



MURRAY

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Chris Lowe

From: Siobhan Campbell
Sent: Friday 20 January 2023 17:13
To: LDA - FOI
Subject: Murrays

Hi Monika/ Chris,

This is the only email I have from last week to arrange a meeting with the director of Murray Group, not sure if it's much help.

Thanks,
Siobhán



Siobhan Campbell

Administrator

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: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Friday 13 January 2023 18:14
To: Siobhan Campbell <[REDACTED]@lda.ie>
Subject: Re: LDA | Report on Revelant Public Lands

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 Siobhan

Friday at 11 works great.

[REDACTED]

From: Siobhan Campbell <[REDACTED]@lda.ie>
Sent: 13 January 2023 18:10
To: [REDACTED] <[REDACTED]@murraygroup.ie>
Subject: LDA | Report on Revelant Public Lands

Hi [REDACTED],

Dearbhla Lawson and Alan Kelly would like to meet with you next week to discuss the report on relevant lands .

Would Thursday 19th @3pm or Friday @11am suit?

Kind regards,

Siobhán

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Chris Lowe

From: Dearbhla Lawson
Sent: Thursday 9 February 2023 12:41
To: LDA - FOI
Subject: FOI Murrays Piece from Daily Mail
Attachments: Factiva-16January20231252.rtf

Categories: filed in folder

Monika

I have searched my records and as confirmed verbally the only other article I have related to Sunday Times Query/ Deadline Friday 10am 12/13th Jan 2023 which John has provided as I was cc'd. Below is the other piece of correspondence I have from Murrays for the timescale.

Dearbhla Lawson
Head of Strategic Planning
Land Development Agency
2nd 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



From: [REDACTED]@murraygroup.ie>
Sent: Monday 16 January 2023 12:54
To: Dearbhla Lawson <[REDACTED]@lda.ie>
Subject: Piece from Daily Mail

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 Dearbhla

Piece from the Daily Mail today attached.

To be able to get these through Truehawk we just need to be added to the list. Will get that sorted this week.

Best regards, [REDACTED]

[REDACTED]
Director

Murray
40 Lower Baggot Street
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D02 Y793

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

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

Twitter: @MurrayIRL



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Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Tuesday 3 January 2023 17:43
To: John Coleman
Subject: Re: Information Requests

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great, thanks

From: John Coleman [REDACTED]@lda.ie>
Sent: 03 January 2023 17:34
To: [REDACTED] <[REDACTED]@murraygroup.ie>
Subject: FW: Information Requests

Just keeping you in the loop on the below.

We'll talk before releasing.

Regards
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: LDA - Oireachtas <[REDACTED]@lda.ie>
Sent: Tuesday 3 January 2023 13:58
To: John Coleman [REDACTED]@lda.ie>; LDA - Oireachtas <[REDACTED]@lda.ie>; Carina Wilkes <[REDACTED]@lda.ie>; Barry O'Brien <[REDACTED]@lda.ie>; Enda McGuane <[REDACTED]@lda.ie>
Cc: John White [REDACTED]@lda.ie>
Subject: RE: Information Requests

Hi John,

Thanks a mill for the below.

Barry and Enda please let me know if you require my assistance.

Regards,
Monika



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 3 January 2023 13:39

To: LDA - Oireachtas <[REDACTED]@lda.ie>; Carina Wilkes <[REDACTED]@lda.ie>; Barry O'Brien <[REDACTED]@lda.ie>; Enda McGuane <[REDACTED]@lda.ie>

Cc: John White <[REDACTED]@lda.ie>

Subject: RE: Information Requests

Thanks for sending this Monika – Carina is on leave for the week but @Barry O'Brien and @Enda McGuane can help pull answers together upon their return, with Carina coordinating.

