



Comhpháirtíocht Leader Waterford Leader
Phort Láirge Partnership

Decision of Evaluation Committee

Project ID	31WAT100028
Project Type:	Capital
Project Name:	Kilmacthomas Railway Station Tourist Accommodation and Model Railway Display
Promoters Name:	Kilmacthomas Social Enterprise CLG
Address:	Kilmacthomas Railway Station, Kilmacthomas
Description:	The project will include the installation of two 'line huts' for one roomed short stay accommodation and a single storey exhibition space adjacent to the station platform to house an extensive model railway display.
Theme:	1 Economic Development and Job Creation
Sub-theme:	1.4 Community hostels, RV's & glamping
Link to LDS	Investment in private/community hostels/visitor centres, RV parks, Glamping/camping. This action is also linked to activity tourism and culture and heritage sub themes

Total Project Costs	€230,543		
Eligible Project Costs	€230,543		
Funding sought by promoter:	A maximum of €172,907.25 or 75% of eligible costs, whichever is the lesser		
State one of the following: - First Review / Previously Deferred or Not Recommend	First Review		
Funding recommended by Evaluation Committee:	€0		
Details of private funding:	€11,527.75 loan & €46,108 WC&CC		
Voluntary Labour: YES / NO (If yes provide detail)	No		
Synopsis of project:	Investment in two line huts and the construction of an exhibition space to house a model railway display and related groundworks		
Detail exactly what WLP will be funding (List items from Project Assessment Report)	Detail	Total Cost (Expenditure)	Grant Aid recommend by the Evaluation Committee @ 0 %

	Purchase of 'Line Huts'	62,993	€0
	Development of an exhibition space for a model railway display	112,156	€0
	Associated ground works	55,395	€0
	Total Funding	€230,543	€0
Was an assessment completed?: Date: 11.06.2024	Yes		
Are detailed costings provided for the project? Were the costs for the project considered reasonable and how was this measured?	Yes, etendering was used to procure the line huts and direct tendering used to procure the building for the model display space and groundworks and the most economic advantageous tender process used to select the contractors		
Where the procurement process resulted in less than 3 quotes, the EC must show the additional steps taken to ensure the reasonableness of costs:	Only two quotes were received for the line huts but as two comparable tenders are available from etenders open procedure, they ensure the reasonableness of costs		
Innovative Element of the project:	The project is innovative in that it repurposes an old protected railway station into contemporary unique tourism accommodation and an interesting space to showcase the model railway display to relive old times on the railway		
Consideration of Deadweight:	The project would not go ahead without funding due to serious financial constraints and lack of a coordinated, sustainable approach to the required high standard. From my perspective, the group does not have the necessary funds and depend hugely on the resources provided by both the local authority and WLP CLG.		
Consideration of Displacement:	The project is unique in that it does not compete but rather will complement existing tourism products such as the Waterford Greenway and other local tourism attractions. The accommodation proposed will attract a very specific transport and heritage interested clientele and can collaborate with local accommodation providers for package options. There is such a shortage of tourism accommodation in the area that there is enough demand to satisfy all accommodation providers.		
Economic justification for project:	Additional numbers of visitors coming to Kilmacthomas and consuming products and services in the local town and surrounds		
Average Score for Project:	62/100		
% level of aid & ceiling:	A maximum of €0 or 0% of eligible expenditure, whichever is the lesser		
E. C. Executive Summary/Rationale for Funding	The Evaluation Committee recommends not funding this project for the following reasons:		

	1. The Evaluation Committee did not consider the project viable and would prefer to see the Station House up and running before considering this project. 2. The project scored 62/100 and not the required 65/100 to be recommended for approval. A maximum of €0 or 0% of eligible expenditure, whichever is the lesser
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Jobs Created	Jobs Sustained	Match Funding	Previous Grant Aid Received
.5	0	€11,527.75 loan & €46,108 WC&CC	€0

Confirmation on the applicant's position re De-Minibus and double from the relevant agencies.	Date of Confirmation	Signed By
Waterford City & County Council	22 nd May '24	Richie Walsh

The following were the main points raised in the discussion of the project: -

- Ms Claire Connors (Project Officer) pointed out that this project is also supported by Waterford City and County Council (WCCC) and has three different elements; the purchase of two one-room line huts for short stays, development of a single-storey exhibition space adjacent to the station platform to house an extensive model railway display and the associate ground works for both.
- Photos showing the location of both line huts and the display area were circulated for information purposes.
- Ms Connors explained that the Kilmacthomas railway station project is a community-led initiative to transform the historic railway station building and site into a tourist accommodation and exhibition space. The first phase of the project is being carried out by WCCC and it is the renovation of the existing railway station into bespoke short-stay lodging.
- WCCC unsuccessfully applied to Town and Village Renewal for grant assistance towards this project and will reapply in the next available round of funding.
- The project before us for consideration is adjacent to the existing station house and a separate project.
- The promoters, Kilmacthomas Social Enterprise CLG, are in existence since 2016 and have obtained a 25-year lease from WCCC.

