



# NATIONAL DEVELOPMENT FINANCE AGENCY

Acting as the National Development Finance Agency (NDFA), the NTMA provides financial advisory, procurement and project delivery services to State authorities on public infrastructure projects. Under this mandate, the NDFA is responsible for the procurement and construction of projects referred to it before handing the completed asset over to the relevant sponsoring Department/agency.

## Delivering Projects

Delivering a pipeline of education, justice and social housing PPP and non-PPP infrastructure projects with an estimated capital value of c. €3.2bn.

## Education

### Higher Education PPP Programme

Construction on the first bundle of the Higher Education PPP Programme continued on schedule in 2023. Higher Education PPP Bundle 1 will provide six new academic buildings across multiple campuses in the eastern, southern and midlands regions with construction expected to be completed from late 2024 to mid-2025, depending on the facility.

Procurement of the second PPP bundle in the higher education sector is ongoing. The final tender submission for Higher Education PPP Bundle 2 was received in March 2024. This bundle is comprised of five higher education facilities, primarily focused on STEM, engineering and life sciences, located across five counties.

### Exchequer Funded Schools Programme

The projects in the Exchequer funded schools programme, comprising six bundles, range from new builds to extensions/refurbishment projects for works at both primary

and post primary level in 10 counties across Ireland and are expected to provide in excess of 24,000 student places. The NDFA is responsible for the procurement and contract management of these projects on behalf of the Department of Education.

The contract for the first bundle in the programme, Project Nore, was awarded in October 2023. Construction commenced on all seven sites in October and November 2023. This bundle will provide c. 4,100 student places across four counties.

## Justice

In July 2023, the Department of Justice gave approval in principle for the development of a purpose built family court facility at Hammond Lane as a PPP project. This project, known as the Dublin Family Courts PPP, will centralise Dublin city centre family law courts and support services in a single location close to the Four Courts in central Dublin.

The court facilities will be provided within an integrated complex alongside mediation, family support and related services. The new facility will be approx. 18,250m<sup>2</sup> in size.

The pre-procurement phase of the project is currently under way and the NDFA is working closely with all the project stakeholders including the Department of Justice, the Courts Service and the Office of Public Works.



