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Declan Hayden

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Monday 16 January 2023 13:18
To: John Coleman; Declan Hayden
Subject: Fwd: Board members

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Hi both. See below.

[REDACTED]

Sent from [Outlook for Android](#)

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Monday 16 January 2023, 13:10
To: [REDACTED] <[REDACTED]@murraygroup.ie>; [REDACTED] <[REDACTED]@murraygroup.ie>
Subject: Fwd: Board members

Sent from [Outlook for Android](#)

From: [REDACTED] <[REDACTED]@reachplc.com>
Sent: Monday, January 16, 2023 12:59:08 PM
To: media@lda.ie <media@lda.ie>
Subject: Board members

Hi there,

Can you please confirm if board members of the LDA receive remuneration?

If so, can you confirm what this remuneration is?

Thanks

Kind regards,

[REDACTED]

Political Correspondent
Irish Mirror

[REDACTED]

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Declan Hayden

From: [REDACTED]@murraygroup.ie>
Sent: Friday 13 January 2023 17:10
To: Declan Hayden; Enda McGuane
Cc: [REDACTED]
Subject: Re: Delgany/Case studies

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Hi both

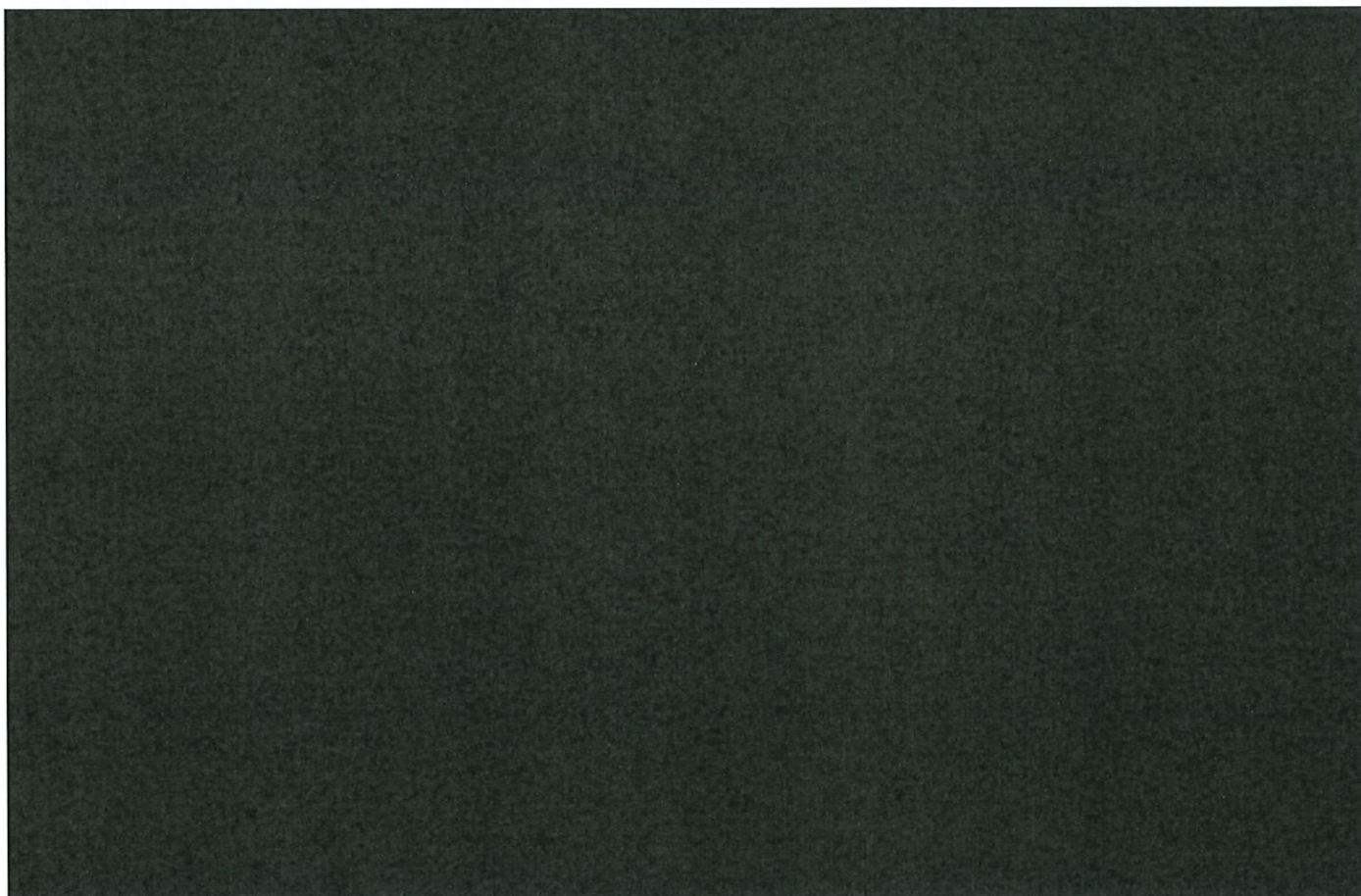
Can you let us know on the photographer - will we go ahead or cancel?

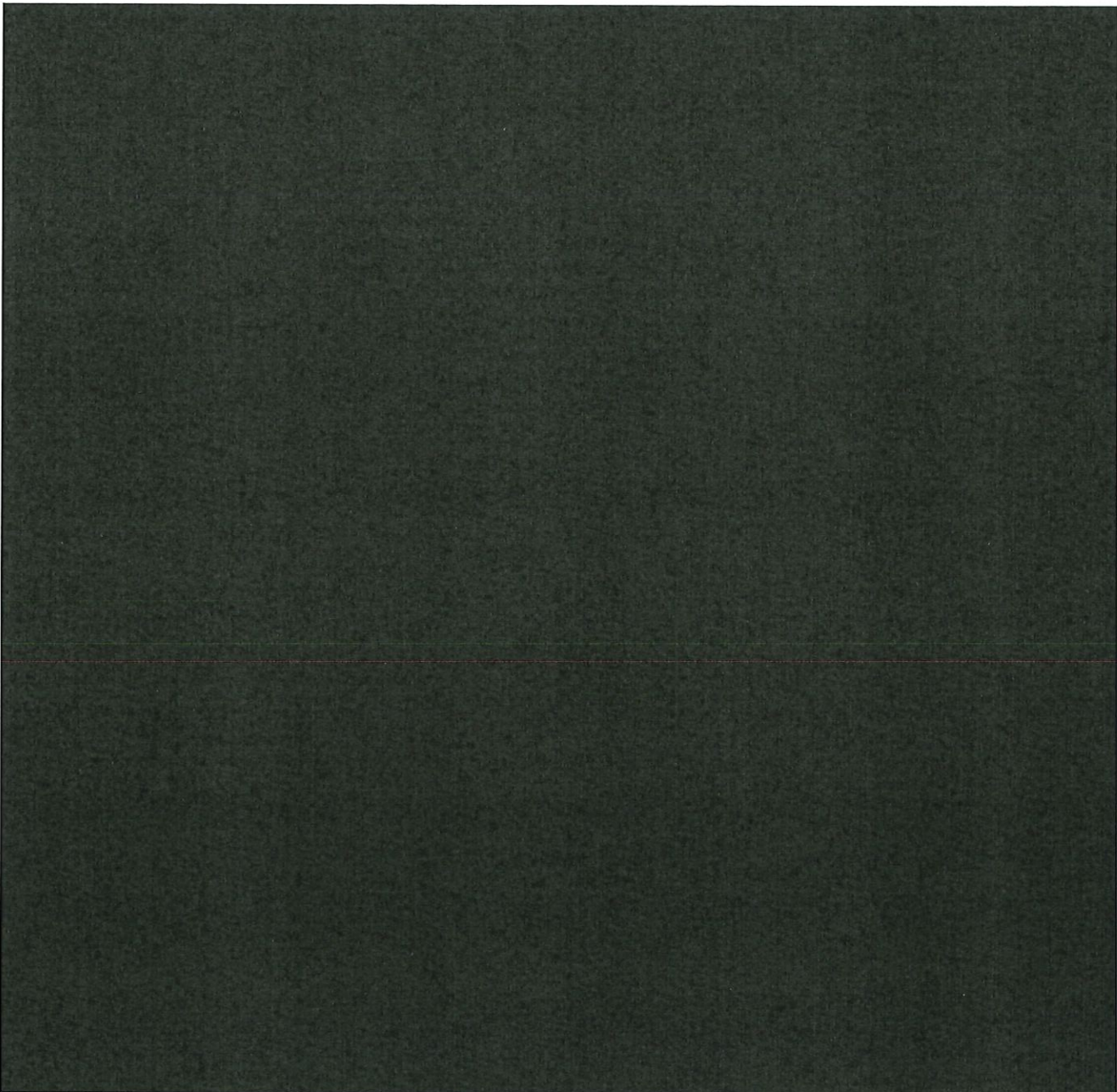
[REDACTED]

