

## Regeneration & Stock Transfer

**Ballygall Road East, Dublin 11**

**Dolphin Park, Dublin 8**

**Visteon, West Belfast**



**John McLean**  
**Chief Executive**  
 Fold Ireland  
 Suite C, Ashtown Business Centre  
 Navan Road, Dublin 15  
**Tel: 01 8228804**  
**Email: [john.mclean@foldireland.ie](mailto:john.mclean@foldireland.ie)**  
**Website: [www.foldireland.ie](http://www.foldireland.ie)**



## ICSH October 2016

Enablers to success:



## HISTORY of Ballygall

- Fold had developed Anam Cara HWC in 2007
- Ballygall proposal goes back some time with Fold Ireland/DCC
- Original Planning award for 83 New Build Units - 2007
- Seeking CAS Funding 2007 to 2011
- In the absence of CAS Funding - Fold Revisited the proposal worked up a Refurbishment model in partnership with DCC
- Worked up financial model - CALF and P & A with Dublin City Council , The Housing Agency and DoECLG
- Negotiated Private Finance with Bank of Ireland



## Key Partners to Fold



## An Overview of Ballygall Road East Integrated Solution



## Ballygall Road East – before the works began



## SPECIFICATIONS

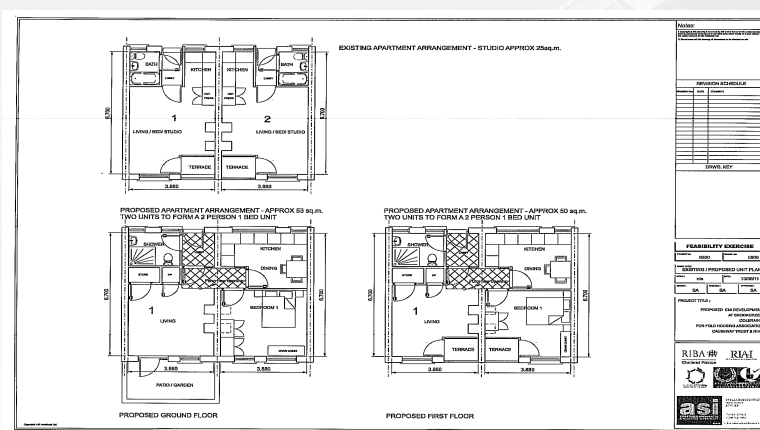
- Knock two units into one
- Remodel and Fully Refurbish each
- Replace External Walkway and Stairs
- Provide lift access to all upper floors (5 lifts)
- High level insulation to walls & roof
- Install new high efficiency condensing boilers
- Install new services - electric/plumbing
- Install new kitchens
- Install new bathrooms
- Provide Balconies/ground level patios
- Carryout external upgrade works



..... All while tenants lived on site.



## Ballygall Road - Two into One



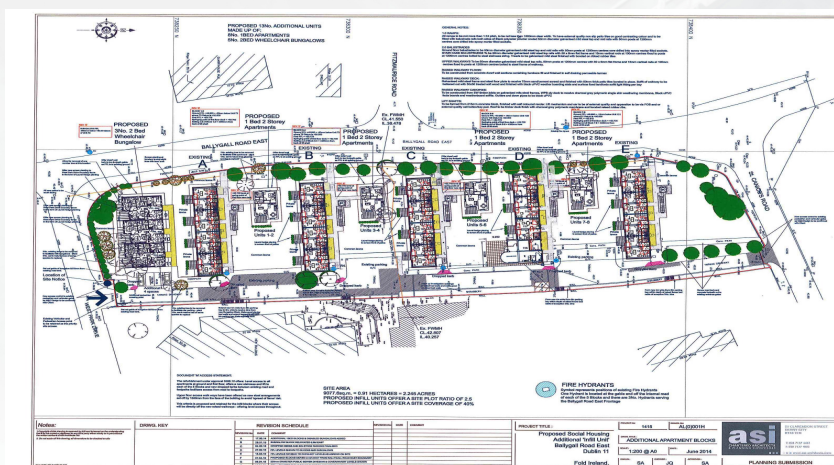
## Ballygall Road East – before the works began



Irish Council  
for Social Housing

#backedby  
AIB

## Ballygall Phase 2 – Site Plan



Irish Council  
for Social Housing

#backedby  
AIB

## CRITICAL PATH

|   |  |
|---|--|
| Planning Application (Newspaper Advert/Site Notice)           |  |
| Pre Qualifying Questionnaire issued                           |  |
| Out to Tender   |  |
| Planning Approval Granted                                     |  |
| Tender Returned   |  |
| CALF Approval & P&A   |  |
| DCC Area Committee to Ratify Land Transfer (pre construction) |  |
| Area Committee Decision Ratified all Full Council Meeting     |  |
| Pre Contract Meeting  |  |
| Closing appointment/Land Transfer                             |  |
| Start on Site   |  |

