logic Model Mapping

As part of this In-Depth Check, Internal Audit, Wexford County Council has completed a Programme Logic Model (PLM) for the acquisition of 20 no. Turnkey properties at Cluain Beag, Clonard, Wexford. 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   |
|--|--|--|---|--|
| The provision of a supply of social housing in the Wexford urban area where addressing current housing demand is prioritised | The primary input to the project is the funding of €4.34M from the DHLGH | Public advertisement in local newspapers calling for Expressions of Interest for the Supply of Social Housing<br><br>Receipt and Evaluation of Proposal<br><br>Valuation Report<br><br>Application for funding, including Sustainable Community Proofing, to the DHLGH<br><br>Approval of DHLGH and Chief Executive to proceed with the acquisition of 20 no. Turnkey Properties | The delivery of the agreed 20 no. Turnkey units, on a phased basis, as construction was completed | The availability of a supply of 2 and 3 bed social housing units to meet demand in an area where a need was identified |

## Description of Programme Logic Model


- Objectives:** The objective was to provide a supply of social housing in the Wexford urban area where current housing demand is prioritised.
- Inputs:** The primary project input is capital funding of €4.34M from the Department of Housing, Local Government & Heritage (DHLGH).
- Activities:** Wexford County Council placed an advert in local newspapers in February 2019 calling for expressions of interest for the supply of social housing via turnkey developments, serviced land zoned for residential development and mixed development schemes.
- A developer responded with a proposal to deliver turnkey units at Cluain Beag, Clonard. Wexford County Council's Internal Housing Committee met on 28 February 2019, considered the proposal, and agreed to support the acquisition of 20 turnkey units having assessed it under the following headings:
- Demand for Social Housing
  - Sustainability/Saturation
  - Design (Suitability for Social Housing)
  - Cost/Value for Money
  - Probability of Failure to Deliver
- An Independent Market Valuation was conducted on behalf of Wexford County Council valuing the house types as follows:
- 3-bed semi-detached, Type A, 97 sqm, €215K-220K
  - 3-bed detached, Type A1, 99 sqm, €220K-225K
  - 2-bed terraced, Type B, 76 sqm, €180K-185K
- An application for funding including Sustainable Community Proofing was submitted to the Department of Housing, Local Government and Heritage (DHLGH).
- The DHLGH approved an overall budget of €4,385,200 for the project, including €4,260,000 for the acquisition of 20 no. Housing Units, €85,200 for Legal & Professional Fees and €40,000 for LA Project Management Fee.
- The Chief Executive approved the acquisition of 20 no. Turnkey properties at Cluain Beag, Clonard, Wexford, Co. Wexford.
- Outputs:** The outputs of the project are the delivery of the agreed 20 no. Turnkey units, on a phased basis, as construction was completed.
- Outcomes:** The outcome of the project is the availability of a supply of 2 and 3-bed social housing units to meet the demand in an area where a need has been identified.

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## Section B: Evaluation - Step 2: Summary Timeline of Project / Programme Life Cycle

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The following section tracks the acquisition of 20 no. Turnkey Properties at Cluain Beag, Clonard, Wexford from inception to conclusion in terms of major project/programme milestones



|                            |  |
|----------------------------|--|
| February 2019              | Public Advertisement calling for Expressions of Interest for the Supply of Social Housing  |
| February 2019              | Proposal received from William Neville & Sons Construction proposing the delivery of houses at Cluain Beag, Clonard, Wexford, Co. Wexford.   |
| February 2019              | Evaluation of Proposal to acquire 20 units at Cluain Beag as a Turnkey acquisition by Internal Housing Committee.<br>Internal Housing Committee agreed to accept proposal. As there is a Part V liability, 6 units were delivered under Part V and 20 via Turnkey acquisition. |
| June 2020                  | Independent Valuation Report   |
| July 2020                  | Application for funding including Sustainable Community Proofing submitted to the DHLGH  |
| September 2020             | Approval received from the DHLGH for the acquisition of 20 no. Turnkey Properties at Cluain Beag, Clonard, Wexford, Co. Wexford. Approved budget €4,385,200 for 20 No. Turnkeys €4,260,000, Legal & Professional Fees: €85,200, Project Management Fees: €40,000               |
| November 2020              | Approval by Chief Executive for the acquisition of 20 no. units at Cluain Beag, Clonard, Wexford, Co. Wexford via Turnkey acquisition  |
| October 2020 – June 2022   | Contracts exchanged and signed between William Neville & Sons Construction and Wexford County Council for individual houses as they are delivered  |
| September 2021 – June 2022 | Delivery of housing units on a phased basis as construction is completed   |

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### Section B: Evaluation - Step 3: Analysis of Key Documents

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The following section reviews the key documentation relating to appraisal, analysis, and evaluation for the acquisition of 20 no. Turnkey Properties at Cluain Beag, Clonard, Wexford.