- The WCCC procurement officers managed the project's procurement process for the promoters. Ms. Connors noted that the groundworks for both elements were procured together rather than separately.
- A Committee Member noted that the quote chosen for the line huts was way below the other but that a full specification had been provided so the quality should be up to standard.
- It was noted that it was difficult to make sense of the cash flow projections and that if talking about a different financial year it should have been noted.
- The projected salaries were low considering the display building would have to be manned, cleaners required for turnovers/guest greeting, admin for bookings, social media promotions, etc.
- The Evaluation Committee agreed that the Kilmacthomas area would be a great location for this type of project but expressed the opinion that possibly the projects are being done in the wrong order. Noting that it would have been preferable to have the Station House up and running first.
- It was noted that renovating the Station House would have been an ideal LEADER project.
- It was clarified that the application was to provide all new buildings.
- The Project Officer clarified that this proposal is for three new buildings; two line huts and the display centre. The repurposing of the Station House is a separate project that WCCC is seeking funding for from Town and Village Renewal.
- The Evaluation Committee noted that there was no detail of what was going into the exhibition space and questioned if spending €100,000 on a model railway made sense. It would have to be manned while open to prevent vandalism and for payment purposes.
- The Committee discussed potentially just funding the line huts and not the display centre and was advised that the procurement for the groundworks was for both so it would not be easy to separate the projects. The Evaluation Members agreed it would have been better to split into two projects.
- A discussion ensued on who would be liable if the project was not successful and it was confirmed that the Community Group would be responsible for paying back the funds.
- The Evaluation Committee agreed that they would rather see the Station House up and running before considering this proposal.

The Evaluation Committee recommends not funding this project for the following reasons:

1. The Evaluation Committee did not consider the project viable and would prefer to see the Station House up and running before considering this project.
2. The project scored 62/100 and not the required 65/100 to be recommended for approval.

A maximum of €0 or 0% of eligible expenditure, whichever is the lesser

Amount Recommended: €0	0% of Eligible Project Funding: €0
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Signed: _____

Signed: _____

Chairperson of Evaluation Committee

Committee Member

Date: _____

Date: _____

Issues / Queries raised by Evaluation Committee	Project Officers Response

Signed: Clair Lewis Dated: 11th of July '24

WLP Project Officer



Overall Evaluation Committee Scoring Record

Project Title: Interconnecting Railway Station Tourist Accommodation Model Railway Display		Project Reference no: LE31WAT100028	Date: 10.7.2024	Time: 11
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Q	Assessment Criteria	Objective	Evaluation Committee comments	Weighting	Score
1	Has project development officer report indicated that any documentation / information requested has not been provided by the project promoter(s)	Ensure that the project promoter has provided all the required information / documentation requested by project development officer to progress this project.		N/A	Pass Fail ✓
2	Displacement	Does the project comply with displacement requirements?		N/A	Pass Fail ✓
3	Compatibility with Local Development Strategy (LDS)	Do the project proposals meet the criteria set out in the LAG's LDS for the relevant measure?			10
4	Innovation	Is the project innovative in its nature?			12
5	Project Promoter experience	Does the promoter have the training/skills, track record or experience to deliver?			10
6	Financial Viability	Do the proposed actions and associated costs appear reasonable and represent value for money, and is adequate funding available to co-fund the project?			10
7	Sustainability	Is the project viable and will the service continue to be delivered?			10
8	Requirement	Does the proposal target a specific need or address a specific gap in the market?			10
9	Deadweight	Would the project proceed without LEADER funding?	YES NO ✓	N/A	N/A
				Total:	62
N.B. Prior to being recommended for approval, projects must: - pass question 1 and 2 - answer no to question 9 - receive a minimum score of 65%.					
Recommendation of the Evaluation Committee:			Refused		

Signature of Committee Chair: _____

Date: _____

10/07/24

Denise Walsh

From: John Harnedy <johnjharnedy@gmail.com>
Sent: Friday 12 July 2024 18:50
To: Denise Walsh
Subject: Re: Evaluation Meeting 10 07 2024
Attachments: image002.png

Hi Denise,
Minutes of meeting July 10th reviewed and all OK.
Regards
John

On Fri 12 Jul 2024, 16:23 Denise Walsh, <Denise.Walsh@wlp.ie> wrote:

Hi John,

Attached please find the draft evaluation minutes of the 10 July 2024 for you to review.

Kind Regards,

Denise Walsh

Riarthóir / Administrator

Comhpháirtíocht Leader Phort Láirge / Waterford Leader Partnership CLG

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Láithreán Gréasáin / Website www.wlp.ie

F: <https://www.facebook.com/WaterfordLeaderPartnership>

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Tá an ríomhphost seo agus aon iatán a ghabhann leis rúnda agus is d' úsáid an té/na ndaoine a bhfuil sé seolta chuige/chucu, amháin é. D'fhéadfadh an t-ábhar a bheith faoi réir ag pribhléid dhlíthúil agus ghairmiúil. Mura seolai ainmnithe nó ceaptha an ríomhphost seo tú, níor chóir duit an teachtaireacht seo, nó aon mhír de, a úsáid, a scaoileadh, a chóipeáil, a scaipeadh nó a choimeád. Más amhlaidh go bhfuair tú an ríomhphost seo trí earráid nó trí dhearmad, iarrtar ort sin a chur in iúl don seoltóir láithreach bonn, le do thoil agus aon chóip den ríomhphost seo a scriosadh ó do chóra(i)s ríomhaireachta.

Seiceáladh gach iatán le scanóir aimsithe víreas agus ceaptar iad a bheith saor ó víreas. Iarrtar ort áfach, a dheimhniú go ndéanfar gach teachtaireacht a scanadh ar fhaitíos víris, mar nach féidir aon dliteanas a ghlacadh maidir le haon ionfhabhtú nó damáiste a dhéantar do do chóras ríomhaireachta tríd an ríomhphost seo a fháil.

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