We can apply the following rules to disclosures:

- Prices paid per unit: Cannot disclose as this would potentially be commercially damaging to the Agency if other market participants knew what we were paying for properties. Oversight on spending probity is provided to the Public Accounts Committee via the C&AG.
- Confirmation re tenure: Disclose
- Rent per unit type: Disclose where already released / advertised, outlining that the rents are set in line with the Affordable Housing Act, the same as AHB's.
- Loan terms: LDA will likely borrow at a corporate level, therefore not applicable
- AHF for Butler's Hall: Not received by LDA, being sold through the local authority, therefore not applicable
- Phase 2 info: Can provide very high-level context, but cannot disclose details due to the information being potentially commercially damaging to the Agency if released
- Limit of 150: Wording along the lines of "The 150 limit is not a law or a rule, but a guideline to ensure no competition between state funded entities. This was achieved in Project Tosaigh phase 1 through mainly entering larger transactions and / or engagement with local authorities and AHBs as appropriate. The LDA did not compete with either for any transactions that it has entered into. This engagement will continue for the duration of Project Tosaigh in a structured way." @Barry O'Brien can provide a better wording.
- Contracted projects being a genuine catalyst: @Barry O'Brien can provide wording, but something along the lines of "In the commercial view of the Agency and from engagement with the relevant housebuilder, the LDA was able to ascertain that the contracted homes would not be delivered or delivered much more slowly without its intervention. This is the case with all commercial arrangements entered into to date."

HNY!

Regards
John

From: LDA - Oireachtas <[REDACTED]@lda.ie>

Sent: Tuesday 3 January 2023 09:24

To: Carina Wilkes <[REDACTED]@lda.ie>; John Coleman <[REDACTED]@lda.ie>

Subject: FW: Information Requests

Good Morning Carina,

Happy New Year to you.

We received further request for information from TD OBroin.

I am sending it to you to coordinate response (as per the previous one) but @John Coleman please let me know if this is not appropriate course of action.

Kind regards,
Monika



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: Eoin OBroin <[REDACTED]@oireachtas.ie>

Sent: Monday 2 January 2023 09:14

To: LDA - Oireachtas <[REDACTED]@lda.ie>

Subject: Information Requests

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A chara,

Could you provide the following information.

1. Archers Wood: price paid per unit type; length of loan term financing the purchase; confirmation all are cost rental
2. City West: price paid per unit; length of loan term financing the purchase; rent per unit type; confirmation all are cost rental
3. Castleknock: detail of unit type; price paid per unit type; length of loan term financing the purchase; rent per unit type; confirmation all are cost rental
4. Butlers Hall: detail of unit type; price paid per unit type; sale price; confirmation of Affordable Housing Fund subsidy and amount of AHF fund per unit
5. Break down of all other Project Tosaigh contracts signed including location, breakdown of unit types; and details of price paid by LDA for units and estimated rents or sales price.
6. Information about Phase 2 pipeline for Project Tosaigh
7. Reasons why development limit of 150 units as set out by Minister O'Brien in Dail on 14.12.21 has not been adhered to in Project Tosaigh contracts to date
8. Information on how LDA determined whether the contracted projects to date under Project Tosaigh were stalled at the time the contract was signed

Is mise,

Eoin Ó Broin TD
[REDACTED]

Beartas ríomhphoist an Oireachtais agus séanadh. oireachtas.ie/ga/email-policy/

Oireachtas email policy and disclaimer. oireachtas.ie/en/email-policy/

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Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Tuesday 3 January 2023 17:36
To: John Coleman
Subject: Re: JOC Quarter 3 2022 Update

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Great thanks for this - have arranged to mee [REDACTED] tomorrow. [REDACTED] there - so he comes and goes to Ireland and is here for the next few days. Might be a good idea to talk him through this document if that was ok?