From: [REDACTED]
Sent: 13 January 2023 15:40
To: Declan Hayden [REDACTED]@lda.ie>; Enda McGuane [REDACTED]@lda.ie>
Cc: [REDACTED]@murraygroup.ie>; [REDACTED]@murraygroup.ie>
Subject: Delgany/Case studies

Hi both,

Great to talk earlier.





Best regards, [REDACTED]

[REDACTED]

Director

Murray
40 Lower Baggot Street
Dublin 2
D02 Y793

t: + 353 [REDACTED]
m: + 353 [REDACTED]
e: [REDACTED]murraygroup.ie
w: murrayconsultants.ie

LinkedIn: [linkedin.com/company/murray-consultants](https://www.linkedin.com/company/murray-consultants)
Twitter: @MurrayIRL

Declan Hayden

From: [REDACTED]@murraygroup.ie>
Sent: Friday 13 January 2023 09:39
To: Declan Hayden
Subject: Re: DELGANY - First Cost Rental / First LDA Tenant

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sure - it's [REDACTED]

From: Declan Hayden <[REDACTED]@lda.ie>
Sent: 13 January 2023 09:38
To: [REDACTED]@murraygroup.ie>
Subject: RE: DELGANY - First Cost Rental / First LDA Tenant

Hi [REDACTED]

Thanks for this. I can organise a short meeting with Enda McGuane and ourselves

Do you have a mobile I could call you on?

Thanks

Best Regards



Declan Hayden

Community Liason Coordinator

The Land Development Agency

21 [REDACTED] House, Tara Street, Dublin D02 VX67

T: [REDACTED] M: [REDACTED] | [REDACTED]@lda.ie | www.lda.ie

From: [REDACTED]@murraygroup.ie>
Sent: Friday 13 January 2023 09:36
To: Declan Hayden <[REDACTED]@lda.ie>; [REDACTED]@murraygroup.ie>; [REDACTED]
<[REDACTED]@murraygroup.ie>
Subject: Re: DELGANY - First Cost Rental / First LDA Tenant

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Hi Declan

We can book the photographer, but could we have a meeting today on this - [REDACTED] and myself are available.

[REDACTED]



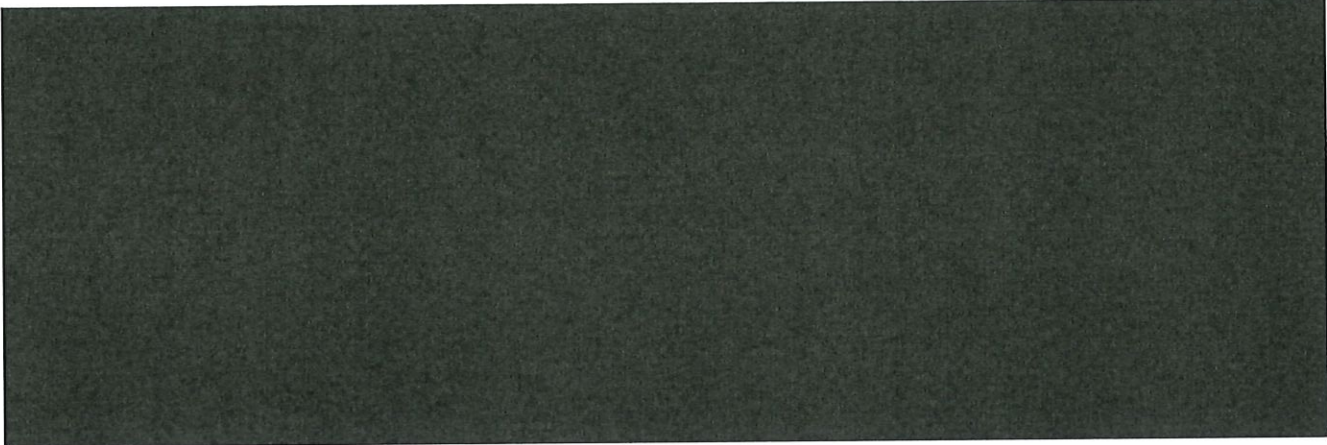
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[Redacted]

From: Declan Hayden <[Redacted]@lda.ie>

Sent: 13 January 2023 08:38

To: [Redacted]@murraygroup.ie>; [Redacted]@murraygroup.ie>; [Redacted]@murraygroup.ie>

Subject: Re: DELGANY - First Cost Rental / First LDA Tenant

Hi [Redacted]

I think we are keeping it to a photo and not have journalists etc there. Will give a call this am and explain.

We could do more of a engaged piece for first purchase house owner moving in in Cork

Thanks

Declan Hayden

Sent from [Outlook for Android](#)

From: [Redacted]@murraygroup.ie>

Sent: Thursday, January 12, 2023 7:19:29 PM

To: Declan Hayden <[Redacted]@lda.ie>; [Redacted] <[Redacted]@murraygroup.ie>; [Redacted]@murraygroup.ie>

Subject: Re: DELGANY - First Cost Rental / First LDA Tenant

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Hi Declan.

Aside from the photo - will the family be willing to be interviewed?

[Redacted]

Sent from [Outlook for Android](#)

From: Declan Hayden <[Redacted]@lda.ie>

Sent: Thursday 12 January 2023, 19:16

To [redacted]@murraygroup.ie>; [redacted]@murraygroup.ie>; [redacted]@murraygroup.ie>; [redacted]@murraygroup.ie>; [redacted]@murraygroup.ie>

Subject: DELGANY - First Cost Rental / First LDA Tenant

Hi All

We have the hand over of keys to First LDA Cost Rental tenants on Monday 16th at 3pm.

We have asked a family if they would be willing to be photographed with John Coleman who is free and they are agreeable.