Dublin Family Courts PPP

## Social Housing

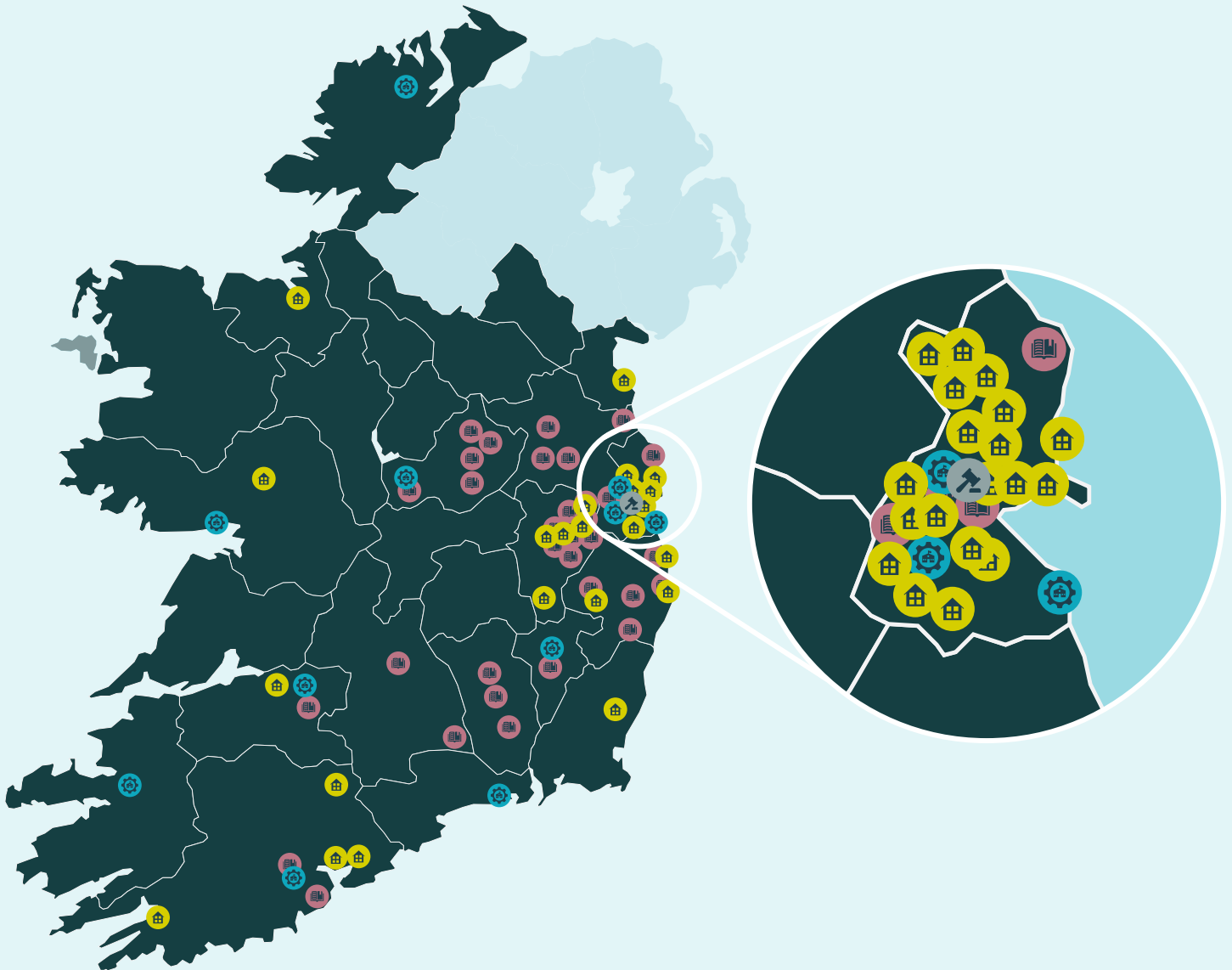
Following the delivery of c. 1,000 homes in Social Housing PPP Bundles 1 and 2 in 2021, which are now under operational contract management by the NDFA, a further c. 3,500<sup>8</sup> homes will be delivered under the current social housing PPP programme. This will bring delivery under the PPP programme to c. 4,500 homes. During 2023, procurement activities continued on Bundle 3 and three bidders were shortlisted and invited to submit tenders, which are expected in Q2 2024. This project will provide c. 480 homes across six sites in Dublin, Kildare, Sligo and Wicklow.





Pre-procurement activities on Bundles 4 and 5, which together comprise c. 1,900<sup>8</sup> homes across 17 sites in Dublin and the Greater Dublin Area, continued in 2023. The statutory planning process commenced in March 2024.

Pre-procurement work is progressing on Bundles 6 and 7. Bundle 6 comprises c. 500<sup>8</sup> homes across seven sites in Cork, Kildare, and Wicklow. Bundle 7, which was announced by the Department of Housing, Local Government and Heritage in November 2023, comprises c. 650<sup>8</sup> homes across six sites in Dublin, Galway, Limerick and Wexford.











The NDFA supports sustainable procurement and delivery of infrastructure by preparing green procurement plans. These plans detail climate action and sustainability initiatives being undertaken on projects, including appropriate formal environmental assessment, sustainability scoring in tender assessment and the use of digital technologies for the design, construction and operation of facilities to contribute towards improved resource efficiency.

### Projects in Pre-Procurement/Procurement/Construction by the NDFA in 2023



-  Exchequer Funded Schools Programme 2
-  Higher Education PPP Bundles 1 & 2
-  Dublin Family Courts PPP
-  Social Housing PPP Bundles 3, 4, 5, 6 & 7