From: John Coleman [REDACTED]@lda.ie>
Sent: 03 January 2023 17:18
To: [REDACTED] [REDACTED]@murraygroup.ie>
Subject: FW: JOC Quarter 3 2022 Update

[REDACTED]

See attached a quarterly update we give to the JOC, which we have been giving them all through 2022. It shows that there is nothing new in the headline they published on Saturday and all of this would have been known to Deputy Ó Broin as he sits on the JOC. Might be worth giving [REDACTED] the heads up that his article was not really much of a reveal, and we can give him further colour on progress over the coming weeks / months.

Regards
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

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Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Monday 9 January 2023 15:19
To: Adrienne Vuotto
Subject: RE: Media / Strategy update

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Hi Adrienne

Sorry for delay. Yes, we are good that for date and 4pm would work best.

Best regards, [REDACTED]

From: Adrienne Vuotto [REDACTED]@lda.ie>
Sent: Monday 9 January 2023 15:18
To: [REDACTED] <[REDACTED]@murraygroup.ie>
Subject: RE: Media / Strategy update

Hi [REDACTED],

Have you had a chance to check 31st January?

Many thanks



Adrienne Vuotto
Executive Assistant
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: Adrienne Vuotto
Sent: Thursday 5 January 2023 09:34
To: [REDACTED] <[REDACTED]@murraygroup.ie>
Subject: Media / Strategy update

Hi [REDACTED],

Unfortunately some of EMT diaries were not up to date when I proposed 17th January.

Could you do 11am or 4pm on 31st January?

Many thanks

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Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Thursday 29 December 2022 16:39
To: John Coleman
Cc: Barry O'Brien; John White
Subject: RE: Media query for LDA

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Great. Thanks for this. This is a good response and plenty for [REDACTED] to take from it.

From: John Coleman [REDACTED]@lda.ie>
Sent: Thursday 29 December 2022 16:18
To: [REDACTED] <[REDACTED]@murraygroup.ie>
Cc: Barry O'Brien <[REDACTED]@lda.ie>; John White <[REDACTED]@lda.ie>
Subject: RE: Media query for LDA

[REDACTED]

Thanks for the below, in fairness to [REDACTED] he seems to be preparing for a balanced piece. Would be certainly happy to do an interview at some stage and develop a relationship there.

Hopefully the below suffices, feel free to give me a buzz if need be.

Copying John and Barry as they are driving the PT scheme.

Regards
John

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?

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 we have 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. Approx. 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. We received a strong level of submissions and expect to secure a similar or greater level of affordable homes from the latest call for proposals as we did in the initial call. Additional phases of Project Tosaigh will likely be released over the coming 2 years in order to reach the overall 5,000 unit target, which the LDA is on track to achieve.

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?

Final details of all projects 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, Waterford and Mallow, Co. Cork.

The establishment of a housing delivery entity such as the LDA from scratch takes considerable time and effort to ramp up, no different to similarly sized entities in the private sector. Notwithstanding this, a considerable amount has been achieved by the LDA since its inception four years ago. 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 designed and lodged into or actually through the planning approvals process with more to come is a significant achievement. Add to this the fact that the Agency commenced construction 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 our 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 is positioned to have a major impact on the delivery of social and affordable housing in Ireland. The c. 270 homes delivered to date represents the first visible illustration of this upward momentum, which is due to the initial ramping up phase.

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?

We 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 following 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, which they would not have had the ability to do without the Project Tosaigh initiative. The resultant homes are then released for affordable housing. The LDA enters into negotiations and arrangements with housebuilders long before the completion of the homes.



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: Thursday 29 December 2022 13:41

To: John Coleman [redacted]@lda.ie>

Subject: Fw: Media query for 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

[redacted] 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.

██████████

████████████████████
Senior Business Reporter



Twitter: @killianwoods

Mobile: ████████████████████ (call on WhatsApp please)

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Chris Lowe

From: [REDACTED] [REDACTED]@murraygroup.ie>
Sent: Thursday 29 December 2022 15:29
To: John Coleman
Subject: RE: Oireachtas queries

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Great thanks

From: John Coleman [REDACTED]@lda.ie>
Sent: Thursday 29 December 2022 15:21
To: [REDACTED] [REDACTED]@murraygroup.ie>
Subject: FW: Oireachtas queries

[REDACTED]

See attached which issued on 21st December. Reviewing the email now and will revert separately.