I was wondering is it possible to book a photographer through Murrays?

We want to keep it simple with just a few shots and should only take 15 mins direct with tenant.

I'll give you a call in the morning on it

Thanks

Declan Hayden

Sent from [Outlook for Android](#)

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Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Friday 13 January 2023 10:26
To: John Coleman
Cc: [REDACTED]
Subject: Final draft to go to ST

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi John,

Final draft for the Sunday Times below - just one last query in red. Am I ok to tell [REDACTED] that you will be able to give her a call today. The best approach might be to talk background with her first - ie: what you are telling her is for background only and not to be used. And then for you to advise her on what she can use as coming from a spokesman for the LDA rather than you individually.

This should mean we get a good idea of what she is writing and a potential chance to steer the story a little.

[REDACTED]

Response from the LDA:

The LDA has two primary delivery channels - development on state-sourced lands and the development of affordable homes on land currently owned by housebuilders. The latter initiative is known as Project Tosaigh. Project Tosaigh was launched in late 2021 pursuant to the Government's Housing for All strategy.

Project Tosaigh is targeting sites in the control of housebuilders that have planning consent, but where delivery has not commenced, or is not proceeding quickly enough. The LDA is entering into contracts with these housebuilders to get delivery commenced or accelerated and to capture the homes for either affordable purchase or cost rental (cost rental involves the qualifying tenants paying 30% below market rents). The cost rental homes will be held in public ownership. A number of contracts have already been signed with homes already delivered.

The LDA intends to deliver about 5,000 homes by 2026 through this initiative. The target will be achieved through multiple phases.

Following its initial call for expressions of interest from developers in the November 2021 release of Project Tosaigh, the LDA received around 70 proposals. These were assessed and a number were secured in a manner that produced value for the State.

Overall delivery for phase 1 will be almost 1,000 homes across a number of schemes, located in Dublin, the Greater Dublin Area, Cork and Waterford.

Approximately 270 of these have been delivered with the remainder under construction currently.

In terms of homes delivered to date, they have been cost rental and affordable sale homes. At the end of 2022 the LDA launched its first cost rental product, through Project Tosaigh, at Archer's Wood in Delgany, Co Wicklow. This consists of 142 A-rated homes which will be offered at around 30% below market rates. Following a lottery process, homes have now been offered to applicants who have met the eligibility criteria. The LDA is currently in the process of finalising move-in arrangements with the successful applicants. The homes in Delgany are two and three bedroom duplexes apartments.

In addition to this, affordable sale homes have already been marketed to qualifying households in Waterford - is this Kilbarry, can we say it is and have they been marketed as we haven't done the release yet? - and Mallow, Cork - this is Clonmore - can we say it's Clonmore? . Further releases of cost rental and affordable sale homes are planned within the coming weeks and months.

We could change this to read - In addition to this, affordable sale homes have already been marketed to qualifying households in Clonmore in Mallow and will be marketed soon in Kilbarry in Waterford. Further releases of cost rental and affordable sale homes are planned within the coming weeks and month - see press releases at the bottom of the release.

I don't think mentioning Kilbarry here will damage coverage of that event when we press release the detail of what is involved.

In October 2022, the LDA launched a second call for proposals under Project Tosaigh focussing on higher density homes in Dublin and Cork, which are struggling to be built or completed in current market conditions. The Agency received a strong level of submissions in this second phase, about 100, and expects to secure a similar or greater level of affordable homes from this process as the 1,000 it secured in the initial call.

While final details are to be determined as the LDA is currently working through proposals, it is likely that this process will involve higher density projects comprising apartments which will be used for cost rental homes.

Activating uncommenced planning permissions is also an objective of Project Tosaigh. All transactions entered into will result in expedited delivery and/or act as a catalyst for the building of homes that would not otherwise happen. For instance, the LDA has signed contracts for the delivery of 247 cost rental apartments in Hansfield, Dublin 15. As a result of this intervention, the apartments are now under construction and making good progress. The LDA anticipates entering similar transactions in the coming months.

Additional phases of Project Tosaigh will likely be released over the coming two years in order to reach the overall 5,000 unit target, which the LDA is on track to achieve.

When it comes to building homes on state lands, the LDA currently has planning permission for about 1,100 new build units across three developments: Shanganagh Dublin (597), St Kevin’s Hospital Cork (265), and Devoy Barracks Kildare (219).

A further 2,755 units are in the planning system awaiting a decision across developments at Hacketstown in Skerries, Balbriggan in Dublin, Dundrum CMH Dublin, and St. Teresa’s Gardens Dublin. The Agency has approximately 5,200 homes in the design and development process, and it has a strong pipeline of projects to continually add to this portfolio, with more sites to be added to in the coming months.

Press releases relating to Project Tosaigh:

Archers Wood, Delgany, Co Wicklow: <https://lda.ie/news/lda-cost-rental-and-delgany-live-now>

Hansfield, Dublin 15: <https://lda.ie/news/247-cost-rental-homes-for-dublin-as-lda-accelerates-affordable-housing-delivery-with-project-tosaigh>

Clonmore, Mallow, Co Cork: <https://lda.ie/news/lda-accelerates-affordable-housing-delivery-in-mallow-in-conjunction-with-cork-county-council-and-the-oflynn-group>

Projects in Waterford and Meath to be announced soon.

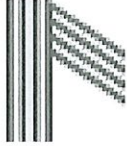
Eligibility criteria for affordable homes and cost rental homes are available on the LDA's website at <https://lda.ie/affordable-homes> and <https://lda.ie/affordable-homes/lda-cost-rental>

██████████
Director

Murray
40 Lower Baggot Street
Dublin 2
D02 Y793

t: + ██████████
m: + ██████████
e: ██████████@murraygroup.ie
w: murrayconsultants.ie

LinkedIn: [linkedin.com/company/murray-consultants](https://www.linkedin.com/company/murray-consultants)
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Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Friday 6 January 2023 15:56
To: John Coleman
Subject: Final Response

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi John

This is what I plan to send [REDACTED]. It's long and contains a lot of information, but he asked a lot of questions and I would rather give more than less. I added in background information at the end, which is the same as what we sent RTE last week. I am anxious to supply as much information as possible.

Let me know if any issues here,

Thanks, [REDACTED]

The LDA operates openly and transparently as it pursues its mission to deliver affordable housing on State land.

The draft report was an exercise to gain greater insights into the costs of residential construction in Ireland as compared to other European jurisdictions. The development costs noted in the report relate to the costs of development in Ireland generally, not just to the LDA. The LDA incurs the same development costs as any other market operator including local authorities, approved housing bodies and the private sector. The LDA continually researches ways to reduce costs and to design its schemes to result in quality affordable homes and value for money for the State.

The report was marked 'not to be shared outside LDA' as it contained potential pricing expectations regarding an LDA project, which is currently in a tender process. This is confidential, market sensitive information and may result in loss to the LDA if released.

Marking a report 'draft' does not prevent release under Freedom of Information legislation. The report was examined at draft stage and its conclusions were taken into account.

The LDA's 2021 annual report is with the Department of Housing for review. When this review is complete, it will be published. It is expected that this review will be completed shortly.

As a measure to maximise transparency and public information about the LDA, it voluntarily publishes its board minutes. There is no requirement to do this and it goes above what is generally expected from state bodies or any other entities.