| Project/Programme Key Documents                   |  |
|---|--|
| Title   | Details  |
| Advertisement calling for Expressions of Interest | Public Advertisement calling for Expressions of Interest for the Supply of Social Housing in areas where current housing demand is prioritised   |
| Proposal from William Neville & Sons Construction | Proposal from William Neville & Sons Construction offering houses at Cluain Beag, Clonard, Wexford, Co. Wexford.   |
| Evaluation of Proposal                            | Evaluation of Proposal to acquire 20 units at Cluain Beag as a Turnkey acquisition by Internal Housing Committee.<br>Internal Housing Committee agreed to accept proposal. As there is a Part V liability, 6 units were delivered under Part V and 20 via Turnkey acquisition. |
| Valuation Report                                  | Independent Market Valuation conducted on behalf of Wexford County Council valuing the various house types.  |
| Funding Application to the DHLGH                  | Application for funding including Sustainable Community Proofing submitted to the DHLGH  |
| Funding Approval from the DHLGH                   | Approval Notification dated 25 September 2020  |
| Project Execution Plan                            | Project Execution Plan approved 11 November 2020   |
| Executive Order 827/2020                          | Approval to pay €4,260,000 to William Neville & Sons Construction for the acquisition of 20 no. Turnkey properties at Cluain Beag,   |

|  |  |
|--|--|
| Contracts for Sale / Building Agreements   | Individual Contracts for Sale / Building Agreements between William Neville & Sons Construction and Wexford County Council for acquisition of each of the 20 no. houses.   |
| HCA4 Capital Grant Claim Forms<br>&<br>HCA3 Acquisition of Private Dwellings Forms | DHLGH HCA4 Capital Grant Claim Forms and HCA3 Acquisition of Private Dwellings Forms submitted 15 December 2021 (5 units), 24 January 2022 (6 units), 5 April 2022 (7 units), 26 July 2022 (2 units), 20 September 2022 (legal fees for 20 units). |
| Turnkey Admin Claim Form   | DHLGH Turnkey Admin Claim Form submitted 7 February 2022 (for 11 units) and 26 July 2022 (for 9 units).  |

#### **Key Document 1: Advertisement calling for Expressions of Interest**

A public advertisement in local newspapers on 12 February 2019 calling for expressions of interest for the supply of social housing via turnkey developments, serviced land zoned for residential development and mixed development schemes.

#### **Key Document 2: Proposal from William Neville & Sons Construction**

Proposal received from William Neville & Sons Construction proposing the delivery of houses at Cluain Beag, Clonard, Wexford, Co. Wexford.

#### **Key Document 3: Evaluation of Proposal**

Wexford County Council's Internal Housing Committee met on 28 February 2019, considered the proposal, and agreed to support the acquisition of 20 turnkey units having assessed it under the following headings:

- Demand for Social Housing
- Sustainability/Saturation
- Design (Suitability for Social Housing)
- Cost/Value for Money
- Probability of Failure to Deliver

**Key Document 4: Valuation Report**

An Independent Market Valuation was conducted on behalf of Wexford County Council valuing the house types as follows: 3-bed semi-detached, Type A, 97 sqm, €215K-220K, 3-bed detached, Type A1, 99 sqm, €220K-225K, 2-bed terraced, Type B, 76 sqm, €180K-185K

**Key Document 5: Funding Application to the DHLGH**

An application for funding including Sustainable Community Proofing was submitted to the Department of Housing, Local Government and Heritage (DHLGH) for approval.

**Key Document 6: Funding Approval from the DHLGH**

The Approval Notification from the DHLGH, for the acquisition of 20 no. turnkey units is dated 25 September 2020. The DHLGH approved an overall budget of €4,385,200 for the project, including €4,260,000 for the acquisition of 20 no. Housing Units, €85,200 for Legal & Professional Fees and €40,000 for LA Project Management Fee.

**Key Document 7: Project Execution Plan**

The Project Execution Plan, approved on 11 November 2020, details the Project Brief, Project Phase, Project Development and Implementation Approach, Programme Milestones, Project Cost and Funding Certification.

**Key Document 8: Executive Order 827/2020**

The Chief Executive approved the payment of €4,260,000 to William Neville & Sons Construction for the acquisition of 20 no. Turnkey properties at Cluain Beag with Executive Order 827/2020 signed on 16 November 2020.

**Key Documents 9: Contracts for Sale / Building Agreements**

Individual Contracts for Sale / Building Agreements were signed between William Neville & Sons Construction and Wexford County Council for acquisition of each of the 20 no. houses as they were delivered.

**Key Documents 10: HCA4 Capital Grant Claim Forms, HCA3 Acquisition of Private Dwellings Forms & Turnkey Admin Claim Form**

DHLGH HCA4 Capital Grant Claim Forms and HCA3 Acquisition of Private Dwellings Forms submitted on 15 December 2021 (5 units), 24 January 2022 (6 units), 5 April 2022 (7 units), 26 July 2022 (2 units), 20 September 2022 (legal fees for 20 units). DHLGH Turnkey Admin Claim Form submitted 7 February 2022 (11 units) and 26 July 2022 (9 units). All claim forms completed to draw down €4,345,939.15 from the DHLGH, in line with budget approval for acquisition of 20 no. units at Cluain Beag, vouched legal fees, and LA admin / project management fees.