## Progress on Projects Being Procured by the NDFA at End-2023





Project	Description	Status
 <b>Social Housing PPP Programme Bundle 3</b>	Development of c. 480 homes across six sites in Dublin, Kildare, Sligo and Wicklow.	Expressions of interest on the project were received in April 2023 and three consortia were invited to tender in December 2023. Tenders are expected in Q2 2024.
 <b>Social Housing PPP Programme Bundle 4</b>	Development of c. 700 homes across seven sites in Dublin and the Greater Dublin Area.	Pre-procurement activities are continuing. Technical advisors (including the design team) were appointed in May 2023. The procurement process for the project is expected to commence in Q3 2024.
 <b>Social Housing PPP Programme Bundle 5</b>	Development of c. 1,200 homes across 10 sites in the Greater Dublin Area.	Pre-procurement activities are continuing. Technical advisors (including the design team) were appointed in May 2023.
 <b>Social Housing PPP Programme Bundle 6</b>	Development of c. 500 homes across seven sites in Cork, Kildare, and Wicklow.	The bundle was announced by the Department of Housing, Local Government and Heritage in January 2023 and pre-procurement activities are ongoing. Technical advisors (including the design team) were appointed in Q2 2024.
 <b>Social Housing PPP Programme Bundle 7</b>	Development of c. 650 homes across six sites in Dublin, Galway, Limerick and Wexford.	The bundle was announced by the Department of Housing, Local Government and Heritage in November 2023 and pre-procurement activities are underway.
 <b>Higher Education PPP Programme Bundle 1</b>	Development of six higher education facilities, primarily focused on STEM, engineering and life sciences, across four counties.	Construction continued on all six sites and is expected to be completed between late 2024 to mid-2025 (depending on the facility).
 <b>Higher Education PPP Programme Bundle 2</b>	Development of five higher education facilities, primarily focused on STEM, engineering and life sciences, across five counties.	Following the competitive dialogue stage, the final tender submission was received in March 2024.
 <b>Dublin Family Courts PPP</b>	Development of a family law courts facility at Hammond Lane in Dublin 7.	In July 2023, the Department of Justice gave approval in principle for the development of a new purpose built family law courts facility at Hammond Lane as a PPP project. Pre-procurement activities are currently underway and the appointment of technical advisors (including the design team) was approved in February 2024. The OPW will act as design team lead and will provide architectural and planning support services to the project.
 <b>Exchequer Funded Schools Programme Bundle 1 - Project Nore</b>	Development of seven schools on six sites across four counties. Procurement was completed and construction had commenced on all seven project sites in the bundle in October and November 2023.	Construction continued on all seven schools and the first schools in the bundle are expected to be completed in Q1 2025.
 <b>Exchequer Funded Schools Programme Bundles 2-6</b>	Development of 28 schools in five bundles, across 10 counties.	Pre-procurement activities are continuing.

## Providing Financial Advice

The NDFA provides financial advice to State authorities in respect of public investment projects which are referred to it with a capital value over €75m. The NDFA also provides financial advice to State authorities on certain projects below this threshold.

The NDFA is providing financial advice on PPP and non-PPP infrastructure projects in a broad range of sectors including climate action, education, health, housing, justice and roads, with an estimated capital value of c. €8.8bn. In addition, it is providing financial advice to the National Transport Authority and Transport Infrastructure Ireland on the Metrolink project.

## Progress on Selected non-PPP Projects where the NDFA Acted as Financial Advisor at End-2023

Project	Description	Status
 <b>Climate Action</b>	The NDFA is providing financial advice to the Department of the Environment, Climate and Communications on the validation of projects selected by the Climate Action Fund.	The NDFA continues to support the Department of the Environment, Climate and Communications in reviewing applications for funding under the Climate Action Fund. As part of this, the NDFA assisted the Department of Education and the Department of the Environment, Climate and Communications with its review of a pilot project for solar panels in schools.
 <b>Education</b>	The NDFA advised the Department of Education, UCD and DCU in relation to a number of capital expenditure projects.	The NDFA performed financial robustness evaluations in respect of contractors in 2023.
 <b>Health</b>	The NDFA provided financial advice to the Health Service Executive on the financial robustness of two shared services procurements, an integrated community case management system and national shared services card.	The NDFA performed financial robustness evaluations in respect of service providers in 2023.
 <b>Transport</b>	The NDFA is providing financial advice to the National Transport Authority and Transport Infrastructure Ireland on the Metrolink project.	Pre-procurement work by the National Transport Authority and Transport Infrastructure Ireland for the Metrolink project is ongoing. During 2023, the NDFA provided support on activities such as the procurement of a specialist metro financial advisor, Transport Infrastructure Ireland's client partner and the project insurance advisors who were appointed during 2023.

During 2023, the NDFA participated in the Major Projects Advisory Group (chaired by the Department of Public Expenditure, National Development Plan (NDP) Delivery and Reform), which is responsible for reviewing project proposals and external reviews for projects of scale (in excess of €200m) in advance of seeking Government consent to approve in principle.

