



CASE STUDY - RATING CONSULTANCY

TRANSPORT INFRASTRUCTURE IRELAND (TII)

Transport Infrastructure Ireland (TII) is responsible for delivering sustainable transport infrastructure and services across Ireland. Its mission is to enhance quality of life, support economic growth, and protect the environment through the integrated development of the national road network and light rail systems. TII operates a key national asset, Dublin's Luas Light Rail Transit system, which extends to 42.56 km, with 12.215 km running through the Dun Laoghaire-Rathdown County Council area. Dunlop Heywood was instructed to provide specialist rating consultancy services to TII consequent on the 2023 revaluation of the Dun Laoghaire-Rathdown County Council area.

The objective was to challenge rating assessment issued under the 2022 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 1 February 2022 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:

- **Luas Light Rail:** Reduced from NAV €1,220,000 to NAV €890,000 effective from 1 January 2023.
- **Cost Avoidance:** Settlement avoided lengthy and expensive litigation processes.
- **Financial Certainty:** Achieved budget clarity for TII in respect of a major transport asset.

Conclusion

Dunlop Heywood's expert consultancy and robust negotiation 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 a 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.