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### Section B: Evaluation - Step 4: Data Audit

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The following section details the data audit that was carried out for the acquisition of 20 no. Turnkey properties at Cluain Beag, Clonard, Wexford. It evaluates whether appropriate data is available for the future evaluation of the project/programme.

| Data Required                          | Use   | Availability                                |
|--|---|---|
| Evaluation & Agreement of Proposal     | To evaluate need, sustainability, suitability, cost, and compliance with public procurement procedures  | Available on Project File                   |
| Application for funding to the DHLGH   | Appraisal of proposed acquisition including independent valuation report and as per requirement for transparency, an explanation of how proposal was selected | Available on Project File                   |
| Approval of the DHLGH                  | To confirm DHLGH formal approval for the acquisition of 20 no. Turnkey properties at Cluain Beag, Clonard, Wexford  | Available on Project File                   |
| Contracts for Sale/Building Agreements | To assess the nature of the contract and agreement  | Available on Project File                   |
| Executive Order 827/2020               | To confirm Wexford County Council's formal approval for the acquisition of 20 no. Turnkey properties at Cluain Beag, Clonard, Wexford                         | Available on Project File                   |
| Payments & grant draw-down             | To assess expenditure and claim recoupment  | Available on Project File & Accounts System |

#### Data Availability and Proposed Next Steps

All data appropriate to all stages of this project are available on file



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## **Section B: Evaluation - Step 5: Key Evaluation Questions**

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The following section looks at the key evaluation questions for the acquisition of 20 no. Turnkey properties at Cluain Beag, Clonard, Wexford, 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)**

The delivery of 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?**

There is sufficient data and information available to ensure that the project can be subjected to a full evaluation at a later date.

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

There are no recommendations arising from the review of compliance in this case

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## Section C: Summary and Conclusions

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The following section presents a summary of the findings of this In-Depth Check on the acquisition of 20 no. Turnkey properties at Cluain Beag, Clonard, Wexford.

### **Summary of In-Depth Check**

The project documentation for all stages of this project provides satisfactory assurance that there is compliance with the Public Spending Code. Controls upon which reliance can be placed are included in the following documentation:

- Advertisement calling for Expressions of Interest
- Proposal from William Neville & Sons Construction
- Evaluation and Agreement of Proposal
- Independent Valuation Report
- Application to the DHLGH for funding
- Approval from the DHLGH for funding
- Project Execution Plan
- Contracts for Sale/Building Agreements
- Executive Order 827/2020
- HCA 4 Capital Grant Claim Forms
- HCA3 Acquisition of Private Dwellings Forms
- Turnkey Admin Claim Form
- Payments & grant draw-down

## APPENDIX C5 – 43 NO. TURNKEY PROPERTIES AT ARD AN BHILE, HEALYSLAND, NEW ROSS

### 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 |   |
|----------------------------------|---|
| <b>Name</b>                      | 43 no. Turnkey Properties at Ard an Bhile, Healysland, New Ross, Co. Wexford  |
| <b>Detail</b>                    | The acquisition on a turnkey basis of 43 no. Turnkey Properties at Ard an Bhile, Healysland, New Ross to help satisfy housing demand in the urban area of New Ross. |
| <b>Responsible Body</b>          | Wexford County Council  |
| <b>Current Status</b>            | Expenditure Completed   |
| <b>Start Date</b>                | September 2019  |
| <b>End Date</b>                  | December 2022   |
| <b>Overall Cost</b>              | €8.59M  |

#### Project Description

The project involved the acquisition of 43 no. Turnkey Properties at Ard an Bhile, Healysland, New Ross, Co. Wexford, following a public advertisement calling for expressions of interest for the supply of social housing, particularly within the urban areas of Wexford, Gorey, Enniscorthy and New Ross where current housing demand is prioritised. The acquisition comprised 12 no. 3-bed semi-detached houses, 2 no. 3-bed semi-detached adaptable houses, 17 no. 2-bed semi-detached houses, 12 no. 2-bed apartments at a total cost of €8,540,000.

### Section B: Evaluation - Step 1: Logic Model Mapping

As part of this In-Depth Check, Internal Audit, Wexford County Council has completed a Programme Logic Model (PLM) for the acquisition of 43 no. Turnkey Properties at Ard an Bhile, Healysland, New Ross. 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   |
|---|---|--|---|--|
| The provision of a supply of social housing in the New Ross urban area where addressing current housing demand is prioritised | The primary input to the project is the approved funding of €8.75M from the DHLGH | Public advertisement in local newspapers calling for Expressions of Interest for the Supply of Social Housing<br><br>Receipt and Evaluation of Proposal<br><br>Valuation Report<br><br>Application for funding, including Sustainable Community Proofing, to the DHLGH<br><br>Approval of DHLGH and Chief Executive to proceed with the acquisition of 43 no. Turnkey Properties | The delivery of the agreed 43 no. Turnkey units, on a phased basis, as construction was completed | The availability of a supply of 2 and 3 bed social housing units to meet demand in an area where a need was identified |

## Description of Programme Logic Model

*Objectives:* The objective was to provide a supply of social housing in the New Ross urban area where current housing demand is prioritised.