Regards
John

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Chris Lowe

From: [REDACTED]@murraygroup.ie>
Sent: Friday 6 January 2023 13:51
To: John Coleman
Cc: John White
Subject: Re: SBP draft responses

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ok, great

From: John Coleman <[REDACTED]@lda.ie>
Sent: 06 January 2023 13:44
To: [REDACTED] <[REDACTED]@murraygroup.ie>
Cc: John White <[REDACTED]@lda.ie>
Subject: RE: SBP draft responses

[REDACTED]

Small error in response to 'Issue 4' – I think we got about 70 proposals in phase 1 of Project Tosaigh.

Regards
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: John Coleman
Sent: Friday 6 January 2023 12:39
To: [REDACTED] <[REDACTED]@murraygroup.ie>
Cc: John White <[REDACTED]@lda.ie>
Subject: SBP draft responses

Copying John White regarding 'Issue 5'

Thanks
John

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Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Friday 6 January 2023 13:29
To: John Coleman; Phelim O' Neill
Subject: Re: SBP

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No probs. Just let me know who. On the mobile Phelim if you need to get me.

Sent from [Outlook for Android](#)

From: John Coleman <[REDACTED]@lda.ie>
Sent: Friday, January 6, 2023 1:18:46 PM
To: [REDACTED] <[REDACTED]@murraygroup.ie>; Phelim O' Neill <[REDACTED]@lda.ie>
Subject: SBP

[REDACTED]

Just off a call from Phelim, who had an enquiry from the Department regarding SBP queries. Some discussion with them may be necessary.

@Phelim O' Neill [REDACTED]'s number is [REDACTED].

Regards

John

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Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Tuesday 3 January 2023 14:13
To: Adrienne Vuotto
Subject: Re: Strategy/Messaging Workshop

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Hi Adrienne

That date should work. I'll just check with [REDACTED] and [REDACTED] and get back to you.

Thanks, [REDACTED]

From: Adrienne Vuotto <[REDACTED]@lda.ie>
Sent: 03 January 2023 13:18
To: [REDACTED] <[REDACTED]@murraygroup.ie>
Subject: RE: Strategy/Messaging Workshop

Hi [REDACTED],

I hope you had a lovely Christmas break and a very Happy New Year to you.

I have checked the EMT's diaries and unfortunately the suggested dates are not working. Could you do 2pm on 17th?

I can look at further suggestions, but they will be further out as after 17th that week is pretty full.

Many thanks



Adrienne Vuotto

Executive Assistant

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: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Tuesday 20 December 2022 15:04
To: John Coleman <[REDACTED]@lda.ie>; Barry O'Brien <[REDACTED]@lda.ie>; Dearbhla Lawson <[REDACTED]@lda.ie>; [REDACTED]@lda.ie; Phelim O' Neill <[REDACTED]@lda.ie>
Cc: [REDACTED] <[REDACTED]@murraygroup.ie>; [REDACTED] <[REDACTED]@murraygroup.ie>
Subject: Strategy/Messaging Workshop

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 all,

Thanks for your time earlier. Just following up on the potential dates for the strategy and messaging workshop we discussed. We were hoping Wednesday, January 11th or Thursday the 12th could work? As mentioned in the meeting, it's likely the session would take between 90 mins and 2 hours. It would probably be best to have the session in-person, so we could attend your office or we could host if that works better. In the run-up to the workshop, we plan to share a draft messaging framework that can form the basis of the discussion and guide the strategy formation.

Again, thanks for the meeting earlier. It was great to receive your feedback and to have the opportunity to discuss next year's priorities.