Minutes of board meetings are released six months in arrears to allow maximum disclosure of matters which may not be possible to disclose if the minutes were published directly after a meeting, as the confidentiality of some information may dissipate through the passage of time.

Any redactions from the voluntary publication of board minutes is generally due to commercial sensitivity material– i.e. information that would not be in the public interest to release due to the potential for loss to the taxpayer or for other logical and valid reasons.

Details on the cost of running the LDA are contained in the LDA's annual reports. Figures for 2022 are currently undergoing audit and will be released later this year.

Any temporary underspend of the LDA's budget at any given time due to planning delays or other factors is allocated in future months as progress is made on developments.

The LDA proactively provides updates to its stakeholders and the public through the voluntary publication of the LDA board minutes, the provision of quarterly update documents to the Joint Oireachtas Committee on Housing, bilateral discussions and correspondence with Oireachtas members, the publication of reports on its website, frequent media press releases, interviews and other engagements, public consultations regarding its projects, among other things.

While it is an independent State entity, the LDA has a close, open and transparent relationship with its parent department involving significant engagement and exchange of information aimed at delivering affordable housing in as cost effective a manner as possible.

The board meetings referenced in your questions were the first board meetings of the LDA, which commenced in January 2019 after the board was appointed. As would be expected, the board emphasises the importance of expeditious delivery on a continual basis. The Land Development Agency Act was passed into law in July 2021 and put the LDA on a statutory basis.

The LDA has already delivered homes, with around 270 delivered in 2022 and this figure will increase in 2023. Progress on the LDA's major direct delivery housing project channel is consistent with the scale and complexity of the projects involved. Its progress, including the commencement of Ireland's largest direct delivery public housing project in many years at Shanganagh, Co. Dublin, is in line with industry development timeframes taking account of design, planning, public consultation, public procurement processes and other factors.

The LDA is focussed on its mandate, which is set by the Oireachtas in the LDA Act. The Oireachtas has explicitly mandated functions to the LDA that are discharged by initiatives such as Project Tosaigh and the direct development of State lands. The LDA is resolute in its determination to fulfil its mandate and is encouraged by the fact that delivery is now happening with affordable homes being provided to individuals and families.

Project Tosaigh requires a multi-disciplinary approach and involves staff from many areas of the Agency.

Following its call for expressions of interest from developers in Project Tosaigh, the LDA received around 70 proposals. These were assessed and a number were secured in a manner that produced value for the State. The Agency remains on track to deliver 5,000 homes from the initiative overall and a second phase of expressions of interest are being worked on.

The LDA's business plan is being agreed with its ministerial stakeholders and this includes delivery figures for the years ahead. This process is ongoing, but it is expected that delivery will increase considerably in 2023 as the LDA's various channels grow.

Project Tosaigh is targeting the delivery of 5,000 affordable homes by the end of 2026 on land currently held by housebuilders. These homes will be either held in public ownership mainly for cost rental tenancies or will be sold to households under the Government's affordable housing purchase scheme. The 5,000 homes will be sourced through multiple phases over the lifetime of the initiative. The LDA has sourced almost 1,000 homes in 2022 from the first phase of Project Tosaigh through contracts and agreements with housebuilders. These will be delivered over 2022 to 2024. Approximately 270 have been delivered in 2022 with the remainder under construction currently.

In October this year, the LDA launched a renewed call for proposals under Project Tosaigh focussing on higher density homes in Dublin and Cork, which are struggling to be built in current market conditions. The Agency received a strong level of submissions, about 100, and expects to secure a similar or greater level of affordable homes from the latest call for proposals as it did in the initial call. Additional phases of Project Tosaigh will likely be released over the coming two years in order to reach the overall 5,000 unit target, which the LDA is on track to achieve.

Both the St Kevin's Hospital project in Cork and the Shanganagh site in Shankill, Co Dublin are under construction.

Project development has commenced and is ongoing at the St Kevin's Hospital site. Demolition works have been completed and substantial site infrastructure and service works are programmed to be completed in March 2023. Following this work will commence on the stabilisation of a protected structure on the site.

At Shanganagh, the project development has commenced and is ongoing. Site enabling works, demolitions and underground diversions have been completed.

Further information: About the LDA:

The LDA has two primary delivery channels which are (1) development on state-sourced lands and (2) development of affordable homes on land currently owned by housebuilders. The latter initiative is known as 'Project Tosaigh'. Project Tosaigh was launched in late 2021 pursuant to the Government's 'Housing for All' strategy.

Affordable homes are made available to qualifying individuals as either cost rental accommodation or to purchase under a shared equity affordable purchase scheme.

Between both channels, there are projects for about 1,750 social and affordable homes that are already delivered or under construction. The LDA anticipates adding around 1,500 homes to this delivery trajectory in 2023.

Notwithstanding the long lead-times for development, the Project Tosaigh initiative is already delivering homes, with about 270 expected to be delivered by the end of 2022. This represents the commencement of a delivery output that will ramp up significantly in 2023 and beyond.

The overall target for delivery from Project Tosaigh is 5,000 homes (in addition to delivery from State lands). The LDA remains on target to achieve this objective.

While approximate 2022 delivery numbers are provided above, final details will be confirmed centrally with the LDA's parent department in early 2023. The LDA will be happy to provide further information when this is complete.

Rents are charged based on the costs of delivery in line with the Affordable Housing Act 2021, in the same way as with Local Authority and AHB cost rental.

Elsewhere, the LDA currently has planning permission for ca. 1,100 new build units across three developments: Shanganagh Dublin (597), St Kevin's Hospital Cork (265), and Devoy Barracks Kildare (219).

A further 2,755 units are in the planning system awaiting a decision across the developments at Hacketstown Skerries, Balbriggan Dublin, Dundrum CMH Dublin, and St. Teresa's Gardens Dublin. The Agency has approximately 5,200 homes in the design and development process.

The LDA's draft annual rolling five-year business and financial plan encompassing strategy, planned investment and appropriate financial targets has been submitted to the Minister for Housing and to the Minister for PER for review. The LDA plans to deliver 5,000 new affordable homes via Project Tosaigh over a 5-year horizon.

██████████
Director

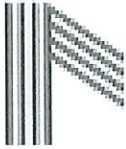
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40 Lower Baggot Street
Dublin 2
D02 Y793

t: ██████████
m: ██████████
e: ██████████@murraygroup.ie
w: murrayconsultants.ie

LinkedIn: [linkedin.com/company/murray-consultants](https://www.linkedin.com/company/murray-consultants)

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Chris Lowe

From: Niall O'Byrne
Sent: Wednesday 4 January 2023 14:12
To: Emer O'Callaghan; Ciara Slattery; James Donlon
Subject: FW: Broadcast Alert - Murrays - Land Development Agency

FYI



Niall O'Byrne
Town Planner
The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | M: [REDACTED] | [REDACTED]@lda.ie | www.lda.ie

From: Niall O'Byrne
Sent: Wednesday 4 January 2023 14:12
To: Declan Hayden <[REDACTED]@lda.ie>; Rebecca Quinn [REDACTED]@lda.ie>; Cormac McKenna [REDACTED]@lda.ie>; Eamonn Reidy <[REDACTED]@lda.ie>
Subject: RE: Broadcast Alert - Murrays - Land Development Agency

Thanks Declan. See potential updates below. @Eamonn does the below reflect current status at St. Kevin's?

