

07/05/2026

Re: Freedom of Information Request 202606 – Request Refused

Dear

I refer to your request dated the 27th of February and received by this office on the 2nd of March 2026, which you have made under the Freedom of Information Act 2014 for records held by this FOI body. I also refer to the letter seeking clarification on this request issued by this office on the 11th of March. The request sought the following records:

“access to the following records relating to the cost of delivery, operation, and rent-setting of the cost rental apartments at Shanganagh Castle Estate, Shankill, Co. Dublin:

1. Land and Site Costs

- Records containing the cost paid by the LDA to acquire the Shanganagh Castle Estate site, or where the land was transferred from another public body, the recorded valuation or accounting value attributed to the land for this development.

2. Construction and Delivery Costs

- Records containing the total construction cost of the cost rental apartments at Shanganagh Castle Estate, including:

- Main contractor payments

- Professional, consultancy and design fees

- Project management and development costs

- Infrastructure, enabling works and site services

- Finance and borrowing costs attributable to the scheme

- Records containing the average cost per apartment, and where available, the cost per unit by typology (studio, one-bed, two-bed, three-bed).

3. Parking Costs

- Records containing the cost of providing parking spaces at the development, including construction and allocation costs.
- Records containing detail of how parking costs are treated within the financial model, including whether they are:
 - included in cost rental calculations,
 - excluded from rent calculations, or
 - recovered separately through additional charges.

4. Property Management and Operating Costs

- Records containing information of payments, fees, or contractual charges paid or payable by the LDA in relation to the management and operation of Shangnanagh Castle Estate, including but not limited to:
 - Cushman & Wakefield
 - Occu
 - Any other property management, letting, facilities management, or asset management companies engaged for the site.
- For each management company, records showing:
 - the nature of the services provided,
 - the fee structure (fixed fee, per-unit fee, percentage of rent, or other),
 - the annual or projected annual cost, and
 - the duration of the relevant contract(s).
- Records containing information on how management and operational costs are incorporated into the cost rental financial model and monthly rent calculations.

5. Rent-Setting Methodology

- Records (including financial models, spreadsheets, briefing notes, internal memoranda or presentations) showing how the monthly cost rental rents at Shangnanagh Castle Estate were calculated.

- Records demonstrating how the LDA determined that the rents charged comply with the definition of “cost rental” under the Affordable Housing Act 2021.
- Records of any comparison, benchmarking or analysis undertaken between Shanganagh Castle Estate rents and:
 - other LDA cost rental schemes, and/or
 - cost rental schemes delivered by Approved Housing Bodies.

6. Cost Recovery and Surplus

- Records containing information pertaining to whether rents are designed solely to recover costs associated with construction, financing, management and maintenance, or whether:
 - any surplus, contingency, margin, or buffer is included in the rent calculations, and
 - how any such surplus is treated.

I am interested in documentation dating from January 1, 2020 to present, and would prefer to receive them electronically, in their original formatting.”

I wish to inform you that I have decided to refuse your request on the 7th of May.

The purpose of this letter is to explain that decision.

1. Findings, particulars and reasons for decisions to deny access.

The Business unit has informed me that due to the volume of records held you were required to considerably restrict the specific information that was requested.

On the 11th of March this office issued a letter offering assistance in clarifying this part of your request, in accordance with the FOI Act. Specifically offering an opportunity to consider revising the wording of your request to identify a shorter time period for the records you sought. To date no response has been received.

As 8 weeks have now elapsed since issuing this letter, I have decided that your request does not contain sufficient particulars to enable the records sought to be identified.

Refusal on administrative grounds to grant FOI requests.

I wish to inform you that I am refusing this section of your request in accordance with Section 15(1)(b) of the FOI Act.

15.(1) A head to whom an FOI request is made may refuse to grant the request where—

(b) the FOI request does not comply with section 12 (1)(b),

Section 12(1)(b) states:

Requests for access to records.

In order to be a valid FOI request a request must contain sufficient particulars to enable the records sought to be identified and may be refused on this basis.

(1) A person who wishes to exercise the right of access shall make a request, in writing or in such other form as may be determined, addressed to the head of the FOI body concerned for access to the record concerned—

(b) containing sufficient particulars in relation to the information concerned to enable the record to be identified by the taking of reasonable steps.

2. Right of Appeal

In the event that you are unhappy with this decision you may appeal against it. If you need to make such an appeal, you can do so by writing to the Freedom of Information Unit, Land Development Agency, 4th Floor, Ashford House, Tara Street, Dublin 2 or by e-mail to foi@lda.ie.

Please note that a fee applies. This fee has been set at €30 (€10 for a Medical Card holder). Payment should be made by way of bank draft, money order, postal order or personal cheque, and made payable to Head of Finance, Land Development Agency, 4th Floor, Ashford House, Tara Street, Dublin 2.

Payment can be made by electronic means, using the following details:

The Land Development Agency DAC

IE61AIBK93101264101092

BIC: AIBKIE2D

You must ensure that your FOI reference number (**FOI 202606**) is included in the payment details.

You should make your appeal within 4 weeks of the date of this notification, where a day is defined as a working day excluding, the weekend and public holidays. However, the making of a late appeal may be permitted in appropriate circumstances. The appeal will involve a complete reconsideration of the matter by a more senior member of the staff of this body.

Please be advised that the Land Development Agency replies under Freedom of Information may be released into the public domain via our website at lda.ie.



An Ghníomhaireacht um Fhorbairt Talún
The Land Development Agency

Personal details in respect of your request have, where applicable, been removed to protect confidentiality.

Should you have any questions or concerns regarding the above, please contact me by telephone on (01) 9103400.

Yours sincerely,

A handwritten signature in black ink that reads 'Chris Lowe'.

Chris Lowe
Compliance Officer