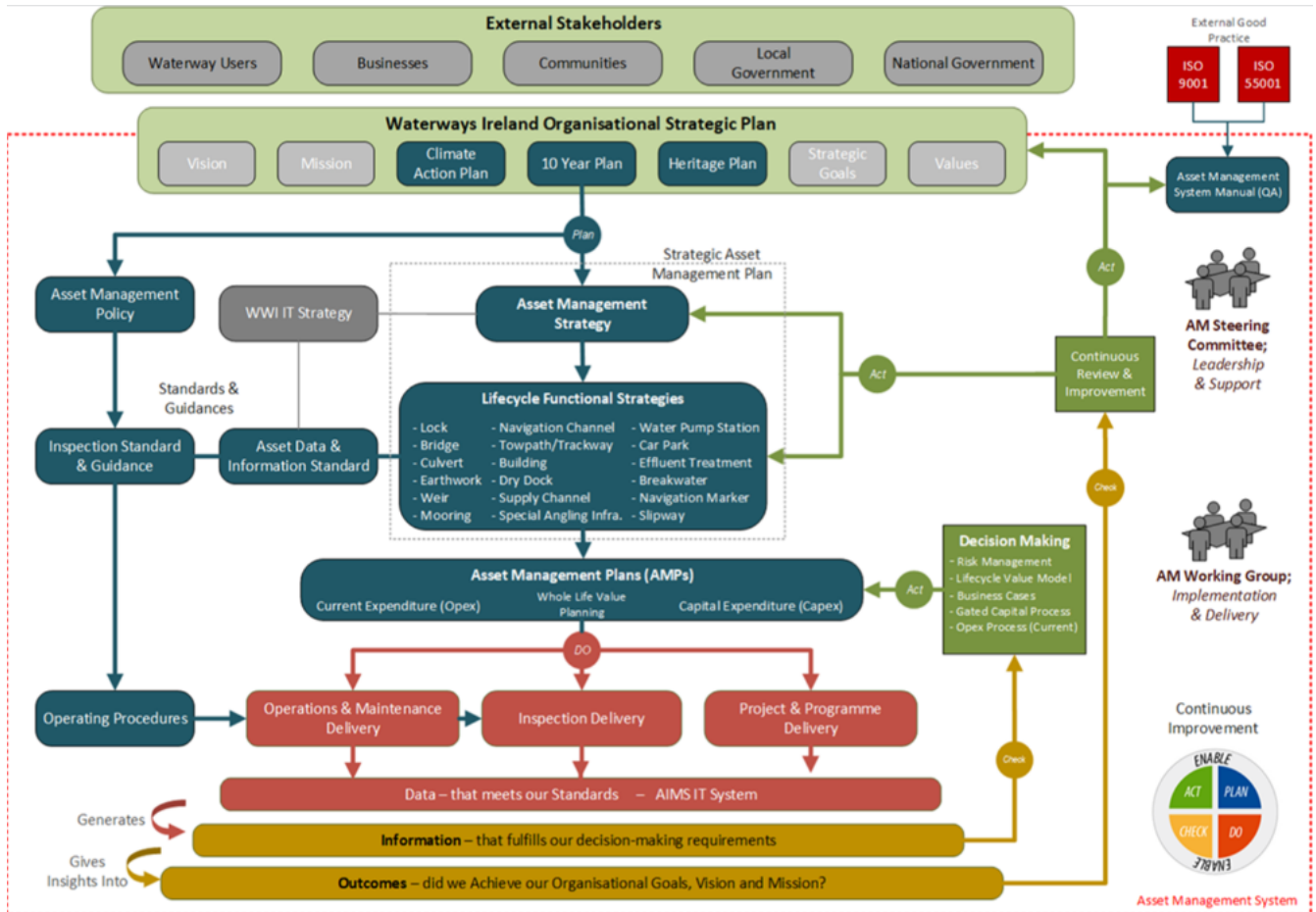


Appendix 1

ASSET MANAGEMENT FRAMEWORK



Appendix 2

ASSET INVENTORY

Asset and Property Portfolio across all 8 waterways

Waterways Ireland's entire Asset and Property Portfolio extends across a vast range of infrastructure assets including the 18 Principal Asset Categories; *Breakwaters, Bridges, Culverts, Dry docks, Earthworks, Effluent Handling systems, Locks, Slipways, Weirs, Water Pumping Stations, Buildings, Specialist Angling Infrastructure, Moorings, Car parks, Navigation Channels, Supply Channels, Towpaths/Pathways & Trackways, Navigation Aids and associated adjoining lands*. The current valuation of the rebuild costs of this infrastructure is estimated in excess of €1 billion.