*Inputs:* The primary project input is approved capital funding of €8.75M from the Department of Housing, Local Government & Heritage (DHLGH).

*Activities:* Wexford County Council placed an advert in local newspapers in September 2019 calling for expressions of interest for the supply of social housing via turnkey developments, serviced land zoned for residential development and mixed development schemes.

A developer responded with a proposal to deliver 43 turnkey units at Ard an Bhile, Healysland, New Ross.

Wexford County Council's Internal Housing Committee met on 22 November 2019, considered the proposal, and agreed in principle to support the acquisition of 43 turnkey units subject to planning permission, costs, DHLGH approval and contract, having assessed it under the following headings:

- Demand for Social Housing
- Sustainability/Saturation
- Design (Suitability for Social Housing)
- Cost/Value for Money
- Probability of Failure to Deliver
- Ability to Deliver

An Independent Market Valuation was conducted on behalf of Wexford County Council valuing the overall scheme of 43 units at €8,916,000, and valuing the individual house types as follows:

- 3 bed semi detached, type A, 97m<sup>2</sup>, €235,000
- 3 bed adaptable, type A1, 99m<sup>2</sup>, €238,000
- 2 bed semi detached type B, 76m<sup>2</sup>, €200,000
- 2 bed apartment, 76m<sup>2</sup>, €185,000

An application for funding including Sustainable Community Proofing was submitted to the Department of Housing, Local Government and Heritage (DHLGH).

The DHLGH approved an overall budget of €8,750,000 for the project, including €8,540,000 for the acquisition of 43 no. Housing Units, €170,000 for Legal & Professional Fees and €40,000 for LA Project Management Fee.

The Chief Executive approved the acquisition of 43 no. Turnkey properties at Ard an Bhile, Healysland, New Ross, Co. Wexford

*Outputs:* The outputs of the project are the delivery of the agreed 43 no. Turnkey units, on a phased basis, as construction was completed.


*Outcomes:* The outcome of the project is the availability of a supply of 2 and 3-bed social housing units to meet the demand in an area where a need has been identified.

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## Section B: Evaluation - Step 2: Summary Timeline of Project / Programme Life Cycle

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The following section tracks the acquisition of 43 no. Turnkey Properties at Ard an Bhile, Healysland, New Ross from inception to conclusion in terms of major project/programme milestones



|                |  |
|----------------|--|
| September 2019 | Public Advertisement calling for Expressions of Interest for the Supply of Social Housing  |
| November 2019  | Proposal received from Purcell Properties acting for client Liam Neville Developments Ltd proposing the delivery of turnkey social housing at Ard an Bhile, Healysland, New Ross, Co. Wexford.   |
| November 2019  | Evaluation of Proposal to acquire Turnkey Properties at Knockavilla (Ard an Bhile, Healysland), New Ross as a Turnkey acquisition by Internal Housing Committee. Internal Housing Committee agreed in principle subject to planning permission, costs, DHPLG approval and contract to accept proposal for 43 no. Turnkey units.          |
| January 2021   | Independent Valuation Report   |
| March 2021     | Application for funding including Sustainable Community Proofing submitted to the DHLGH  |
| April 2021     | Approval received from the DHLGH for the acquisition of 43 no. Turnkey Properties at Ard an Bhile, Healysland, New Ross, Co. Wexford. Approved budget of €8,750,000 for the project, including €8,540,000 for the acquisition of 43 no. Housing Units, €170,000 for Legal & Professional Fees and €40,000 for LA Project Management Fee. |
| May 2021       | Approval by Chief Executive for the acquisition of 43 no. Turnkey Properties at Ard an Bhile, Healysland, New Ross, Co. Wexford via Turnkey acquisition  |
| October 2021   | Combined Contract and Building Agreement exchanged and signed between Liam Neville Developments Ltd and Wexford County Council.  |
| December 2022  | Delivery of housing units on a phased basis as construction is completed   |

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### Section B: Evaluation - Step 3: Analysis of Key Documents

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The following section reviews the key documentation relating to appraisal, analysis, and evaluation for the acquisition of 43 no. Turnkey Properties at Ard an Bhile, Healysland, New Ross, Co. Wexford.

