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**Ms. Margaret Falsey,  
Committee Secretariat,  
Committee of Public Accounts,  
Leinster House,  
Dublin 2.**

**Your Ref PAC32-I-897**

Dear Ms. Falsey,

I refer to your letter of the 2<sup>nd</sup> May in relation to the Lease taken by the Department of Justice for the Probation & Welfare Services on Wolfe Tone Street.

As requested, please find the enclosed note on the advices given by OPW to the Department and the Probation and Welfare Service.

Yours sincerely,

Maurice Buckley,  
Chairman.

16<sup>th</sup> May 2018.

## **Lease by the Department of Justice of 25 Wolfe Tone Street Dublin 1.**

At the request of the Probation and Welfare Service (PWS), OPW Valuation Section inspected the premises at 25 Wolfe Tone Street in April 2006 and advised the PWS on the value proposition of the terms on offer, i.e. the rent sought. The subsequent report issued by OPW to PWS advised that *"Subject to the Bridge Project being satisfied as to suitability, the possibility of fitting out the premises at a reasonable cost and confirming that it has a suitable planning permission, I would be prepared to recommend acceptance of the terms set out in the letter from the landlord dated 25<sup>th</sup> November 2005"*.

In December 2006, the Department of Justice requested a revised valuation based on revised terms and conditions and fit out costs. OPW Valuation Service responded with general comments only as they had not been involved in negotiations. They advised that while the terms on offer were less favourable than negotiated originally, the market had moved on and the rate per square foot was lower than being achieved for similar lettings in the area. In addition, the terms included a 12-month rent-free period, a break option and additional Landlord works. OPW declined to comment on the fit out costs in detail but noted that the rate per square metre was within the range of fit out costs that one might expect for a modern office building based on the Landlord's fit out.

No further advices were issued to the Department of Justice or the PWS on this matter.