Waterways Ireland's property estate is extensive in Ireland and Northern Ireland comprising circa 178 buildings, together with associated land holdings. The portfolio includes administrative offices, operational accommodation, heritage and historic buildings, agricultural land holdings and other land and property assets, reflective of the widespread functions of the organisation.

Given the scale and diversity of the property portfolio, the Estate Management Strategy Review will be undertaken in three phases, reflective of the strategic importance and function of the property portfolio:

- Phase 1 – Principal Operational Office Review (17 offices - including HQ & 2 leased properties)
- Phase 2 – Operational Estate Review (92 operational buildings – including 2 leased properties)
- Phase 3 - Wider Estate Review (73 buildings)

SUMMARY TABLE				
Asset Type	Phase 1	Phase 2	Phase 3	Total
Boathouse		3		
Bothy		1		
Community Hall			2	
Control Booth		10		
Depot/Yard/Store		35	1	
House			5	
Lockhouse		5	61	
Office	15	0	4	
Pumping Station		10		
Service Block		26		
WI Total	15	90	73	178
Office - Leased	2			
Depot/Yard/Store - Leased		2		
Total inc leased	17	92	73	182

Locations of Phase 1 Properties – WI-owned

Phase 1, 	L1_ASSET_NAME	ASSET_TYPE	Navigation	County	Townland
1	Ballyconnell Office	Office	Shannon-Erne	Cavan	Derryginny
1	Cutts Lockhouse	Office	Lower Bann	Derry	Ballyness
1	Portora Wardens Office	Office	Erne System	Fermanagh	Portora
1	Portumna Office	Office	Shannon Navigation	Galway	Fairyhill
1	Scarriff Office (West Region Office)	Office	Shannon Navigation	Clare	Drewsborough
1	Tullamore Depot Office Portakabin Section	Office	Grand Canal	Offaly	Tullamore
1	Lock 1 Waterway Patroller Office	Office	Shannon-Erne	Fermanagh	Drummettagh
1	Athlone Office	Office	Shannon Navigation	Westmeath	Athlone And Bigmeadow
1	Ballinamore Ranger's Office	Office	Shannon-Erne	Leitrim	Stradermot
1	Kilclare Office	Office	Shannon-Erne	Leitrim	Kilclaremore
1	Thomastown Office	Office	Royal Canal	Westmeath	Annaskinnan
1	Enniskillen Head Quarters	Office	Erne System	Fermanagh	Coles Hill
1	Tullamore Depot Office Warehouse Section	Office	Grand Canal	Offaly	Tullamore
1	Athlone Lock Keeper's Office	Office	Shannon Navigation	Westmeath	Athlone And Bigmeadow
1	Lock 16 Waterway Patroller Office	Office	Shannon-Erne	Leitrim	Killarcane

A further two leased properties are located in (i) Dublin and (ii) Carrick-on-Shannon.

