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1. Briefing Note on All Cost and Expenditure Figures in relation to the Re-opening Garda Stations

The Programme for Government included for the re-opening of a number of closed Garda Stations throughout the country. A Garda Síochána report identified six Stations (Ballinspittle, Bawnboy, Donard, Leighlinbridge, Rush and Stepside) to be reopened on a 'pilot basis' and the OPW were asked to provide Technical Services and indicative costs for works at these stations.

In January 2018, OPW received five 'brief of requirements' from Garda Estate Management relating to the reopening of six named Garda Stations on a pilot basis as contained in the Programme for Government. OPW undertook a technical assessment of the buildings to ascertain the scope of works needed to reopen each of the station and compiled indicative costings based on information supplied and the relevant scope of works. The final brief in the case of Stepside G.S. was received in February 2018.

The OPW wrote to the acting Garda Commissioner on 23 April 2018 providing details and indicative costs for each of the six Garda stations, highlighting key issues and decisions to be made.

An Garda Síochána (AGS) wrote to the Department of Justice (DJE) on 3rd July 2018 outlining their requirements, suggesting possible solutions, and seeking a capital provision of €2.56m for the programme and approval to proceed.

On 23rd July 2018 the DJE replied to the Garda Commissioner, copying the OPW, confirming a funding provision and accepting the proposed solutions and updated operational evaluations. It is noted in this letter that works are to be completed to the Garda Stations only and no provision is made for works to residential accommodation.

On 10th August 2018 the OPW Chairman issued a letter of acknowledgement, confirming our full engagement in the delivery of this programme and steps to be completed, including issuing a 'Notice to Quit' for three of the stations, namely Donard, Rush and Stepside.

OPW are currently engaging with AGS Estate Management to agree the definitive project brief for each station. The internal OPW design team responsible for the initial property assessments will remain in place for the delivery of the programme. It is envisaged that we will use a combination of the existing OPW Measured Term Maintenance Contract and Regional Frameworks for the procurement of all required works. Within the OPW, it has been agreed that the programme will be administered centrally by Intermediate Projects and delivered by OPW Property Maintenance Division and our Regional Offices.

Planning applications (Part 9) will be required for Bawnboy and Leighlinbridge due to the work requirements, which normally take a minimum of two months to complete. In these two cases, the timeframe must be increased due to the planning requirement and is estimated to be completed within nine months.

Ballinspittle, Donard and Rush require minimum works and upon agreement by AGS on their brief, works can be undertaken and completed over the coming months (estimated six months).

In the case of Stepside, our initial assessment was based on the AGS brief of requirements for the former station. However, OPW was requested to consider the provision of a modular building system on the site, which would require planning and a revised brief, which was received from AGS. OPW looked at the options available, including looking at the former station to see if the revised brief could be accommodated. Two options issued to Garda Estate Management; Option 1 to construct a new modular building and Option 2 to refurbish the former station, which was deemed to be capable of accommodating the revised brief in August

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2018. Garda Estate Management confirmed their agreement on 3rd October 2018 to refurbish the former station as being the most effective approach from both a cost and time perspective. No planning is required for the works to the station. It would be expected to be fully completed and operational by end of June 2019.

Indicative costs will be updated, once project briefs have been agreed and we will advise both AGS and DJE accordingly. It is expected to complete this 'Pilot programme' over the coming months.