## The Launch of Ballygall Road – Early 2014

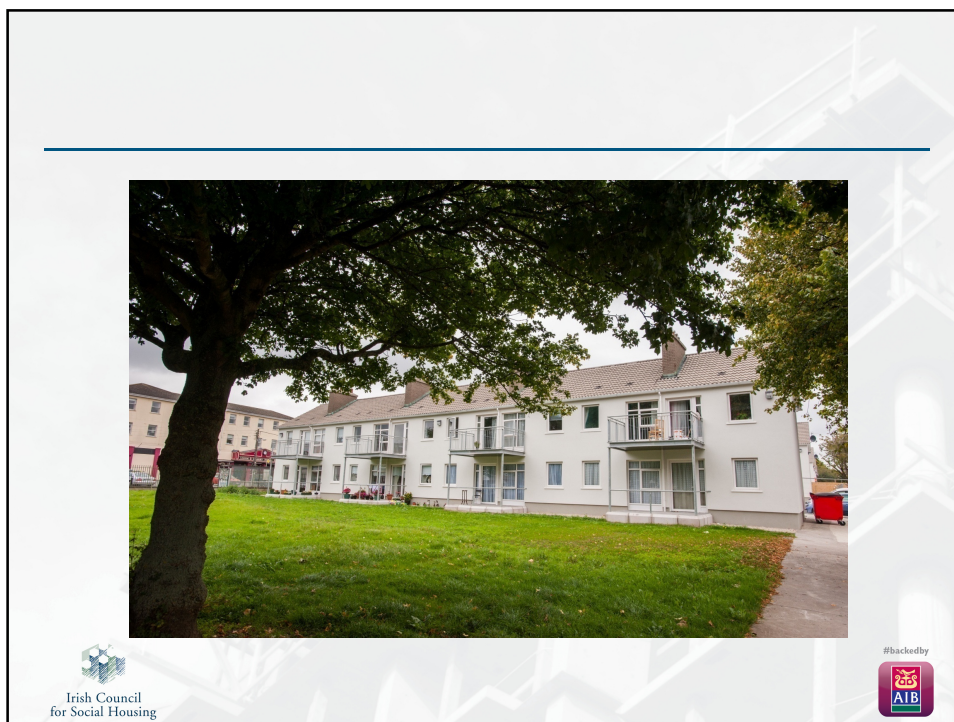


## Work is well underway at Ballygall

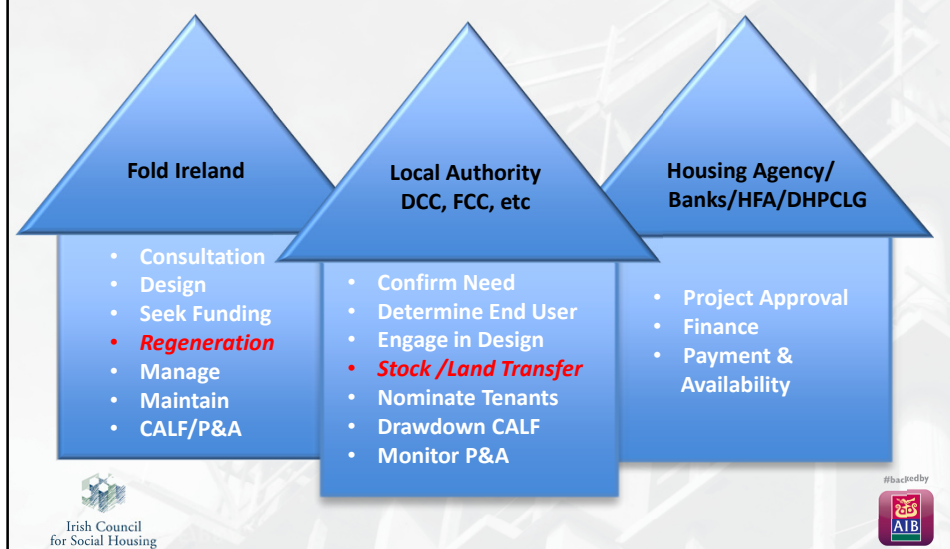


## Fold Ireland working with Dublin City Council





## Partnership in Practice



## Dolphin House & Park, Rialto, Dublin 8

- Dolphin House & Park
  - Built in 1957
  - 18.5 acres
  - 436 homes ( 392 flats / 44 sen. cit. units)
  - Originally earmarked for PPP
- Dolphin House Community Development Assoc.
- Joint Regeneration Board
- Dublin City Council Master plan
  - €25m Phase 1 – 100 homes
  - Phase 2 – Long Blocks
  - €9m Senior Citizens Complex
- **Site transfer** from DCC
- Design Brief – **43 apartments** (Planning Sept / onsite May)
- CALF and P&A Funded

## Regeneration of a former industrial site at Visteon, West Belfast



AERIAL PHOTO OF SITE LOCATION • NTS  
HOUSING DEVELOPMENT @VISTEON FACTORY • FOLD HA • 4531-P-101 • JULY '13



### FOLD PROPOSAL

- **196 social** properties including 10 bespoke complex needs properties
- **48** properties **for sale**
- 60,000sqft of **employment space**
- 4,000sqft community centre
- 3 formal play/open spaces
- Full **remediation** of site



Regeneration of a former industrial site at  
Visteon, West Belfast



## Conclusion

**The Key Enabler  
' Partnership '**

**[www.foldireland.ie](http://www.foldireland.ie)**

**Thank you**

