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**Working Group on transfers of State lands to the Land Development Agency**

**Tuesday 16<sup>th</sup> April 2019 – 2.30pm, Custom House**

**Agenda**

1. Introduction
2. Terms of Reference
3. Interim Letter to State bodies re. Government Decision
4. D/PER Property Disposal Circulars and Guidelines (amendments required)
5. Code of Practice for the Governance of State Bodies (amendments required)
6. AOB

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# Meeting Note of Working Group on the Transfer of State lands to the Land Development Agency

DHPLG, DPER, D/Taoiseach, NewERA, and LDA  
2.30pm Tuesday 16/04/2019 Custom House Dublin

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In attendance – Maria Graham (DHPLG), Frank Gallagher (DHPLG), Paul Melia (DHPLG), Aoibheann Nevin (DHPLG), Iuliu Tudose (DHPLG), Margot Dunne (DPER), Paddy Howard (DPER), John Dillon (NewERA), Claire Hayes Curtin (D/Taoiseach), John Coleman (LDA).

## 1. Introduction

- Chair welcomed all attendees and made introductions.

## 2. Terms of Reference

- Issues with TOR discussed and amendments were suggested.
- Discussion about the role of OPW within the working group.
- Eurostat classification and on/ off balance sheet was discussed.
- Issue of affordability requirement discussed.

## 3. Interim Letter to State bodies re. Government Decision

- Discussion on type of letter this will be – direction vs. reminder of protocol and which Minister should issue.
- Discussion on obligation of commercial semi states to comply with 30% affordable requirement:
- Amendments to letter proposed.

## 4. D/PER Property Disposal Circulars and Guidelines (amendments required)

- Discussion on choices/options of land transfer.
- Circular to be amended in conjunction with OPW, and with an advisory role by NewEra. DFIN Statistical unit to also be involved

## 5. Code of Practice for the Governance of State Bodies (amendments required)

- Discussion on insertion into sections 8.22 and 8.34 of reference to LDA.
- Discussion on developing framework for agreements between CCSB's and the LDA.

## 6. Actions arising

- DPER reps to liaise with DPER OPW vote section on draft letter from DPER Minister.
- DHPLG/LDA to circulate a paper on transfer of state lands.
- NewERA to advise on a framework for CSSB's and the LDA.
- OPW, DPER OPW vote section and DFin Statistical Unit to be invited to next meeting

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**Working Group on transfers of State lands to the Land Development Agency**

**Thursday 2<sup>nd</sup> May 2019 – 3pm, Custom House**

**Agenda**

1. Introduction
2. Agree Amendments to Terms of Reference
3. Discussion on background policy paper on LDA (Working Paper 1 attached)
4. Communication to Departments
5. Framework for Commercial Bodies (NewERA update on work)
6. Procedure for review of lands for transfer to the LDA
7. AOB

# Meeting Note of Working Group on the Transfer of State lands to the Land Development Agency

DHPLG, DPER, D/Taoiseach, NewEra, OPW and LDA  
3pm Thursday 02/05/2019 Custom House Dublin

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In attendance – Maria Graham (DHPLG), Frank Gallagher (DHPLG), Aoibheann Nevin (DHPLG), Iuliu Tudose (DHPLG), Margot Dunne (DPER), Paddy Howard (DPER), Brian O'Malley (DPER), Patricia Ballantine (DPER), Adrian Finneran (DPER), John Dillon (NewEra), Hilary Callanan (NewEra), Claire Hayes Curtin (D/Taoiseach), John Coleman (LDA), Martin Bourke (OPW).

## 1. Introduction

- Chair welcomed all attendees and made introductions. Minutes from previous meeting agreed.

## 2. Agree Amendments to Terms of Reference

- There was a discussion on the suggested amendments that have been made to Terms of Reference. It was agreed that amendments would be made to sections 7, to reflect the input to be provided by NewERA.