2. A list of the Garda stations that have been sold and the costs associated with this

| Garda station | County | Sale Method | Price |
|------------------------------|-----------|----------------|-------------------|
| Aclare | Sligo | Private Treaty | €40,000 |
| An Clochán | Kerry | Private Treaty | €70,000 |
| Baldwinstown | Wexford | Auction | €75,000 |
| Ballacolla | Laois | Private Treaty | €15,000 |
| Ballinahowan | Westmeath | Private Treaty | €20,000 |
| Ballinakill | Laois | Auction | €92,000 |
| Ballinure | Tipperary | Auction | €100,000 |
| Ballyfarnon | Roscommon | Private Treaty | €40,000 |
| Ballyragget | Kilkenny | Auction | €141,000 |
| Ballywilliam | Wexford | Auction | €110,000 |
| Carrigaholt | Clare | Private Treaty | €105,000 |
| Church Hill (Min an Lá bain) | Donegal | Auction | €62,000 |
| Cloone | Leitrim | Auction | €50,000 |
| Crossakiel | Meath | Private Treaty | €6,000 |
| Doochary | Donegal | Private Treaty | €35,000 |
| Doon | Limerick | Auction | €50,000 |
| Dromod | Leitrim | Auction | €142,000 |
| Dundrum | Tipperary | Auction | €90,000 |
| Easkey | Sligo | Auction | €65,000 |
| Fenit | Kerry | Private Treaty | €110,000 |
| Finea | Cavan | Auction | €56,000 |
| Geashill | Offaly | Auction | €123,000 |
| Gleann Cholm Cille | Donegal | Auction | €47,500 |
| Grangemockler | Tipperary | Auction | €103,000 |
| Inchigeela | Cork | Auction | €55,000 |
| Inistioge | Kilkenny | Auction | €132,000 |
| Johnstown | Kilkenny | Auction | €115,000 |
| Kilmessan | Meath | Auction | €200,000 |
| Kiltealy | Wexford | Auction | €86,000 |
| Kiltyclogher | Leitrim | Private Treaty | €58,000 |
| Labasheeda | Clare | Private Treaty | €18,500 |
| Lahardane | Mayo | Private Treaty | €70,000 |
| Lauragh | Kerry | Private Treaty | €115,000 |
| Menlough | Galway | Private Treaty | €50,000 |
| Mallow Road | Cork | Auction | €260,000 |
| Meelin | Cork | Private Treaty | €44,500 |
| Newtowncashel | Longford | Auction | €50,000 |
| Rathowen | Westmeath | Private Treaty | €15,000 |
| Tournafolla | Limerick | Private Treaty | €42,500 |
| Tullyvin | Cavan | Auction | €45,000 |
| Total | | | €3,104,000 |

The overall costs associated with the disposal of State owned property and sites including Garda Stations from 2014 – 2017 amounted to €230,775.

3. A list of Garda stations that cannot be sold as there is an income from the masts to include details of the income

The Commissioners of Public Works (OPW) have issued licences to install telecommunications equipment on masts at Garda Stations and other OPW owned buildings to three companies, all of which are licensed by ComReg to provide services in Ireland. In the event that a Garda station, or other property, is deemed to be surplus to Garda / State requirements the income from any mast attached to that building would be considered as part of the disposal process but will not prevent the sale.

The disposal of Garda Stations is not inhibited by the fact that there is a telecommunications mast on the property. The licence agreements executed between OPW and the Mobile Phone Operators (MNOs) or Tetra Ireland Communications (who provide digital radio services to An Garda Síochána and other emergency services) have provision for their termination in the event that OPW wished to develop, redevelop, sell or change the use of any part of the premises.

The OPW is required to give the MNOs 6 months' notice of termination and 12 months' notice to Tetra.

There are a total 4 Garda Station that have masts licenced to MNOs or Tetra, which may come under consideration for disposal following the conclusion of the final review, by the Policing Authority.

4. Information on the bundle of three Garda stations in Cork, Clonmel and Sligo, re Site Acquisition and the PPP Process

A Public Private Partnership (PPP) programme is envisaged as part of the overall investment plan and new Garda Stations (Sligo, Clonmel, & Macroom) are included in the PPP plan. Delivery of the PPP programme will be a matter for An Garda Síochána (sponsoring agency), Department of Justice (sanctioning authority) and the NDFA (contracting authority). OPW's role in this process is to acquire the relevant sites but may advise on technical matters later in the process.

- Macroom

OPW has identified and acquired a site in conjunction with Cork County Council for the construction of new Garda Station for AGS and new Fire Station for Cork County Council.

- Clonmel

A portion of the former Army Barracks in Clonmel has been identified as the new location for a Garda Station in Clonmel. Tipperary County Council are the registered owners of the former Department of Defence site in Clonmel (Kickham Barracks) and have agreed to transfer to OPW a site for the construction of a new Garda Station. Arrangements for transferring ownership of that portion of the site to the Office of Public Works from Tipperary County Council are currently underway. Upon completion of the transfer, the lands will become part of a Private Public Partnership (PPP) to be carried out by the Department of Justice and Equality.

When the development is completed, the entire property will come into the ownership of the OPW.

- Sligo

Site acquired in 2018 at Caltragh, Sligo for the construction of a new Garda facility which was held on two leases for parking facilities for the Dept. of Social Welfare in Sligo. The site can accommodate all requirements.

- Anglesea St

Existing Garda Station held by the OPW in state ownership and new custody suite to be provided. A revised sketch scheme for the construction of the new central custody suite for Cork City in the grounds of Anglesea Street Garda Station has been forwarded to Garda Estate Management and a response is awaited. An Garda Síochána is considering whether this project will be included in a Garda PPP bundle.