

**LIFE CYCLE REPORT**

**FOR**

**GLEN ABBEY COMPLEX,  
BELGARD ROAD,  
COOKSTOWN INDUSTRIAL ESTATE,  
DUBLIN 24, D24 W2XA**

**FOR**

**SQUARE FOOT PROPERTY SERVICES LIMITED**

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Project Reference:	J571
Revision Ref:	C
Date Issued:	30 <sup>th</sup> March 2021
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## **1. INTRODUCTION**

The purpose of this report is to provide an initial assessment of long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application, as well as demonstrating what measures have been specifically considered to effectively manage and reduce costs for the benefit of the residents. This is achieved by producing a Building Lifecycle Report.

The Sustainable Urban Housing; Design Standards for New Apartments – Guidelines for Planning Authorities (2018) (hereafter referred to as the SUH Guidelines) introduced a requirement to include details on the management and maintenance of apartment schemes. This is set out in Section 6.11 to 6.14 - *“Operation & Management of Apartment Developments”*, specifically Section 6.13.

Section 6.13 of the SIH Guidelines requires that apartment applications shall:

*“include a building lifecycle report, which in turn includes an assessment of long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application”*

*“demonstrate what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.”*

This Building Life Cycle Report document sets out to address the requirements of Section 6.13 of the Apartment Guidelines. The report is broken into two sections as follows:

### **Section 03:**

An assessment of long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application

### **Section 04:**

Measures specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.

## **2. PROPOSED DEVELOPMENT**

Square Foot Property Services Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site located at the Glen Abbey Complex, Belgard Road, Cookstown Industrial Estate, Dublin 24, D24 W2XA on a site area of c.0.91ha.

The development will consist of the following:

- Demolition of the existing 2 storey industrial and commercial office buildings totalling c.4,620sqm;
- Construction of a Build-to-Rent Housing Development comprising 170 no. apartment units and crèche arranged in 2 no. blocks across 4-7 storeys over basement car park (total gross floor area c.13,880sqm excluding basement);
- The residential development consists of: 9 no. 1 bedroom/2 person studio apartments (c.37-38sqm each); 94 no. 1 bedroom/2 person apartments (c.45-58sqm each); 2 no. 2 bedroom/3 person apartments (c.69-80sqm each); 34 no. 2 bedroom/4 person apartments (c.73-83sqm each); 24 no. 2 bedroom/4 person duplex apartments (c.92-98sqm each) and 7 no. 3 bedroom/5 person apartments (c.94sqm each) with north, south, east and west facing terraces/balconies throughout;
- Internal communal amenity spaces comprising reception, gym, lounge, cinema/tv room and events rooms at ground and fourth floor levels (totalling c.512sqm);
- External communal open space including children's play area, softball court and kickabout space at ground floor level between Blocks A and B. Communal roof garden at fourth floor level;
- Public open space to the east and south of Block B at ground floor level. Total external communal/public open space c.2,107sqm;
- 1 no. creche (c.163sqm) with associated outdoor play area at ground floor level (c.75sqm);
- 94 no. car parking spaces including 85 no. basement spaces, 4 no. disabled spaces and 5 no. visitor spaces at surface level;
- 337 no. bicycle spaces at basement level comprising 252 no. resident spaces and 85 no. visitor spaces;
- Reconfiguration/removal of existing car parking to the north and west of the subject site/access road resulting in a total of 28 no. car spaces serving the adjoining site;
- All associated plant including heating centres, water storage/tank rooms, comms room and bin storage at basement level;
- Vehicular/pedestrian access to the east from Belgard Road. Fire/emergency vehicle and pedestrian access to the south from Colbert's Fort;
- All associated site development and infrastructural works, services provision, foul and surface water drainage, extension of wastewater infrastructure, open space provision, landscaping, boundary treatment works, access roads/footpaths, car and bicycle parking provision, substation/switch room, circulation spaces and stair and lift cores throughout.