Locations of Phase 2 Properties – WI-owned

Phase 1, 2	L1_ASSET_NAME	ASSET_TYPE	Navigation	County	Townland
2	Portora Boathouse 1	Boat House	Erne System	Fermanagh	Portora
2	Portora Boathouse 2	Boat House	Erne System	Fermanagh	Portora
2	Boat Shed Shannon Harbour	Boat House	Grand Canal	Offaly	Clonony Beg
2	Kilrea Bothy	Bothy	Lower Bann	Antrim	Culmore
2	Pollboy Lock Control Booth	Control Building	Shannon Navigation	Galway	Pollboy
2	Killaloe M&E Control Building	Control Building	Shannon Navigation	Clare	Knockcyclovaun
2	Tarmonbarry Lifting Bridge House	Control Building	Shannon Navigation	Roscommon	Ballytoohey
2	Clarendon Lock Control Building	Control Building	Shannon Navigation	Roscommon	Kilteasheen
2	Tarmonbarry Lockhouse	Control Building	Shannon Navigation	Roscommon	Ballytoohey
2	Rooskey Lifting Bridge House	Control Building	Shannon Navigation	Leitrim	Knockmacrory
2	Victoria Lock Control Building	Control Building	Shannon Navigation	Offaly	Clonahenoge
2	Rooskey Depot Substation	Control Building	Shannon Navigation	Roscommon	Roosky
2	Drumshanbo Lockhouse	Control Building	Shannon Navigation	Leitrim	Blackrock
2	Portumna Bridge Control Building	Control Building	Shannon Navigation	Galway	Fairhill
2	Roosky M+E Depot	Depot/Yard/Store	Shannon Navigation	Leitrim	Aghamore
2	Building 2 Corbally Harbour	Depot/Yard/Store	Grand Canal	Kildare	Herbertstown
2	Keshcarrigan Depot	Depot/Yard/Store	Shannon-Erne	Leitrim	Keshcarrigan
2	Tullamore Fitters Store 2	Depot/Yard/Store	Grand Canal	Offaly	Tullamore
2	Knockvicar Shed New	Depot/Yard/Store	Shannon Navigation	Roscommon	Kilteasheen
2	Portora Workshop	Depot/Yard/Store	Erne System	Fermanagh	Portora
2	Building 1 Corbally Harbour	Depot/Yard/Store	Grand Canal	Kildare	Herbertstown
2	Tullamore Fitters Store 3	Depot/Yard/Store	Grand Canal	Offaly	Tullamore
2	Thomastown Workshop	Depot/Yard/Store	Royal Canal	Westmeath	Annaskinnan
2	Tullamore Fitters Workshop	Depot/Yard/Store	Grand Canal	Offaly	Tullamore
2	Battlebridge Store	Depot/Yard/Store	Shannon Navigation	Leitrim	Drumhierny
2	Tullamore Dry Dock Building	Depot/Yard/Store	Grand Canal	Offaly	Tullamore
2	Tullamore Fitters Store 1	Depot/Yard/Store	Grand Canal	Offaly	Tullamore
2	Knockvicar Shed Old	Depot/Yard/Store	Shannon Navigation	Roscommon	Kilteasheen
2	Youngs Store Tullamore	Depot/Yard/Store	Grand Canal	Offaly	Puttaghan
2	Tullamore Carpenters Workshop	Depot/Yard/Store	Grand Canal	Offaly	Tullamore
2	Bat Hotel Portumna	Depot/Yard/Store	Shannon Navigation	Galway	Fairhill
2	Erne Gang's yard - materials storage shed	Depot/Yard/Store	Erne System	Fermanagh	Drumboory
2	Lowtown Workshed	Depot/Yard/Store	Grand Canal	Kildare	Lowtown
2	Cutts Lock Shed	Depot/Yard/Store	Lower Bann	Derry	Ballyness
2	Transshipment Shed Shannon Harbour	Depot/Yard/Store	Grand Canal	Offaly	Clonony Beg
2	Monasterevin Depot	Depot/Yard/Store	Grand Barrow	Kildare	Skirteen
2	Knockvicar Lockhouse	Depot/Yard/Store	Shannon Navigation	Roscommon	Kilteasheen
2	Portumna M&E Store	Depot/Yard/Store	Shannon Navigation	Galway	Fairhill
2	Mill Warehouse 12th Lock	Depot/Yard/Store	Grand Canal	Dublin	Ballymakailly
2	River Bank Store Athlone	Depot/Yard/Store	Shannon Navigation	Westmeath	Athlone
2	Fenniscourt Depot	Depot/Yard/Store	Barrow Navigation	Carlow	Sliguff
2	Rooskey Depot	Depot/Yard/Store	Shannon Navigation	Roscommon	Roosky
2	Shannon Harbour Dry Dock Building	Depot/Yard/Store	Grand Canal	Offaly	Clonony Beg
2	Tullamore Mechanical Workshop	Depot/Yard/Store	Grand Canal	Offaly	Tullamore
2	Ballyconnell Depot	Depot/Yard/Store	Shannon-Erne	Cavan	Derryginny
2	Dromineer Store	Depot/Yard/Store	Shannon Navigation	Tipperary	Dromineer
2	Killaloe Store	Depot/Yard/Store	Shannon Navigation	Clare	Shantraud
2	Building 3 Corbally Harbour	Depot/Yard/Store	Grand Canal	Kildare	Herbertstown
2	Portna Workshop	Depot/Yard/Store	Lower Bann	Derry	Moneygran
2	Battlebridge Lockhouse	Lockhouse	Shannon Navigation	Leitrim	Drumhierny
2	Victoria Lockhouse	Lockhouse	Shannon Navigation	Offaly	Clonahenoge
2	Rooskey Lockhouse	Lockhouse	Shannon Navigation	Leitrim	Aghamore
2	Portna Lockhouse	Lockhouse	Lower Bann	Derry	Moneygran
2	Albert Lock Lockhouse	Lockhouse	Shannon Navigation	Roscommon	Cloonteen
2	Pumping Station at 16th Lock	Pumping Station	Grand Canal	Kildare	Barretts town
2	Pumping Station at Albert Lock	Pumping Station	Shannon Navigation	Roscommon	Cloonteen
2	Pumping Station at Richmond Harbour	Pumping Station	Royal Canal	Longford	Glebe
2	Pumping Station at 17th Lock	Pumping Station	Grand Canal	Kildare	Landenstown
2	Liffey Aqueduct Pumping Station	Pumping Station	Grand Canal	Kildare	Osberstown
2	Pumping Station at Battlebridge	Pumping Station	Shannon Navigation	Leitrim	Drumgeaglom
2	Pumping Station at Drumleague	Pumping Station	Shannon Navigation	Leitrim	Drumleague
2	Pumping Station at Spencer Harbour	Pumping Station	Shannon Navigation	Leitrim	Derrynahinch
2	Pumping Station at 18th Lock	Pumping Station	Grand Canal	Kildare	Landenstown