| Project/Programme Key Documents                   |   |
|---|---|
| Title   | Details   |
| Advertisement calling for Expressions of Interest | Public Advertisement calling for Expressions of Interest for the Supply of Social Housing in areas where current housing demand is prioritised  |
| Proposal from Liam Neville Developments Ltd       | Proposal from Liam Neville Developments Ltd offering 43 no. Turnkey Properties at Ard an Bhile, Healysland, New Ross, Co. Wexford   |
| Evaluation of Proposal                            | Evaluation of Proposal to acquire 43 no. houses at Ard an Bhile, Healysland, New Ross as a Turnkey acquisition by Internal Housing Committee. Internal Housing Committee agreed to accept proposal. |
| Valuation Report                                  | Independent Market Valuation conducted on behalf of Wexford County Council valuing the various house types.   |
| Funding Application to the DHLGH                  | Application for funding including Sustainable Community Proofing submitted to the DHLGH   |
| Funding Approval from the DHLGH                   | Approval Notification dated 8 April 2021  |
| Project Execution Plan                            | Project Execution Plan approved 17 May 2021   |
| Executive Order 315/2021                          | Approval to pay €8,540,000 to Liam Neville Developments Ltd for the acquisition of 43 no. Turnkey Properties at Ard an Bhile, Healysland, New Ross.   |
| Combined Contract and Building Agreement          | Combined Contract and Building Agreement between Liam Neville Developments Ltd and Wexford County Council for acquisition of 1-48 Ard an Bhile (43 Turnkey + 5 Part V units)                        |



|  |   |
|--|---|
| HCA4 Capital Grant Claim Forms<br>&<br>HCA3 Acquisition of Private Dwellings Forms | DHLGH HCA4 Capital Grant Claim Forms and HCA3 Acquisition of Private Dwellings Forms submitted 6 December 2021 (10% deposit on turnkey scheme), and 7, 16 & 21 December 2022 (for 16, 14 & 13 units respectively), and 23 May 2023 (legal fees for 43 units). |
| Turnkey Admin Claim Form   | DHLGH Turnkey Admin Claim Form submitted 16 December 2022 and 17 May 2023.  |

### **Key Document 1: Advertisement calling for Expressions of Interest**

A public advertisement in local newspapers on 3 September 2019 calling for expressions of interest for the supply of social housing via turnkey developments and mixed development schemes.

### **Key Document 2: Proposal from Liam Neville Developments Ltd**

Proposal received from Liam Neville Developments Ltd proposing the delivery of houses at Ard an Bhile, Healysland, New Ross.

### **Key Document 3: Evaluation of Proposal**

Wexford County Council's Internal Housing Committee met on 22 November 2019, considered the proposal, and agreed in principle to support the acquisition of 43 turnkey units subject to planning permission, costs, DHPLG approval and contract, having assessed it under the following headings:

- Demand for Social Housing
- Sustainability/Saturation
- Design (Suitability for Social Housing)
- Cost/Value for Money
- Probability of Failure to Deliver
- Ability to Deliver

WCC recommended this acquisition proposal as it

1. offers value for money
2. adheres with development plan objectives and makes optimum use of land
3. achieves social integration
4. meets the demand for social housing in the New Ross area.

**Key Document 4: Valuation Report**

An Independent Market Valuation was conducted on behalf of Wexford County Council valuing the overall scheme of 43 units at €8,916,000, and valuing the individual house types as follows:

- 3 bed semi detached, type A, 97m2, €235,000
- 3 bed adaptable, type A1, 99m2, €238,000
- 2 bed semi detached type B, 76m2, €200,000
- 2 bed apartment, 76m2, €185,000

**Key Document 5: Funding Application to the DHLGH**

An application for funding including Sustainable Community Proofing was submitted to the Department of Housing, Local Government and Heritage (DHLGH) for approval.

**Key Document 6: Funding Approval from the DHLGH**

The Approval Notification from the DHLGH, for the acquisition of 43 no. turnkey units is dated 8 April 2021. The DHLGH approved an overall budget of €8,750,000 for the project, including €8,540,000 for the acquisition of 43 no. Housing Units, €170,000 for Legal & Professional Fees and €40,000 for LA Project Management Fee.

**Key Document 7: Project Execution Plan**

The Project Execution Plan, approved on 17 May 2021 details the Project Brief, Project Phase, Project Development and Implementation Approach, Programme Milestones, Project Cost and Funding Certification.

**Key Document 8: Executive Order 315/2021**

The Chief Executive approved the payment of €8,540,000 to Liam Neville Developments Ltd for the acquisition of 43 no. Turnkey properties at Ard an Bhile, Healysland, New Ross with Executive Order 315/2021 signed on 17 May 2021.

**Key Documents 9: Combined Contract and Building Agreement**

Combined Contract and Building Agreement signed between Liam Neville Developments Ltd and Wexford County Council for acquisition of 1-48 Ard an Bhile (43 Turnkey units + 5 Part V units).