- 597 social and affordable homes on the Land Development Agency's project at Shanganagh, Co Dublin: planning permission has been approved and a tender process is in place to appoint a contractor for construction. The first homes are to be completed this year; *A contractor has already been appointed (Walls Construction) and construction has commenced.*
- 1,200 homes at Dundrum central in south Dublin. Public consultation has been completed for the redevelopment of the Central Mental Hospital site, with a planning application expected to be submitted in the coming months; *A SHD planning application for 944 homes was submitted in March 2022 and we await a decision from An Bord Pleanála.*
- Cork City Docklands: A delivery office has been established for the redevelopment of Cork City Docklands in partnership with Cork City Council. The 146-hectare site is capable of accommodating about 25,000 people in what will be Ireland's largest regeneration project;
- Colbert Station, Limerick. A design review has been completed to inform the regeneration of this 50-hectare site, which will deliver housing for about 5,000 people;
- Sandy Road, Galway. Plans for 1,000 new homes are in progress on an 8-hectare site in collaboration with a range of local stakeholders including Galway city and county councils, Galway Education and Training Board and Galway Bay FM;
- Donore Project, Dublin 8: The Land Development Agency and Dublin City Council plans to build around 600 social and affordable homes on the site of the former St Teresa's Gardens flat complex in Dublin 8; *A planning application for 542 homes was submitted to An Bord Pleanála in December.*
- St Kevin's, Cork Planning permission approved for the construction of 266 homes, an enterprise centre and creche facilities at the former St Kevin's Hospital site in Shanakiel, Cork. Enabling works will commence in the coming months.



Niall O'Byrne
Town Planner
The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | M: +[REDACTED] | [REDACTED]@lda.ie | www.lda.ie

From: Declan Hayden <[REDACTED]@lda.ie>
Sent: Wednesday 4 January 2023 14:04
To: Niall O'Byrne <[REDACTED]@lda.ie>; Rebecca Quinn <[REDACTED]@lda.ie>; Cormac McKenna <[REDACTED]@lda.ie>
Subject: FW: Broadcast Alert - Murrays - Land Development Agency

Hey Guys

See below from Murrays on Irish Times piece.

Could we get a list of the corrections?

Thanks

Best Regards



Declan Hayden
Community Liason Coordinator
The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | M: +3[REDACTED] | [REDACTED]@lda.ie | www.lda.ie

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Wednesday 4 January 2023 13:56
To: Declan Hayden <[REDACTED]@lda.ie>; [REDACTED] <[REDACTED]@murraygroup.ie>
Cc: R[REDACTED] <[REDACTED]@murraygroup.ie>
Subject: RE: Broadcast Alert - Murrays - Land Development Agency

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Hi Declan,

Happy new year to you!

I wouldn't say it's too late to seek an update to the online version but I wouldn't be too inclined to seek a correction with Tim unless it was very necessary. He is positively disposed and produced a positive article, so he'll be a useful contact in general.

Would you maybe let us know what the tweaks are and we could see if we can seek updates through the news desk?

Thanks a mill,

■

From: Declan Hayden <[REDACTED]@lda.ie>
Sent: Wednesday 4 January 2023 13:04
To: [REDACTED] <[REDACTED]@murraygroup.ie>; [REDACTED] <[REDACTED]@murraygroup.ie>
Subject: FW: Broadcast Alert - Murrays - Land Development Agency

Hi Guys

Happy New Year,

There are a couple of inaccuracies in this article related to status of our projects:

<https://www.irishtimes.com/ireland/housing-planning/2023/01/04/land-development-agencys-first-cost-rental-offers-two-bed-homes-for-1455-per-month/>

Is it worth asking them to update the online version or is it too late now?

Thanks

Best Regards

Declan Hayden

Community Liaison Coordinator

Land Development Agency, Second Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67

Tel: +353 (0)1 910 3400 Mob: +[REDACTED] Email: [REDACTED]@lda.ie | Web: lda.ie

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Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Thursday 5 January 2023 17:58
To: John Coleman
Cc: [REDACTED]
Subject: Fw: Business Post request for comment – Land Development Agency

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Hi - see below

From: [REDACTED] <[REDACTED]@businesspost.ie>
Sent: 05 January 2023 17:37
To: [REDACTED] <[REDACTED]@murraygroup.ie>
Subject: Business Post request for comment – Land Development Agency

Hi [REDACTED]

It was good to catch up for that coffee yesterday.

As I said yesterday, I've been working on a piece focused on the Land Development Agency (LDA) that we are now planning to publish on Sunday.

Below are a series of issues I will be writing about. If the LDA would like to comment on the matters below, I would appreciate if they could provide a response by 5pm on Friday.

ISSUE 1:

- The Business Post has obtained a copy of an LDA report called "Draft Working Paper: European Apartment Construction Cost Comparison Study". The report is labelled "Private & Confidential – not to be shared outside LDA". Can the LDA please provide a comment on why this report is labelled "not to be shared outside LDA". Has the report been shared with the Department of Housing and the Minister for Housing since its publication in April 2021?
- The findings of the study show the LDA's construction and development costs are significantly higher than prices for similar housing projects on mainland Europe. The Business Post understands senior LDA staff are aware of the report and ultimately ignored the findings, with no further analysis conducted as to why the LDA's costs are significantly higher or what could be done to reduce these costs. Would the LDA like to comment on this claim?
- The Business Post understands the report is still labelled "Draft" internally and never progressed to being fully published despite the research being completed. The report's draft status would prevent its release under Freedom of Information laws. Has the report remained a "Draft" to prevent its publication and is it common practice at the LDA to label reports as "Draft" to prevent their release?

ISSUE 2:

- Can the LDA clarify why it has not published an annual report for 2021?
- Can the LDA clarify why it has not published board meeting minutes since June 2022?
- How much has it cost to run the LDA organisation in each of 2018, 2019, 2020, 2021 and 2022?
- In board meeting minutes for October 2019, concerns were raised by the board about unspent budget and that €20 million would not be spent by year end. It was said the funding should be used to deliver some housing. What happened to the LDA's unspent budget from 2019?

ISSUE 3:

- Across several interviews, people familiar with the LDA told the Business Post there is a culture of secrecy at the LDA. It is common for the LDA not to share reports and information with the Department of Housing, politicians, the media and public when information is requested via Freedom of Information requests or other means. Records published by the LDA also show that details about changes to delivery timelines for LDA-led housing projects are also redacted from board meeting minutes. Would the LDA like to comment?

- At several meetings between the LDA board and CEO in early 2019, minutes show "the board emphasised the importance of demonstrating progress and delivery and in particular the requirement to deliver in short order on at least one scheme." Since its launch in 2018, the LDA has not delivered a home on state-owned lands. Would the LDA like to comment on issues that delayed this ability to deliver projects since 2018?

- I have interviewed people closely familiar with the work of the LDA. It has been relayed to me by a number of people that the LDA has lost focus on its core mission to deliver social and affordable housing on state owned land due to initiatives like Project Tosaigh and they left after becoming frustrated with the lack of delivery at the agency. Would the LDA like to make any comments in relation to these claims?

ISSUE 4:

- How many LDA staff are tasked with working on Project Tosaigh?

- In November 2021, the LDA issued a call for expressions of interest from developers in Project Tosaigh. How many applications did the LDA receive for Project Tosaigh? What was the total number of homes connected to these applications?

- Across all delivery schemes (direct delivery by LDA, Project Tosaigh, etc), how many homes are LDA expecting will be delivered by the agency in 2023?