Best regards, [REDACTED]

[REDACTED]

Murray
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Chris Lowe

From: [REDACTED]@murraygroup.ie>
Sent: Wednesday 4 January 2023 13:04
To: Adrienne Vuotto
Subject: Re: Strategy/Messaging Workshop

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Hi Adrienne

We are all good for the 17th. It will be [REDACTED] and myself. I think John suggested having 2 hours set aside if that's ok, although it might take a little less than this. We can pop down to the LDA offices or we can host in our offices on Baggot Street, whichever is easier.

Best regards, [REDACTED]

From: Adrienne Vuotto <[REDACTED]@lda.ie>
Sent: 03 January 2023 13:18
To: [REDACTED] [REDACTED]@murraygroup.ie>
Subject: RE: Strategy/Messaging Workshop

Hi [REDACTED]

I hope you had a lovely Christmas break and a very Happy New Year to you.

I have checked the EMT's diaries and unfortunately the suggested dates are not working. Could you do 2pm on 17th?

I can look at further suggestions, but they will be further out as after 17th that week is pretty full.

Many thanks



Adrienne Vuotto
Executive Assistant
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: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Tuesday 20 December 2022 15:04
To: John Coleman [REDACTED]@lda.ie>; Barry O'Brien <[REDACTED]@lda.ie>; Dearbhla Lawson <[REDACTED]@lda.ie>; [REDACTED]@lda.ike; Phelim O' Neill <[REDACTED]@lda.ie>
Cc: [REDACTED] <[REDACTED]@murraygroup.ie>; [REDACTED] <[REDACTED]@murraygroup.ie>
Subject: Strategy/Messaging Workshop

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Hi all,

Thanks for your time earlier. Just following up on the potential dates for the strategy and messaging workshop we discussed. We were hoping Wednesday, January 11th or Thursday the 12th could work? As mentioned in the meeting, it's likely the session would take between 90 mins and 2 hours. It would probably be best to have the session in-person, so we could attend your office or we could host if that works better. In the run-up to the workshop, we plan to share a draft messaging framework that can form the basis of the discussion and guide the strategy formation.

Again, thanks for the meeting earlier. It was great to receive your feedback and to have the opportunity to discuss next year's priorities.

Best regards, [REDACTED]

[REDACTED]
Director

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

From: [redacted]@murraygroup.ie>
Sent: Thursday 12 January 2023 18:42
To: John Coleman; Dearbhla Lawson
Cc: John White; Phelim O' Neill; [redacted]; [redacted]h
Subject: Re: Sunday Times Query/Deadline Friday 10am

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Hi,

That's great. Thanks. We can add relevant lands report - but it might lead to queries coming in that we can't yet answer etc. Working on plan for that closer the time.

On the 270 already delivered under Project Tosaigh - can I double check the breakdown on this - as we might get asked that?



and when we are saying delivered here - it's signed off/confirmed/open for applications - if that is the case is the figure not higher [redacted]

Will send over fresh draft of release in the morning for sign-off,

Thanks,

[redacted]

From: John Coleman <[redacted]@lda.ie>
Sent: 12 January 2023 18:09
To: [redacted] <[redacted]@murraygroup.ie>; Dearbhla Lawson <[redacted]@lda.ie>
Cc: John White <[redacted]@lda.ie>; Phelim O' Neill <[redacted]@lda.ie>; [redacted] <[redacted]@murraygroup.ie>; [redacted] <[redacted]@murraygroup.ie>; John White <[redacted]@lda.ie>
Subject: RE: Sunday Times Query/Deadline Friday 10am

[redacted], thanks and looks good.

I've added some minor enough edits, and another piece at the end which references the State lands report – query as to whether this makes any sense to draw attention to yet? Copying @Dearbhla Lawson in this regard.