**Key Documents 10: DHLGH HCA4 Capital Grant Claim Forms, HCA3 Acquisition of Private Dwellings Forms & Turnkey Admin Claim Forms**

DHLGH HCA4 Capital Grant Claim Forms and HCA3 Acquisition of Private Dwellings Forms submitted 6 December 2021 (10% deposit on turnkey scheme), and 7, 16 & 21 December 2022 (for 16, 14 & 13 units respectively) and 23 May 2023 (legal fees for 43 units). DHLGH Turnkey Admin Claim Form submitted 16 December 2022 and 17 May 2023. All claims form completed in line with DHLGH budget approval for acquisition of 43 no. Turnkey properties at Ard an Bhile, Healysland, New Ross, vouched legal fees, and LA admin / project management fees.

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### Section B: Evaluation - Step 4: Data Audit

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The following section details the data audit that was carried out for the acquisition of 43 no. Turnkey properties at Ard an Bhile, Healysland, New Ross. It evaluates whether appropriate data is available for the future evaluation of the project/programme.

| Data Required                             | Use   | Availability                                |
|---|---|---|
| Evaluation & Agreement of Proposal        | To evaluate need, sustainability, suitability, cost, and compliance with public procurement procedures  | Available on Project File                   |
| Application for funding to the DHLGH      | Appraisal of proposed acquisition including independent valuation report and as per requirement for transparency, an explanation of how proposal was selected | Available on Project File                   |
| Approval of the DHLGH                     | To confirm DHLGH formal approval for the acquisition of 43 no. Turnkey properties at Ard an Bhile, Healysland, New Ross                                       | Available on Project File                   |
| Executive Order 315/2021                  | To confirm Wexford County Council's formal approval for the acquisition of 43 no. Turnkey properties at Ard an Bhile, Healysland, New Ross                    | Available on Project File                   |
| Combined Contract and Building Agreements | To assess the nature of the contract and agreement  | Available on Project File                   |
| Payments & grant draw-down                | To assess expenditure and claim recoupment  | Available on Project File & Accounts System |

#### Data Availability and Proposed Next Steps

All data appropriate to all stages of this project are available on file.

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## **Section B: Evaluation - Step 5: Key Evaluation Questions**

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The following section looks at the key evaluation questions for the acquisition of 43 no. Turnkey properties at Ard an Bhile, Healysland, New Ross, 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)**

The delivery of 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?**

There is sufficient data and information available to ensure that the project can be subjected to a full evaluation at a later date.

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

There are no recommendations arising from the review of compliance in this case

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## Section C: Summary and Conclusions

---

The following section presents a summary of the findings of this In-Depth Check on the acquisition of 43 no. Turnkey properties at Ard an Bhile, Healysland, New Ross.

### **Summary of In-Depth Check**

The project documentation for all stages of this project provides satisfactory assurance that there is compliance with the Public Spending Code. Controls upon which reliance can be placed are included in the following documentation:

- Advertisement calling for Expressions of Interest
- Proposal from Liam Neville Developments Ltd
- Evaluation and Agreement of Proposal
- Independent Valuation Report
- Application to the DHLGH for funding
- Approval from the DHLGH for funding
- Project Execution Plan
- Executive Order 315/2021
- Combined Contract and Building Agreement
- HCA 4 Capital Grant Claim Forms
- HCA3 Acquisition of Private Dwellings Forms
- Turnkey Admin Claim Form
- Payments & grant draw-down

## APPENDIX C6 – MAINTENANCE OF LOCAL AUTHORITY UNITS

### Quality Assurance – In Depth Check

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#### Section A: Introduction

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

| Programme or Project Information |  |
|----------------------------------|--|
| <b>Name</b>                      | Maintenance of LA Housing Units<br>(Sub-Service A0101 expenditure) |
| <b>Detail</b>                    | Maintenance of LA Housing Units by Wexford County Council          |
| <b>Responsible Body</b>          | Wexford County Council   |
| <b>Current Status</b>            | Expenditure being incurred   |
| <b>Start Date</b>                | January 2022   |
| <b>End Date</b>                  | December 2022  |
| <b>Overall Cost</b>              | €4,931,627   |

#### Project Description

The Housing Department in Wexford County Council (WCC) provides and manages rented Local Authority (LA) housing units for those unable to provide housing from their own resources. The Maintenance of LA Housing Units programme is an ongoing programme, with the aim of managing and repairing the Council's rented housing stock to a high standard and carrying out pre-letting repairs on vacant dwellings, to ensure they are relet with minimal delay.

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## Section B: Evaluation - Step 1: Logic Model Mapping

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As part of this In-Depth Check, Internal Audit, Wexford County Council, have completed a Programme Logic Model (PLM) for the **Maintenance of LA Housing Units Programme**. 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"><li>• To carry out routine housing maintenance &amp; repairs to WCC's housing stock</li><li>• To manage vacant properties &amp; carry out pre-letting improvements/repairs with minimal delay</li></ul> | <ul style="list-style-type: none"><li>• Budget Allocation of €4,475,365</li></ul> | <ul style="list-style-type: none"><li>• Tenants requested maintenance &amp; repairs to LA dwellings</li><li>• Customer Service Unit recorded maintenance &amp; repairs requests on iHouse system</li><li>• Vacant stock management &amp; pre-letting repairs</li><li>• Tenders advertised to establish new Framework Agreements</li></ul> | <ul style="list-style-type: none"><li>• 6,595 repair requests recorded on iHouse system</li><li>• Pre-letting repairs to 100 housing units</li><li>• Tenders received for Electrical, Plumbing &amp; Painters Frameworks</li></ul> | <ul style="list-style-type: none"><li>• Maintenance &amp; repairs carried out to WCC's housing stock</li><li>• Housing stock maintained to a high standard</li><li>• Vacant dwellings re-let</li></ul> |