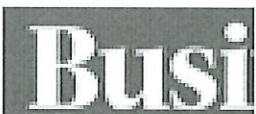
ISSUE 5:

- Can the LDA clarify what construction works have commenced at the St Kevin's hospital site in Cork?

- Can the LDA clarify what construction works have commenced at the LDA's site in Shanganagh, Shankhill, Co Dublin?

K

Senior Business Reporter



Twitter: @

Mobile: (call on WhatsApp please)

Business Post
2nd Floor, Block B,
Merrion Centre,
Merrion Road,
Dublin 4
www.businesspost.ie

Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Sunday 1 January 2023 17:45
To: John Coleman
Subject: FW: LDA

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi John – This is the background information I have sent RTE Morning Ireland. They are going to have a meeting tonight and will call you after that if they are going ahead. I have told them that you are willing to go on after Eoin O’Broin and not at the same time. They might ask if you want to go into the studio. Generally, it is a better experience to do this and it makes it harder for a presenter to go too strong as you are sitting in front of them. Not sure if this is possible, so also possible to do it by phone. If you were going into studio I could meet you there if needed just to help make sure they stick to what is agreed.

[REDACTED] is the researcher we are dealing with now. He has taken over from the researcher I spoke to earlier.

From: [REDACTED]
Sent: Sunday 1 January 2023 17:40
To: [REDACTED]@rte.ie
Subject: LDA

Hi [REDACTED]

Good to chat. This is the background material/statement I mentioned outlining the LDA’s position and detailing the agency’s ongoing work. This material includes responses that were sent to Eoin O’Broin and information that was sent to the Business Post.

LDA Chief Executive John Coleman’s mobile is [REDACTED]. As discussed, if John is invited on it would make sense for him to appear on after Eoin O’Broin to have the chance to address any points Eoin makes.

Thanks, **Richie**

The LDA has two primary delivery channels which are (1) development on state-sourced lands and (2) development of affordable homes on land currently owned by housebuilders. The latter initiative is known as ‘Project Tosaigh’. Project Tosaigh was launched in late 2021 pursuant to the Government’s ‘Housing for All’ strategy.

Affordable homes are made available to qualifying individuals as either cost rental accommodation or to purchase under a shared equity affordable purchase scheme. Between both channels, there are projects for about 1,750 social and affordable homes that are already delivered or under construction. The LDA anticipates adding around 1,500 homes to this delivery trajectory in 2023.

Notwithstanding the long lead-times for development, the Project Tosaigh initiative is already delivering homes, with about 270 expected to be delivered by the end of 2022. This represents the commencement of a delivery output that will ramp up significantly in 2023 and beyond.

The overall target for delivery from Project Tosaigh is 5,000 homes (in addition to delivery from State lands). The LDA remains on target to achieve this objective.

While approximate 2022 delivery numbers are provided above, final details will be confirmed centrally with the LDA's parent department in early 2023. The LDA will be happy to provide further information when this is complete.

Rents are charged based on the costs of delivery in line with the Affordable Housing Act 2021, in the same way as with Local Authority and AHB cost rental.

Elsewhere, the LDA currently has planning permission for ca. 1,100 new build units across three developments: Shanganagh Dublin (597), St Kevin's Hospital Cork (265), and Devoy Barracks Kildare (219).

A further 2,755 units are in the planning system awaiting a decision across the developments at Hacketstown Skerries, Balbriggan Dublin, Dundrum CMH Dublin, and St. Teresa's Gardens Dublin.

The Agency has approximately 5,200 homes in the design and development process.

The LDA's draft annual rolling five-year business and financial plan encompassing strategy, planned investment and appropriate financial targets has been submitted to the Minister for Housing and to the Minister for PER for review. The LDA plans to deliver 5,000 new affordable homes via Project Tosaigh over a 5-year horizon.

Additional information about Project Tosaigh:

Project Tosaigh is targeting the delivery of 5,000 affordable homes by the end of 2026 on land currently held by housebuilders. These homes will be either held in public ownership mainly for cost rental tenancies or will be sold to households under the Government's affordable housing purchase scheme. The 5,000 homes will be sourced through multiple phases over the lifetime of the initiative. It is correct to say that the LDA has sourced almost 1,000 homes in 2022 from the first phase of Project Tosaigh through contracts and agreements with housebuilders. These will be delivered over 2022 to 2024. Approximately 270 have been delivered in 2022 with the remainder under construction currently.

In October this year, the LDA launched a renewed call for proposals under Project Tosaigh focussing on higher density homes in Dublin and Cork, which are struggling to be built in current market conditions. The Agency received a strong level of submissions and expects to secure a similar or greater level of affordable homes from the latest call for proposals as it did in the initial call. Additional phases of Project Tosaigh will likely be released over the coming two years in order to reach the overall 5,000 unit target, which the LDA is on track to achieve.

Final details of all projects involved in Project Tosaigh will be confirmed centrally with the Department of Housing in the new year. However, affordable homes have already been made available to the market in Delgany, Co. Wicklow, Kilbarry in Waterford and Mallow, Co. Cork.

Additional information about the type of deals being done under Project Tosaigh:

The LDA cannot comment on any specific development due to commercial confidentiality requirements, but can comment in a general sense regarding Project Tosaigh and its catalytic effect on development. The LDA engaged with housebuilders immediately after the first call for proposals in late 2021 and following that, quickly reached commercial positions that provided sufficient confidence to housebuilders to proceed whole projects or to accelerate delivery through building larger phases of existing large-scale schemes that will take many years to complete. This would not have happened without the Project Tosaigh initiative. The resultant homes are being released for affordable housing. The LDA enters into negotiations and arrangements with housebuilders long before the completion of the homes.

Additional information about the LDA:

The establishment and ramping up of a housing delivery entity such as the LDA from scratch takes considerable time and effort, as is the case with other similarly sized entities in the private sector. Notwithstanding this, a considerable amount has been achieved by the LDA since its inception four years ago. The Agency has gone from a standing start of having no staff base and no sites with any design or planning history to now having an organisation of around 80 skilled and experienced staff and projects for nearly 4,000 homes either underway or going through the planning approvals process. This is a significant achievement. The LDA recently commenced construction on Ireland's largest direct build public housing project in many years at Shanganagh, Shankill, Co. Dublin along with another significant project in Cork City, and has already delivered completed affordable homes to the market through the Project Tosaigh initiative, with a pipeline of thousands more created.

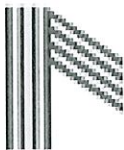
It is important to note that this early progress has created an upward trajectory and momentum leaving the LDA well positioned to have a major impact on the delivery of social and affordable housing in Ireland. The 270 homes delivered to date represents the first visible illustration of this upward momentum.

██████████
Director

Murray
40 Lower Baggot Street
Dublin 2
D02 Y793

t: + 353 1 498 0300
m: + ██████████
e: ██████████@murraygroup.ie
w: murrayconsultants.ie

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Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Tuesday 17 January 2023 15:44
To: John Coleman
Subject: Fw: LDA Query/[REDACTED]

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Hi John,

[REDACTED] has sent this one back to us. We can just reply with something like the below if that makes sense? He doesn't seem to be asking a specific question - unless there is an issue we are not aware of and he is waiting to tell us what that is?