2 Ballyconnell Pumping Station	Pumping Station	Shannon-Erne	Cavan	Derryginny
2 Richmond Harbour Multiuse Building	Service Block	Royal Canal	Longford	Glebe
2 Enfield Service Block	Service Block	Royal Canal	Meath	Newcastle
2 Lowtown Service Block	Service Block	Grand Canal	Kildare	Lowtown
2 Drumshanbo Lock Service Block	Service Block	Shannon Navigation	Leitrim	Carricknabrack
2 Ballinamore Service Block	Service Block	Shannon-Erne	Leitrim	Stradermot
2 Dromod Service Block	Service Block	Shannon Navigation	Leitrim	Drumod More
2 Shannon Harbour Service Block	Service Block	Grand Canal	Offaly	Clonony Beg
2 Movinagher Service Block	Service Block	Lower Bann	Antrim	Artiloman
2 Keshcarrigan Service Block	Service Block	Shannon-Erne	Leitrim	Keshcarrigan
2 Carrick on Shannon Service Block	Service Block	Shannon Navigation	Leitrim	Townparks
2 Coosan Point Service Block	Service Block	Shannon Navigation	Westmeath	Creaghduff
2 Lough Key Forest Park Service Block	Service Block	Shannon Navigation	Roscommon	Rockingham Demesne
2 Portrunny Service Block	Service Block	Shannon Navigation	Roscommon	Lackan
2 Abbeyshrule Service Block	Service Block	Royal Canal	Longford	Drumanure
2 Leitrim Village Service Block	Service Block	Shannon-Erne	Leitrim	Leitrim
2 Scarriff Harbour Service Block	Service Block	Shannon Navigation	Clare	Drewsborough
2 Aghalane Service Block	Service Block	Shannon-Erne	Fermanagh	Aghalane
2 Ballyconnell Service Block	Service Block	Shannon-Erne	Cavan	Derryginny
2 Clones Marina Service Block	Service Block	Ulster Canal	Monaghan	Crossmoyle
2 Lecarrow Service Block	Service Block	Shannon Navigation	Roscommon	Knockanyconor
2 Killaloe Service Block	Service Block	Shannon Navigation	Clare	Knockyclovaun
2 Boyle Service Block	Service Block	Shannon Navigation	Roscommon	Deerpark
2 Mullingar Service Block	Service Block	Royal Canal	Westmeath	Mullingar
2 Ballinasloe Service Block	Service Block	Shannon Navigation	Galway	Townparks
2 Haughton's Shore Service Block	Service Block	Shannon-Erne	Leitrim	Woodford Demesne
2 Clashganny Service Block	Service Block	Barrow Navigation	Carlow	Ballykeenon

A further two leased properties are located in (i) Enniskillen and (ii) Portumna.

Land Holdings

Waterways Ireland owns approximately 2,750 hectares of land which is varied in nature and use, across all its navigations. The vast majority of its land holding forms the canal corridor which is made up of the canal, canal bank, towpath and land immediately adjacent to the canal waterway on each side which may extend as far as one or two fields from the waterway corridor, or as far as the nearest significant vertical feature e.g. hedgerow, buildings or trees. It includes larger areas of bogland (almost 8%) where the preservation and enhancement of biodiversity is a priority. Much of the linear canal corridor is associated with recreational use (greenways, way-marked ways).

The land portfolio provides opportunities not only for recreation and tourism, biodiversity and environmental preservation but also for appropriate third-party use and income generation, including agricultural lettings, utility crossings and associated wayleaves / easements.

The majority Waterways Ireland's land holding is designated within a proposed Natural Heritage Area.

Appendix 3

WATERWAYS IRELAND POLICY / STRATEGY DOCUMENTS

[Waterways-Ireland_10-Year-Plan_2023.cleaned \(6\).pdf](#)

[Waterways Ireland - Climate Action Plan](#)

[Waterways Ireland Heritage & Biodiversity Plan 2030](#)

[Waterways Ireland - Commitment to Equality](#)

[Shannon Tourism Masterplan](#)

Other Internal Policy Documents to be shared with successful Tenderer:

- **Lockhouse Policy**
- **Disposal Policy**
- **Encroachment Policy**
- **Revenue Generation Strategy**
- **Water Management Strategy**
- **Climate Resilience Study**
- **Sustainability Roadmap (under development)**
- **Asset Management Plan**
- **Barrow Tourism Masterplan (under development)**