## Description of Programme Logic Model

*Objectives:* The main objective of the Maintenance of LA Housing Units Programme is to carry out routine housing maintenance and repairs to WCC's housing stock.

The Housing Department WCC is responsible for the management of vacant properties and ensuring pre-letting improvements/repairs are carried out with minimal delay.

*Inputs:* The primary input to the programme is the budget allocation of €4,475,365.

*Activities:* Tenants made requests for maintenance and repairs to their LA dwellings.

The Customer Service Unit (CSU) recorded all maintenance and repairs requests on WCC's iHouse system.

A Senior Executive Engineer was appointed by WCC to manage Housing for all programmes including vacancy and energy improvements. New targets were set to reduce the timeframe to carry out pre-letting repairs (75% completed within 12 weeks).

Tenders were advertised on eTenders to establish Multi-Party Framework Agreements for Electricians, Plumbers, and Painters.

*Outputs:* The CSU recorded 6,595 repairs requests on WCC's iHouse system.

Pre-letting repairs and allocations were carried out on 100 housing units.

Tenders were received for the Electrical, Plumbing and Painters Frameworks 2023-2026.

*Outcomes:* Maintenance and repairs are carried out to WCC's housing stock.

WCCs housing stock is maintained to a high standard.

Vacant dwellings are re-let with minimal delay.




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## Section B: Evaluation - Step 2: Summary Timeline of Project / Programme Life Cycle

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The following section tracks the **Maintenance of LA Housing Units Programme** from inception to conclusion in terms of major project/programme milestones.



|                   | <b>Adopted Budget Allocation of €4.48M in 2022</b>   |
|-------------------|--|
| <b>Jan-Dec 22</b> | Receive request for housing maintenance or repairs   |
| <b>Jan-Dec 22</b> | CSU enter details of request on iHouse system  |
| <b>Jan-Dec 22</b> | Task assigned to foreman & details of request are transferred to Geopal                            |
| <b>Jan-Dec 22</b> | Foreman assigns task to Housing Maintenance Crew or Contractor                                     |
| <b>Jan-Dec 22</b> | Contractor enters detailed description of works on Geopal & uploads pre and post works photographs |
| <b>Jan-Dec 22</b> | Contractor sends in invoice  |
| <b>Jan-Dec 22</b> | Foreman certifies invoice for payment  |
| <b>Jan-Dec 22</b> | Housing administrative staff process invoice for payment   |
| <b>Oct 2022</b>   | Tender advertised on eTenders for Housing Minor Building Works Residential, works value €50k-€300k |
| <b>Nov 2022</b>   | Tender advertised on eTenders for Housing Maintenance Plumbing Framework 2023-2026                 |
| <b>Nov 2022</b>   | Tender advertised on eTenders for Housing Maintenance Electrical Contractor Framework 2023-2026    |
| <b>Nov 2022</b>   | Tender advertised on eTenders for Housing Maintenance Painters Framework 2023-2026                 |
| <b>Nov 2022</b>   | Response deadline for tenders for Housing Minor Building Works Residential, works value €50k-€300k |
| <b>Dec 2022</b>   | Response deadline for tenders for Housing Maintenance Plumbing Framework 2023-2026                 |
| <b>Dec 2022</b>   | Response deadline for tenders for Housing Maintenance Electrical Contractor Framework 2023-2026    |
| <b>Jan 2023</b>   | Response deadline for tenders for Housing Maintenance Painters Framework 2023-2026                 |

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## Section B: Evaluation - Step 3: Analysis of Key Documents

---

The following section reviews the key documentation relating to appraisal, analysis, and evaluation for the **Maintenance of LA Housing Units Programme**.

| Project/Programme Key Documents                                 |  |
|---|--|
| Title   | Details  |
| Budget & Chief Executive's Report 2022                          | The Adopted Annual Budget 2022 of Wexford County Council   |
| Wexford County Council Home Maintenance Handbook for Tenants    | Guide for tenants of Wexford County Council  |
| Wexford County Council Public Procurement Policy and Procedures | Public procurement policies and procedures set down by the management of Wexford County Council                              |
| Frameworks  | Framework Agreements for Electricians, Plumbers & Painters   |
| Briefing document for Plumbing Framework 2023                   | Multi-Party Framework Agreement for Housing Maintenance Plumbing Framework 2023-2026 for Wexford County Council              |
| Briefing document for Electrical Framework 2023                 | Multi-Party Framework Agreement for Housing Maintenance Electrical Contractor Framework 2023-2026 for Wexford County Council |
| Briefing document for Painters Framework 2023                   | Multi-Party Framework Agreement for Housing Maintenance Painters Framework 2023-2026 for Wexford County Council              |

**Key Document 1: Budget & Chief Executive's Report 2022**

The Adopted Annual Budget 2022 of Wexford County Council which includes details on the income and expenditure for the Housing and Building Service in which Maintenance of LA Housing Units Sub-Service A0101 belongs. €4,475,365 was allocated to Maintenance of LA Housing Units Sub-Service A0101 in 2022.