## Operational PPPs

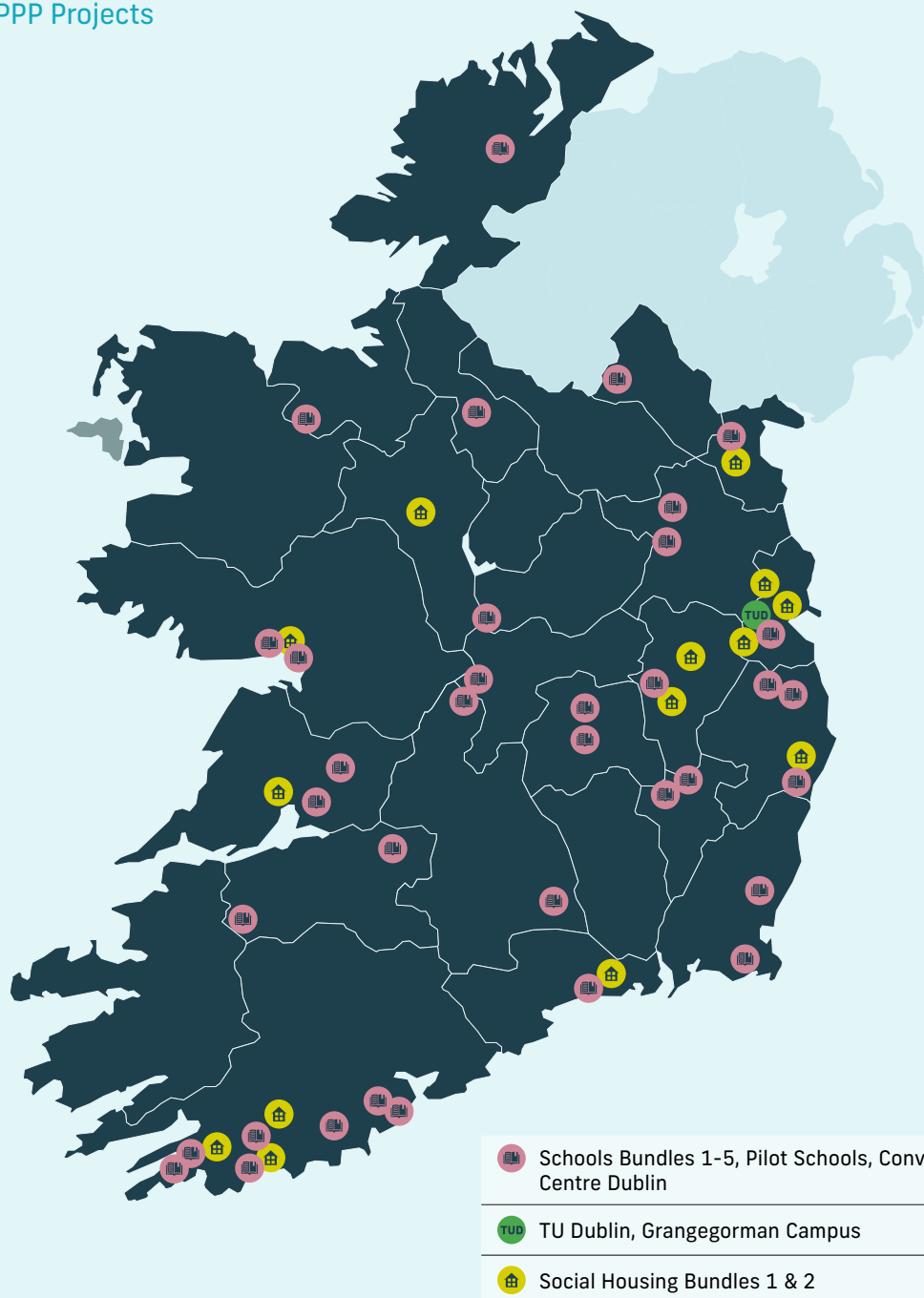
The NDFA provides contract management services for the relevant departments/agencies on 12 operational PPP projects in c. 50 locations which include: six schools PPP bundles, three higher education PPP projects (Technological University Dublin - Central and East Quad buildings on the Grangegorman campus, and Munster Technological University - Cork School of Music and National Maritime College of Ireland), the first two social housing PPP bundles and the Convention Centre Dublin PPP.

Working under service level agreements, this involves monitoring the relevant PPP companies in the performance of their obligations under the PPP contract. Under a PPP contract

if, during the operational period, the facilities are not available to users and/or services are not provided to the required standard then deductions are made to the payments to the PPP company (known as unitary charges or availability payments).

In total the combined value of these projects under contract management by the NDFA at end-2023 was €1.2bn. In addition to supporting the contract management of these projects, the financial advisory team continued to provide financial advisory support to the Courts Service, who are directly managing the Courts PPP Bundle and the Criminal Courts of Justice PPP, and to the HSE, who are directly managing the Primary Care PPP Bundle.

