



CASE STUDY - RATING CONSULTANCY

TRANSPORT INFRASTRUCTURE IRELAND (TII)

TII oversees strategic assets such as the M50 toll system, a critical route within the Fingal County Council area. Dunlop Heywood was instructed to provide specialist rating consultancy services to TII consequent on the 2020 revaluation across the Fingal County Council area. The objective was to challenge rating assessment issued under the 2017 Valuation Order and secure a fair outcome, while minimising litigation risks and associated costs.

Our approach combined technical expertise and careful negotiation to deliver maximum value for TII:

Key Actions:

- **Detailed Evidence Submission:** Produced expert rating valuation evidence reflecting the 15 September 2017 valuation date.
- **Appeal Management:** Submission of expert valuation reports.
- **Strategic Negotiation:** Achieved agreement with the Commissioner of Valuation through constructive engagement, avoiding costly litigation.

Key achievements are:

- **Significant Rates Savings:** M50 Tolls - Reduced from NAV €59,530,000 to NAV €43,700,000.
- **Financial Certainty:** Achieved budget clarity for TII in respect of major transport assets.

Conclusion

Dunlop Heywood's expert consultancy and robust appeal evidence secured a substantial rating reduction for Transport Infrastructure Ireland. By combining technical valuation expertise with strategic engagement, we achieved significant savings and ensured financial certainty for this critical national transport infrastructure.

This case study highlights our ability to deliver meaningful results for large-scale public sector organisations, helping them focus resources on service delivery and long-term infrastructure investment.