### **3. AN ASSESSMENT OF LONG TERM RUNNING AND MAINTENANCE COSTS AS THEY WOULD APPLY ON A PER RESIDENTIAL UNIT BASIS AT THE TIME OF APPLICATION**

#### **3.1 Property Management of the Common Areas of the development**

A property management company will be engaged at an early stage of the development to ensure that all property management functions are dealt with for the development and that the running and maintenance costs of the common areas of the development are kept within the agreed Annual operational budget.

The property management company will enter into a contract directly with the RMC for the ongoing management of the built development. Note This contract will be for a maximum period of 15 years and in the form prescribed by the PSRA.

The Property Management Company also has the following responsibilities for the apartment development once constructed:

- Timely formation of an Residents Management Company (RMC) – which will be a company limited by guarantee having no share capital. All residents will be obliged to become members of this RMC
- Preparation of annual service charge budget for the development common areas
- Fair and equitable apportionment of the Annual operational charges in line with the MUD Act
- Engagement of independent legal representation on behalf of the RMC in keeping with the MUD Act - including completion of Developer RMC Agreement and transfer of common areas
- Transfer of documentation in line with Schedule 3 of the MUD Act
- Estate Management
- Third Party Contractors Procurement and management
- RMC Reporting
- Accounting Services
- Corporate Services
- Insurance Management
- After Hours Services
- Staff Administration

#### **3.2 Service Charge Budget**

The property management company has a number of key responsibilities with first and foremost being the compiling of the service charge budget for the development for agreement with the RMC. The service charge budget covers items such as cleaning, landscaping, refuse management, utility bills, insurance, maintenance of mechanical/electrical lifts/ life safety systems, security, property management fee, etc, to the development common areas in accordance with the Multi Unit Developments Act 2011 (“MUD” Act).

This service charge budget also includes an allowance for a Sinking Fund and this allowance is determined following the review of the Building Investment Fund (BIF) report prepared by for the RMC. The BIF report once adopted by the RMC, determines an adequate estimated annual cost provision requirement based on the needs of the development over a 30-year cycle

period. The BIF report will identify those works which are necessary to maintain, repair, and enhance the premises over the 30year life cycle period, as required by the Multi Unit Development Act 2011.

In line with the requirements of the MUD Act, the members of the RMC will determine and agree each year at a General Meeting of the members, the contribution to be made to the Sinking Fund, having regard to the BIF report produced.

A sample format of the typical BIF report is set out in Appendix A.

Note: the detail associated with each element heading i.e. specification and estimate of the costs to maintain / repair or replace, can only be determined after detailed design and the procurement/ construction of the development and therefore has not been included in this document.

**4. MEASURES SPECIFICALLY CONSIDERED BY THE PROPOSER TO EFFECTIVELY MANAGE AND REDUCE COSTS FOR THE BENEFIT OF RESIDENTS.**

**4.1. ENERGY AND CARBON EMISSIONS**

By taking due consideration of the energy and carbon emissions associated with the individual units of the proposed development will reduce the overall impact of the development on the environment, whilst reducing individual unit running costs for residents. The following are an illustration of the energy measures that are planned for the units to assist in reducing costs for the occupants:

Measure	Description	Benefit
<b>BER Certificates</b>	A Building Energy Rating (BER) certificate will be provided for each dwelling in the proposed development which will provide detail of the energy performance of the dwellings. A BER is calculated through energy use for space and hot water heating, ventilation, and lighting and occupancy. It is proposed to target an A2/A3 rating for the apartments this will equate to the following emissions. A2 – 25-50 kwh/m2/yr with CO2 emissions circa 10kgCO2/m2 year A3 – 51-75 kwh/m2/yr with CO2 emissions circa 12kgCO2/m2 /year	Higher BER ratings reduce energy consumption and running costs.
<b>Fabric Energy Efficiency</b>	The U-values being investigated will be in line with the requirements set out by the current regulatory requirements of the Technical Guidance Documents Part L, titled “Conservation of Fuel and Energy Buildings other than Dwellings”. Thermal bridging at junctions between construction elements and at other locations will be minimised in accordance with Appendix D within the Technical Guidance Documents Part L. See below Table 1 of Part L, Building Regulations.	Lower U-values and improved air tightness is being considered to help minimise heat losses through the building fabric, decrease energy consumption and thus minimise carbon emissions to the environment.
<b>Energy Labelled White Goods</b>	The white good package planned for provision in the apartments will be of a very high standard and have a high energy efficiency rating. It is expected that the below appliance ratings will be provided: Oven - A plus Fridge Freezer - A plus Dishwasher - AAA Washer/Dryer - B	The provision of high rated appliances in turn reduces the amount of electricity required for occupants.
<b>External Lighting</b>	The proposed lighting scheme within the development consists of 28 Watt LED luminaires mounted on 8 metre columns as indicated on the drawings. The luminaire selected is the Thorn 96268430 R2L2 S 24L35 NR 740 CL1. This luminaire was selected for the following reasons; 4000K CCT LED High efficiency 119 lm/W Minimum colour rendering: 70 Zero Upward Light Output Ratio (ULOR) LM80 >15 years using TM21-11 test results Driver current < 750mA Minimum IK08 impact resistance At least IP65 ingress protection Meets or exceeds all other DCC Specification criteria. Each light fitting shall be controlled via an individual Photoelectric Control Unit (PECU). The operation of the lighting shall be on a dusk-dawn profile.	The site lighting will be designed to provide a safe environment for pedestrians, cyclists and moving vehicles, to deter anti-social behaviour and to limit the environmental impact of artificial lighting on existing flora and fauna in the area.

## 4.2 Low energy technologies

The following low energy technologies are being considered for the development and during the design stage of the development the specific combination from the list below will be decided on and then implemented to achieve Compliance with Part L 2019, A2/A3 BER Rating and striving to reach the upcoming NZEB (Near Zero Energy Building) standards:

Measure	Description	Maintenance	Selection/Benefit
<b>Centralised Plant</b>	Centralised plan will consist of Heat Pumps, Condensing Boilers in Cascading Arrangement. The Part L renewable contribution shall be covered by the combination of heat pumps and PV panels. High efficiency gas boilers will be incorporated into the system.	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance Programme	High efficiency heat pump along with Condensing boilers offer reliable and effective solution for the development. All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the CIBSE recommended lifecycles.
<b>Pumps</b>	All pumps serving the plant to be A rated energy efficiency.		High efficiency band for appliances ensures reduction in required primary energy
<b>BMS</b>	Advanced Building Energy Management system will control the plant to ensure its operation to maximum efficiency.		Optimised plant operation will use less primary energy
<b>CHP</b>	Combined Heat Power CHP unit will be integrated into the central plant. The electric power which is generated is utilized to provide electrical power to the communal areas of the development in order to achieve the renewable contributions to the communal areas inline with Part L.		Electricity produced by CHP is available instantly for the demand of the development.
<b>Heat Interface Unit</b>	Each apartment will be fitted with a Heat Interface Unit (HIU) which shall be wall mounted and designed to provide indirect space heating and Instantaneous DHW. Each unit contains an ultrasonic heat meter to fitted with MBUS communications which will be linked back to plantroom and provide a record of heat and hot water used by the occupier for purpose of billing.	Check annually	The HIU has compact dimensions and greatly reduces the area required for plant within the apartments. Heat exchanger within the unit eliminates storage losses in the apartment.
<b>Mechanical Demand Controlled Ventilation</b>	Demand controlled ventilation (DCV) system will serve each unit to provide high indoor air quality for the occupants.	Check annually	DCV has a low energy fan and senses increased humidity levels to maintain high indoor quality while using minimal amount of energy
Measure	Description	Maintenance	Selection/Benefit