John

From: [redacted]y <[redacted]@murraygroup.ie>
Sent: Thursday 12 January 2023 13:31
To: John Coleman [redacted]@lda.ie>
Cc: John White [redacted]@lda.ie>; Phelim O' Neill <[redacted]@lda.ie>; [redacted] <[redacted]@murraygroup.ie>; [redacted] <[redacted]@murraygroup.ie>
Subject: Sunday Times Query/Deadline Friday 10am

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,

We have a query in from the Sunday Times on Project Tosaigh and on the advance purchase of apartments story from earlier this week (<https://www.rte.ie/news/2023/0110/1345751-housing-meeting/> - <https://www.newstalk.com/news/advance-purchase-of-apartments-not-a-bailout-for-developers-obrien-1418344>). The query is from [REDACTED], who has just joined the Sunday Times as political correspondent. The deadline for a response is tomorrow at 10am. I think this is a very good opportunity to provide a detailed statement and possibly for a senior person to provide a background briefing that could lead to positive coverage in a Sunday broadsheet.

She has two questions and there is a gap between what we have already signed off on and know in terms of detail on Project Tosaigh and what she is asking. There is also the second question, which allows us a chance to join the dots between what the Minister and Taoiseach said last week and what we are doing and the crucial role the LDA will play in this. There is also a chance to clarify aspects of this plan.

The questions are:

How many contracts have the LDA signed to date under Project Tosaigh? Can you please provide details of these projects including location, number of homes and whether they will be social housing/cost rental/etc

Has the LDA signed any contracts with developers with unactivated planning permissions for build to rent housing under Project Tosaigh to date? If so, can you please provide the details as listed above.

On Project Tosaigh - in terms of responses that have already been signed off or are already included in LDA documents we have the below to send [REDACTED]: - note: this is a draft - we will refine it. Can we check this for accuracy, and we will need more detail if it is available - see red notes below. We will need a careful answer to her second question.

Best regards, [REDACTED]

Early draft response:

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.

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.

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 about 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.



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 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 the first phase in Delgany involve 48 two and three bedroom duplexes and the second phase, in early this year, will involve 94 one-bed apartments.

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 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, it is likely that this process will involve more apartments and duplex houses, and those with an implementable planning permission that have not commenced.



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.

The query is from

██████████

Director

Murray
40 Lower Baggot Street
Dublin 2
D02 Y793

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Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Sunday 15 January 2023 13:14
To: John Coleman
Subject: reply to [REDACTED]

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Hi John

I can send the below to [REDACTED] from what we have approved already and what has already been put out in releases. It doesn't really answer the extra questions he asked, but it would allow him talk it through with you the same way you did with [REDACTED].

[REDACTED]

In terms of the developers in Project Tosaigh developments announced so far:

On Hansfield, Dublin 15: The LDA has contracted with the McGarrell Reilly Group for the delivery of the 247 apartments.

On Delgany: It's in partnership with Cairn Homes

On Clonmore in Mallow: it's a joint project with Cork County Council which will manage the application process with prospective buyers and the well-known developers the O'Flynn Group.

Details for Kilbarry in Waterford will be announced shortly.

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 and apartments.

In addition to this, affordable sale homes have already been marketed to qualifying households in Kilbarry in Waterford and Clonmore in Mallow in Cork. Further releases of cost rental and affordable sale homes are planned within the coming weeks and months.

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 not being 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). Construction has commenced at Shanganagh and at St Kevin's Hospital in Cork.

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

The project in Kilbarry in Waterford and another in [REDACTED] will be officially launched soon.

[REDACTED]

Director

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Chris Lowe

From: [REDACTED] <[REDACTED]@murraygroup.ie>
Sent: Monday 16 January 2023 14:32
To: John Coleman
Cc: Declan Hayden
Subject: suggested reply to Mail

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Michael Stone is a member of the board of the LDA. He was appointed to the position in December 2021. As is common 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 and does not claim expenses.

Background: Members of the board of the LDA 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 e.g., Worker Directors. Travel and subsistence is payable at appropriate civil service rates. Michael Stone is entitled to receive remuneration but has chosen not to.

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