**Key Document 2: Wexford County Council Home Maintenance Handbook for Tenants**

Handbook provided to tenants of Wexford County Council (WCC) which outlines the following:

- The role and responsibilities of tenants
- The role and responsibilities of WCC
- The services provided by WCC
- What a tenant can and cannot do to the property
- The rules and standards that tenants must accept

**Key Document 3: Wexford County Council Public Procurement Policy and Procedures**

Document providing the public procurement policies and procedures approved by the Management Team of Wexford County Council (Version 2.03 April 2023).

**Key Document 4: Frameworks**

- Housing Maintenance Framework of Electricians 2019 – 2022
- Housing Maintenance Framework of Plumbers 2019 – 2022
- Wexford Co. Co. Panel of Painting Contractors for Small Works 2018

**Key Document 5: Briefing document for Plumbing Framework 2023**

Briefing document for Multi-Party Framework Agreement for Housing Maintenance Plumbing Framework 2023-2026 for Wexford County Council.

**Key Document 6: Briefing document for Electrical Framework 2023**

Briefing document for Multi-Party Framework Agreement for Housing Maintenance Electrical Contractor Framework 2023-2026 for Wexford Council Council.

**Key Document 7: Briefing document for Painters Framework 2023**

Briefing document for Multi-Party Framework Agreement for Housing Maintenance Painters Framework 2023-2026 for Wexford County Council.

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### Section B: Evaluation - Step 4: Data Audit

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

| <b>Data Required</b>                                | <b>Use</b>  | <b>Availability</b>  |
|---|---|--|
| WCC Home Maintenance Handbook for Tenants           | To gain an understanding of the tenants' role & responsibilities and WCC's role & responsibilities in relation to the maintenance of LA Housing Units | Made available by the Housing Department                         |
| Framework Agreements                                | To assess Contractor rates  | Made available by the Housing Department                         |
| Sample of Electrical & Plumbing Contractor Invoices | To assess Contractor invoices against framework agreements  | All invoices are available on Council's Accounts System Centros. |
| Tender briefing documents 2023                      | Provides evidence of procurement for Contractors  | Made available by the Housing Department                         |
| Payments  | To assess expenditure for the year  | All invoices are available on Council's Accounts System Centros  |

#### **Data Availability and Proposed Next Steps**

All data appropriate to the current stage of this project is available on file.

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## Section B: Evaluation - Step 5: Key Evaluation Questions

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The following section looks at the key evaluation questions for the **Maintenance of Local Authority Housing Units Programme** 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)**

The Maintenance of Local Authority Housing Units Programme forms part of Wexford County Council's annual current expenditure programme. While the 2022 programme involved spending of €4.93M, the value of individual contracts was limited, and none exceeded €500,000.

Procurement practices in this area were reviewed as part of this in-depth review. There was insufficient evidence of compliance with the Public Spending Code in the invoices reviewed. On that basis only limited assurance can be provided. However, it is noted that during 2022, the Housing Maintenance team undertook a complete restructuring of the framework agreements informing the delivery of services in the housing maintenance area. This work is continuing in 2023 with adjustments to incorporate the requirements of DPER Circular 05/2023: Initiatives to assist SMEs in Public Procurement. Frameworks are now in place for plumbing, electrical works, painting and Housing Minor Building Works Residential (works value €50k-€300k) for the period 2023-2026.

Corporate Purchasing Card payments by Housing Maintenance staff were also reviewed. The transactions and documents reviewed indicate compliance with 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?**

All data appropriate to the current stage of the project is available on file.

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

It is recommended that the 2023-2026 framework agreements and other procurement improvements being put in place by the Housing Maintenance team are fully documented and implemented to comply with the Public Spending Code. It is further recommended that the Housing Maintenance Programme be reviewed again as part of the Public Spending Code Quality Assurance process in 2024.

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## Section C: In-Depth Check Summary

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The following section presents a summary of the findings of this In-Depth Check on the **Maintenance of LA Housing Units Programme**.

### Summary of In-Depth Check

The programme documentation provides limited assurance that there is compliance with the Public Spending Code. Controls upon which reliance can be placed include:

- Home Maintenance Handbook for tenants
- Adopted Annual Budget 2022
- Framework Agreements
- Tender documents & assessments
- iHouse System & Geopal
- Council's Accounts System (Centros)