Suggested reply for now: As is the case on other boards, members of the LDA board are required to declare conflicts of interest if and at any such time they arise. All members of the board of the LDA adhere to this requirement.

[REDACTED]

From: [REDACTED] <[REDACTED]@independent.ie>
Sent: 17 January 2023 15:25
To: [REDACTED] <[REDACTED]@murraygroup.ie>
Subject: Re: LDA Query

Hi [REDACTED],

Good to connect yesterday. I hope you are settling in to the new role at Murray.

I just wanted to check if you had a definitive response to the query I sent to the LDA yesterday:

Are there any required disclosures or declarations LDA board members must make regarding political donations? If so, what are they? Has Michael Stone made any such disclosures?

Thanks

[REDACTED]
Deputy Business Editor
Irish Independent
[REDACTED]@independent.ie
+[REDACTED]

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Monday, January 16, 2023 5:16 PM

To: [REDACTED]@independent.ie>
Subject: LDA Query

Hi [REDACTED]

Statement as discussed

Best regards, [REDACTED]

Michael Stone is a member of the board of the LDA. He was appointed to the interim board of the Agency shortly after its formation in January 2019 and reappointed in December 2021 when the current entity was established pursuant to the commencement of the LDA Act 2021. In line with other state agencies, members of the LDA board can receive remuneration and can claim certain travel and subsistence expenses. Mr Stone has waived his remuneration fee since the outset of his involvement with the Agency and does not claim expenses.

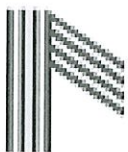
Background: Members of the board of the LDA can receive remuneration of €15,750. In line with the 'One Person One Salary' principle, no public servant is entitled to receive remuneration in the form of board fees, save for situations that are statutorily provided for eg: Worker Directors. Travel and subsistence is payable at appropriate civil service rates. Mr Stone is entitled to receive remuneration and expenses but has chosen not to since the outset of his involvement with the LDA.

[REDACTED]
Director

Murray
40 Lower Baggot Street
Dublin 2
D02 Y793

t: [REDACTED]
m: + [REDACTED]
e: [REDACTED]@murraygroup.ie
w: murrayconsultants.ie

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Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Thursday 29 December 2022 13:41
To: John Coleman
Subject: Fw: Media query for LDA

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Hi John

You can see the exchange with [REDACTED] below. A written reply would be great, but if you wanted to talk to [REDACTED] about his specific questions only that would also work. He is probably someone we need to do a bigger interview with at some stage so it would be no harm chatting to him when an opportunity arises.

I'll send him on the most recent releases as well.

Thanks, [REDACTED]

From: [REDACTED] <[REDACTED]@businesspost.ie>
Sent: 29 December 2022 13:31
To: [REDACTED] <[REDACTED]@murraygroup.ie>; media@lda.ie <media@lda.ie>
Subject: Re: Media query for LDA

Cheers. I'll have caveats in there from the data released that shows delivery is about to increase significantly next year.

Particularly this... "Between both channels, there are projects for about 1,750 social and affordable homes that are already delivered or under construction. The LDA anticipates adding around 1,500 homes to this delivery trajectory in 2023."

So the piece will be fair in showing that despite only 270 delivered this year, many more are lined up for 2023.

K

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Thursday 29 December 2022 13:26
To: [REDACTED] <[REDACTED]@businesspost.ie>; media@lda.ie <media@lda.ie>
Subject: Re: Media query for LDA

Hi [REDACTED]. Hope all good. I'll see what I can do on this but not sure what I can do in the short time allowed for a response.

[REDACTED]

Sent from [Outlook for Android](#)

From: [REDACTED] <[REDACTED]@businesspost.ie>
Sent: Thursday 29 December 2022, 13:15
To: media@lda.ie <media@lda.ie>

Cc: [REDACTED] <[REDACTED]@murraygroup.ie>

Subject: Media query for LDA

Hey [REDACTED],

Hope you're well.

Eoin O Broin just shared with me today some data that was released to him by the Land Development Agency about Project Tosaigh. It appears it was released to him on December 21st.

I've got some queries below about the info.

1. In October, Darragh O'Brien, the Housing Minister, said the Project Tosaigh was expected to source almost 1,000 homes nationwide by the end of the year as part of its first phase of Project Tosaigh. What was the LDA's delivery target for Project Tosaigh in 2022 and what is the delivery target for 2023?

2. Can the LDA provide a breakdown of the locations of the 270 units that were delivered under Project Tosaigh in 2022? Would the LDA like to provide any comment as to whether it is satisfied with this level of delivery four years after the organisation was launched?

3. Project Tosaigh was set up to activate dormant planning permissions that developers could not get finance to deliver rather than purchase turnkey homes. Some of the 270 homes delivered under Project Tosaigh appear to be turnkeys. Forty-eight of the Project Tosaigh units are part of Archers Wood (Wicklow) that was already being built by Cairn Homes. These units specifically appear to be turnkey purchases under Project Tosaigh as Archers Wood was already under development and not dormant. Would the LDA consider Archers Wood as turnkey purchases?

If I could get a response to the above by 6pm today I would really appreciate it. We are going to print tomorrow, so I can't promise a response provided tomorrow will be added to the copy ahead of publication.

Thanks for your help in advance.

[REDACTED]

[REDACTED]
Senior Business Reporter



Twitter: @[REDACTED]

Mobile: [REDACTED] (call on WhatsApp please)

Business Post
2nd Floor, Block B,
Merrion Centre,
Merrion Road,
Dublin 4
www.businesspost.ie

Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Sunday 15 January 2023 13:04
To: John Coleman
Subject: Fw: Questions

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Hi John

[REDACTED] questions.
[REDACTED]

From: [REDACTED] <[REDACTED]@irishtimes.com>
Sent: 15 January 2023 12:57
To: [REDACTED] <[REDACTED]@murraygroup.ie>
Subject: Questions

Original email bounced back

Sent from Mail for Windows

From: [REDACTED]
Sent: Sunday 15 January 2023 12:55
To: [REDACTED]@murraygroup.ie
Subject: Questions

[REDACTED] hi,

Questions re Project Tosaigh:

1. Expressions of interest aside, how many developers have entered formal agreements with the LDA to participate in the scheme?
2. Can you name the developers, the respective sites and set out the number of homes in each case and the amount of LDA funding?
3. Is the LDA is talks with other developers to enter similar agreements? What is likely timing of any further agreements? How many are in prospect?
4. What is the LDA's agreed Project Tosaigh budget?
5. Has the LDA sought additional funding from the Government to expand the Project Tosaigh initiative?

[REDACTED]

Sent from Mail for Windows

Chris Lowe

From: LDA - FOI
Sent: Wednesday 18 January 2023 09:58
To: LDA - FOI
Subject: FW: LDA Query/[REDACTED]



Monika Szyszko
Compliance Manager
The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | M: [REDACTED] | [REDACTED]@lda.ie | www.lda.ie

From: John Coleman [REDACTED]@lda.ie>
Sent: Tuesday 17 January 2023 16:01
To: Monika Szyszko [REDACTED]@lda.ie>
Subject: FW: LDA Query/[REDACTED]

Hi Monika

See below, presume there is no obligation on board members to disclose political donations?