## 3. Discussion on background policy paper on LDA

- A background policy paper was circulated in advance of the meeting and the following issues were discussed:
  - o Modalities of acquisition and disposal of lands
  - o Vesting of lands to Ministers
  - o Transfer / acquisition within the Government
  - o The existing arrangements for transfer of state lands
  - o Compensation for Departments/ state bodies where land is transferred to the LDA.
- It was agreed that the working group would initially focus on the mechanisms for and the implications of the transfer of the 8 initial sites to the LDA and that this would inform the processes for the transfer of additional sites in the future.
- There was a further discussion on the existing sites and the status of the State Property Register.

## 4. Communication to Departments

- There was a discussion on when approval is required from the Minister for Public Expenditure to dispose of state lands – outlined in State Property Act.
- It was agreed that DHPLG will draft and circulate a letter to all Government Departments regarding engagement with the LDA and the public lands housing affordability requirement.

## 5. Framework for Commercial Bodies (NewERA update on work)

- How best to create awareness of the LDA with CSSBs was discussed.

**6. Actions arising**

- NewERA to update Terms of Reference to reflect position regarding commercial state bodies
- DPER to coordinate gathering of information on ownership and treatment of receipts for the 8 initial sites
- DHPLG to issue letter to all Departments regarding the LDA and the public lands housing affordability requirement.
- NewERA to write up short strategy on how best to communicate with CSSBs on LDA

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**Working Group on transfers of State lands to the Land Development Agency**

**Thursday 20<sup>th</sup> June 2019 – 11am, Custom House**

**Agenda**

1. Introduction
2. Proposed Government Decision on transfer of 8 sites (remuneration)  
Background papers:
  - DPER policy paper: Approach to Remuneration of Land Transfers from Government entities to Lands Development Agency (attached)
  - DHPLG Working Group Paper 2 - Background Policy Paper (attached)
3. Proposed process for assessing affordability requirement on sites
  - Background paper – DHPLG Working Group Paper 2 - Background Policy Paper (attached)
4. Next steps for working group
5. AOB

# Meeting Note of Working Group on the Transfer of State lands to the Land Development Agency

DHPLG, DPER, D/Taoiseach, NewEra, OPW and LDA  
11am Thursday 20/06/2019 Custom House Dublin

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In attendance – Maria Graham (DHPLG), Frank Gallagher (DHPLG), Mary Jones (DHPLG), Aoibheann Nevin (DHPLG), Clare Costello (DPER), Paddy Howard (DPER), Patricia Ballantine (DPER), Adrian Finneran (DPER), John Dillon (NewEra), Hilary Callanan (NewEra), Claire Hayes Curtin (D/Taoiseach), John Coleman (LDA), Catherine Eddery (OPW), Nelius Lynch (OPW)

**1. Introduction**

- Chair welcomed all attendees. Minutes from previous meeting agreed.

**2. Proposed Government Decision on transfer of 8 sites (remuneration)**

[Redacted content]

**3. Proposed process for assessing affordability requirement on sites**

- A background policy paper was circulated in advance of the meeting and the following issues were discussed:
  - o Classification of lands as appropriate for housing development – Housing Need and Demand Assessment
  - o Need for statutory framework for 30% affordability requirement similar to Part 5

**4. Next steps for working group – Actions Arising**

- DHPLG to draft memo for government decision
- DPER to provide text on use of remuneration for transfer of lands

- DHPLG to advance affordability piece
- DPER to look at impact of Affordability requirement on government expenditure and consult with Valuation Office on same



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## **Membership of Working Group on the Transfer of State lands to the Land Development Agency**

Membership of the working group consists of officials from the following  
Departments/Bodies

1. Department of Housing, Planning and local government
2. Department of Public Expenditure and Reform
3. Department of An Taoiseach
4. Office of Public Works
5. NewERA
6. Land Development Agency

**Note:** The representatives of each Department/ Body may vary from meeting to meeting  
depending on the topic to be discussed