## Operational PPP Projects



## Projects Currently Under Construction

### Higher Education PPP Bundle 1

The NDFA has been working in close collaboration with the Department of Further and Higher Education, Research, Innovation and Science and the Higher Education Authority to progress the Higher Education PPP Programme. The programme comprises two bundles with a focus on STEM, ICT, engineering and life sciences at 11 higher education institutions, located around the country.

The NDFA was responsible for the procurement of this PPP project on behalf of the Department and is currently managing the construction element of the Bundle 1 contract.

As with other PPP projects in the education sector, the contract type for Bundle 1 is design, build, finance and maintain. The Enbarr Partnership, comprising Macquarie Capital Group Limited (equity provider), JJ Rhatigan & Company (construction contractor) and Sodexo Ireland Limited (facilities management services provider), is contracted to construct the buildings using private finance and to operate and maintain the buildings over a period of 25 years. Payment by the Department of Further and Higher Education, Research, Innovation and Science will be by way of monthly unitary charge over the 25 year operational period, commencing once construction has been completed. The project is being funded by AIB, Bank of Ireland, Nord/LB, Korea Development Bank and Norinchukin Bank.

Following contract award in December 2022, construction is continuing on all six sites in the bundle and the project is expected to deliver c. 5,100 additional student places in four counties. It is currently expected that each of the facilities will be completed and available for occupancy on a phased basis from Q4 2024 to mid-2025.

The completed facilities, all of which are on existing campus locations, will achieve (at a minimum) a BREEAM "Very Good" rating and incorporate the use of electric heat pump technology and solar PV panels. In the case of TU Dublin – Tallaght Campus, connection to a local district heating installation for the provision of spatial heating and hot water will also be incorporated.

Higher Education Bundle 1 Facilities	Details	m <sup>2</sup>	Student Places
TU Shannon – Midlands Campus	STEM Facility	6,025	1,317
MTU – Cork Campus	Learning Resource Facility	6,800	1,000
Dún Laoghaire Institute of Art, Design + Technology	Digital Media Building	7,300	590
TU Dublin – Blanchardstown Campus	General Teaching Facility	4,000	600
TU Dublin – Tallaght Campus	Culinary Arts, Engineering & Teaching Facility	5,200	1,200
MTU – Kerry Campus	STEM Facility	9,000	440

### Exchequer Funded Schools Programme Bundle 1

Construction commenced on Project Nore, the first bundle of schools in the programme, in October 2023. Rhatigan ABM Limited (an incorporated joint venture of JJ Rhatigan & Co and ABM Design & Build Limited) was appointed as the Design & Build contractor for the project. Project Nore includes seven schools on six sites in four counties, with a total size of almost 44,000m<sup>2</sup>.

There are a mix of school types in the project including primary, post primary and special schools. There are some new school buildings and schools where existing buildings will be demolished, and a new replacement school building provided. In one location, St. Finian's College in Mullingar, Co. Westmeath, the existing school, a protected structure, will undergo a large refurbishment project. St. Mary's special school will also be built on the grounds of St. Finian's College. These schools are being built to a building energy rating of A3 standard generally and will include heat pumps as the primary source of heating (with the exception of the listed building at St. Finian's).

The first schools in the bundle are expected to be completed in Q1 2025.

Project Nore Schools	Details	m <sup>2</sup>	Student Places
Kilkenny CBS, Kilkenny	New replacement school	10,564	1,000
St.Canice's Primary School, Kilkenny	New replacement school	4,334	720
Presentation Secondary School, Kilkenny	New replacement school	10,276	1,000
St.Finian's College, Mullingar, Co. Westmeath	Extension and refurbishment of a protected structure	11,658	1,000
St. Mary's Special School, Mullingar, Co. Westmeath	New replacement school	2,580	65
Gaelscoil Charraig na Suire, Carrick on Suir, Co. Tipperary	New replacement school	1,627	240
St. Mark's Special School, Newbridge, Co. Kildare	New replacement school	2,731	100

## Higher Education PPP Bundle 1 Facilities - Artist's Impressions



TU Shannon, Midlands Campus



MTU, Kerry Campus



MTU, Cork Campus



TU Dublin, Blanchardstown Campus



Dún Laoghaire Institute of Art, Design + Technology



TU Dublin, Tallaght Campus