Thanks
John



John Coleman
CEO
The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | [REDACTED]@lda.ie | www.lda.ie

From: [REDACTED] [REDACTED]@murraygroup.ie>
Sent: Tuesday 17 January 2023 15:44
To: John Coleman <[REDACTED]@lda.ie>
Subject: Fw: LDA Query/[REDACTED]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi John,

[REDACTED] has sent this one back to us. We can just reply with something like the below if that makes sense? He doesn't seem to be asking a specific question - unless there is an issue we are not aware of and he is waiting to tell us what that is?

Suggested reply for now: As is the case on other boards, members of the LDA board are required to declare conflicts of interest if and at any such time they arise. All members of the board of the LDA adhere to this requirement.



From: [REDACTED] [REDACTED]@independent.ie>
Sent: 17 January 2023 15:25
To: [REDACTED]@murraygroup.ie>
Subject: Re: LDA Query

Hi [REDACTED],

Good to connect yesterday. I hope you are settling in to the new role at Murray.

I just wanted to check if you had a definitive response to the query I sent to the LDA yesterday:

Are there any required disclosures or declarations LDA board members must make regarding political donations? If so, what are they? Has Michael Stone made any such disclosures?

Thanks

[REDACTED]
Deputy Business Editor
Irish Independent
[REDACTED]@independent.ie
+353 [REDACTED]

From: [REDACTED] [REDACTED]@murraygroup.ie>
Sent: Monday, January 16, 2023 5:16 PM
To: [REDACTED] [REDACTED]@independent.ie>
Subject: LDA Query

Hi [REDACTED]

Statement as discussed

Best regards, [REDACTED]

Michael Stone is a member of the board of the LDA. He was appointed to the interim board of the Agency shortly after its formation in January 2019 and reappointed in December 2021 when the current entity was established pursuant to the commencement of the LDA Act 2021. In line with other state agencies, members of the LDA board can receive remuneration and can claim certain travel and subsistence expenses. Mr Stone has waived his remuneration fee since the outset of his involvement with the Agency and does not claim expenses.

Background: Members of the board of the LDA can receive remuneration of €15,750. In line with the 'One Person One Salary' principle, no public servant is entitled to receive remuneration in the form of board

fees, save for situations that are statutorily provided for eg: Worker Directors. Travel and subsistence is payable at appropriate civil service rates. Mr Stone is entitled to receive remuneration and expenses but has chosen not to since the outset of his involvement with the LDA.

[REDACTED]
Director

Murray
40 Lower Baggot Street
Dublin 2
D02 Y793

t: + [REDACTED]
m: + 353 [REDACTED]
e: [REDACTED]@murraygroup.ie
w: murrayconsultants.ie

LinkedIn: [linkedin.com/company/murray-consultants](https://www.linkedin.com/company/murray-consultants)
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Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Monday 16 January 2023 13:18
To: John Coleman; Declan Hayden
Subject: Fwd: Board members

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi both. See below.

[REDACTED]

Sent from [Outlook for Android](#)

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Monday 16 January 2023, 13:10
To: [REDACTED] <[REDACTED]@murraygroup.ie>; [REDACTED] <[REDACTED]@murraygroup.ie>
Subject: Fwd: Board members

Sent from [Outlook for Android](#)

From: [REDACTED] <[REDACTED]@reachplc.com>
Sent: Monday, January 16, 2023 12:59:08 PM
To: media@lda.ie <media@lda.ie>
Subject: Board members

Hi there,

Can you please confirm if board members of the LDA receive remuneration?

If so, can you confirm what this remuneration is?

Thanks

Kind regards,

[REDACTED]
Political Correspondent
Irish Mirror
[REDACTED]

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From: [REDACTED]@murraygroup.ie>
Sent: Tuesday 17 January 2023 18:11
To: John Coleman
Subject: Re: LDA Query [REDACTED]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi John

Ignore the below for now. I just rang John and told him his question doesn't apply. I didn't give any comment.

[REDACTED]

From: [REDACTED]@murraygroup.ie>
Sent: 17 January 2023 16:12
To: john coleman [REDACTED]@lda.ie>
Subject: Re: LDA Query/[REDACTED]

Hi John

Separately - I could just reply with - no and no - and send him this?

<https://lda.ie/wp-content/uploads/2021/06/LDA-Board-Code-of-Conduct-Approved-May-2019.pdf>

Have tweaked the possible statement given I read the above!

As is the case on other boards, members of the LDA board are required to submit an annual statement of interests and they are also required to disclose any conflicts of interest if and when they arise. All members of the board of the LDA adhere to these requirements.

[REDACTED]

From: [REDACTED]@murraygroup.ie>
Sent: 17 January 2023 15:43
To: john coleman [REDACTED]@lda.ie>
Subject: Fw: LDA Query [REDACTED]

Hi John,

[REDACTED] as sent this one back to us. We can just reply with something like the below if that makes sense? He doesn't seem to be asking a specific question - unless there is an issue we are not aware of and he is waiting to tell us what that is?

Suggested reply for now: As is the case on other boards, members of the LDA board are required to declare conflicts of interest if and at any such time they arise. All members of the board of the LDA adhere to this requirement.

[REDACTED]

From: [REDACTED]@independent.ie>
Sent: 17 January 2023 15:25
To: [REDACTED]y@murraygroup.ie>
Subject: Re: LDA Query

Hi [REDACTED]

Good to connect yesterday. I hope you are settling in to the new role at Murray.

I just wanted to check if you had a definitive response to the query I sent to the LDA yesterday:

Are there any required disclosures or declarations LDA board members must make regarding political donations? If so, what are they? Has Michael Stone made any such disclosures?

Thanks

[REDACTED]
[REDACTED]
Irish Independent
[REDACTED]independent.ie
[REDACTED]

From: [REDACTED]@murraygroup.ie>
Sent: Monday, January 16, 2023 5:16 PM
To: [REDACTED]e [REDACTED]@independent.ie>
Subject: LDA Query

Hi [REDACTED]

Statement as discussed

Best regards, [REDACTED]

Michael Stone is a member of the board of the LDA. He was appointed to the interim board of the Agency shortly after its formation in January 2019 and reappointed in December 2021 when the current entity was established pursuant to the commencement of the LDA Act 2021. In line with other state agencies, members of the LDA board can receive remuneration and can claim certain travel and subsistence expenses. Mr Stone has waived his remuneration fee since the outset of his involvement with the Agency and does not claim expenses.

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[REDACTED]
Director

Murray
40 Lower Baggot Street
Dublin 2
D02 Y793

t: [REDACTED]
m: [REDACTED]
e: [REDACTED]@murraygroup.ie
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Chris Lowe

From: [REDACTED]@murraygroup.ie>
Sent: Monday 16 January 2023 18:13
To: John Coleman
Subject: Michael Stone pieces

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Hi John

The Mirror's piece is here <https://www.irishmirror.ie/news/irish-news/politics/businessman-who-paid-people-hang-28969848>

Includes that he doesn't claim expenses or take his remuneration high up. Also includes Donohoe stating he had nothing to do with appointment

Indo's piece is here <https://www.independent.ie/irish-news/politics/businessman-who-paid-for-paschal-donohoes-election-posters-to-be-erected-was-appointed-to-powerful-land-agency-42290582.html>

Not our role obviously, but surprised nobody from the department has pointed out he is qualified to be on the board.

Best regards,

[REDACTED]

[REDACTED]
Director

Murray
40 Lower Baggot Street
Dublin 2
D02 Y793

t: + [REDACTED]
m: + [REDACTED]
e: [REDACTED]@murraygroup.ie
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