

Community Gain Proposals

1. Community Gain Fund, comprising a once-off capital contribution and an annual revenue contribution to support local facilities and services.
2. The provision by Dublin City Council of the Pigeonhouse Powerstation and Hotel site for redevelopment for uses that would primarily benefit the local community.
3. The provision of District Heating from the Waste to Energy Plant.

Government Policy Documents

“Changing our Ways”

“Local Authorities, working closely with local communities, should utilise a proportion of income from waste charges and gate fees to mitigate the impact of such facilities on these communities through appropriate environmental improvement projects.”

“Taking Stock and Moving Forward”

Key Point 20

“As a valid instrument in terms of the delivery of major waste facilities, Government policy in relation to the concept of community gain will be applied by the relevant authorities in their decision on applications for planning consent for such facilities.”

Market Research Survey - TNS MRBI

Objectives:

- **Ascertain the facilities/services to be supported by a CGF**
- **Ascertain representation preferences on the administration body**

Process:

- **An in-depth face to face interview with 1000 residents**
- **A postal survey involving special interest groups**

Results - Support for:

- **Youth Facilities**
- **Sport Facilities**
- **Community Facilities**
- **Parks**
- **Transport**
- **Services for the Elderly**

Social and Community Infrastructure Audit

Objectives:

- **Carry out a physical audit of the existing facilities and services in the area**
- **Carry out a comparison of these with facilities and services in other similar communities**
- **Carry out an analysis of gaps in existing services**
- **Identify the priority areas that should be supported by a new Community Gain Fund**

Community Gain Recommendations - 5 priority areas:

- **More sports facilities for young people**
- **More playgrounds**
- **Better community services for elderly people**
- **Better community health services**
- **Improving the environment**

Two flagship projects;

- **Re-building of the Ringsend and Irishtown Community Centre**
- **A new Community Centre for the Sandymount Area**

Community Gain Fund Proposal

- A once off capital contribution equivalent to 3% of the capital cost of the facility. This contribution is estimated at €8m
- An annual revenue contribution equivalent to 0.5% of the revenue generated by gate fees, subject to an annual ceiling of €500,000. This contribution is estimated to be initially in the region of €265,000 per annum

Administration Board

Purpose:

- Decide on projects/facilities to be supported by a CGF
- Ongoing review of operation of WTE plant

Composition of the Board (10 Members):

- An Independent Chair
- 3 local community representatives
- 3 elected members of Dublin City Council
- 2 officials from Dublin City Council
- 1 representative from the developers



Aerial Photo of Pigeonhouse Powerstation and Hotel Site

Taking Stock and Moving Forward

“The concept of community gain recognises the reality that if Ireland is to deal with its waste in a modern, environmentally progressive way, new facilities have to be provided. It operates on the basis that the facilities have to be located somewhere and that there should be a mechanism by which some benefit can accrue to the communities in the locations ultimately chosen”.