<p><b>ECAR Charging Points</b></p>	<p>Within the parking areas, ducting shall be provided from a local landlord distribution board to all parking places and designated E-car charging car park spaces on street. This will enable the management company the option to install a number of E-car charging points within the carpark to cater for E-car demand of the residence. Ducting and on street infrastructure will also be provided at the development to provide EV charging facilities in on-street parking spaces. This system operates on a single charge point access card. A full re-charge can take from one to eight hours using a standard charge point.</p>	<p>Annual Service Inspections to be included as part of Development Planned Preventative Maintenance Programme</p>	<p>Providing the option of E-car charging points will futureproof the development. All equipment to meet and exceed ESB, ETCI , CIBSE recommendations and be code compliant in all cases.</p>
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**4.3. SELECTION MATERIALS, FINISHES & TREATMENTS**

The practical implementation of the Design and Material principles has informed design of building facades, internal layouts and detailing of the proposed buildings. Both aesthetics and durability played a central role in the design process, with the element of durability directly linked with the need and associated expense for the maintenance, upkeep or potential replacement of the selected materials. This design approach has been applied in equal part to both the external building envelope and the landscaping scheme. Some of these specific design measures include the following:

#### 4.3.1. BUILDINGS

All proposed buildings are designed in accordance with the Building Regulations, in particular Part D 'Materials and Workmanship', which includes all elements of the construction. The Design Principles and Specification are applied to both the apartment units and the common parts of the building and specific measures taken include:

Measure	Description	Benefit
<b>Daylighting</b>	Window are provided to stair cores where possible providing natural daylight to circulation areas.	Avoids the requirement for continuous artificial lighting
<b>Ventilation</b>	Openable window sections are provided to stair cores within the development where possible providing Natural/Passive ventilation to common circulation areas.	Openable window sections are provided to all stair cores within the development providing natural daylight and ventilation throughout all common areas. Avoids costly mechanical ventilation systems and associated maintenance and future replacement.
<b>Ventilation</b>	Natural ventilation though grills, louvres and tree pits are proposed to provide fresh air to basement and sub-basement areas.	Avoids costly mechanical ventilation systems and associated maintenance and future replacement
<b>Landscaping</b>	External paved and landscaped areas	All of these require low/minimal maintenance
<b>Roofs</b>	All roof construction to apartment blocks to be built to high level of workmanship and durability.	High quality finishes will minimize ongoing maintenance in the future.

### 4.3.2 MATERIAL SPECIFICATION

The design team has considered use of the materials with regard to its durability, low maintenance and long life. Using high quality materials and proposed landscaping we developer envisages to create a distinctive character for the development.

Measure	Description	Maintenance	Benefit/Selection
<b>Durability</b>	Consideration is given to the requirements of the Building Regulations and includes reference to BS 7543:2015, 'Guide to Durability of Buildings and Building elements, Products and Components', which provides guidance on the durability, design life and predicted service life of buildings and their parts. All common parts of the proposed Apartment buildings and, the durability and performance of these are designed and specified in accordance with Figure 4; Phases of the Life Cycle of BS7543; 2015. (Please see Appendix B for this figure). The common parts are designed to incorporate the guidance, best practice principles and mitigations of Annexes of BS 7543: 2015 including: <ul style="list-style-type: none"> <li>•Annex A Climatic Agents affecting Durability</li> <li>•Annex B Guidance on materials and durability</li> <li>•Annex C Examples of UK material or component failures</li> <li>•Annex D Design Life Data sheets</li> </ul>		Ensures that the long-term durability and maintenance of Materials is an integral part of the Design and Specification of the proposed development.
<b>Rainwater drainage</b>	Central rain water gullies at roof level to collect rain water. Gullies connected with fusion welded HDPE pipework routed within the building in risers to GF level and into local storm drain network	Regular cleaning and rainwater heads and gutters, checking joints and fixings and regularly cleaning polyester coated surfaces (no caustic or abrasive materials). Check Annually, cleaning bi-annually.	High level of craftsmanship and material quality will reduce the maintenance requirements
<b>Roof Cowl</b>	Roof Cowl System to be supplied with weather apron for flat roofs	Check fixings annually, inspect for onset of leading edge corrosion if epoxy powder coat finish and treat.	Standard fitting for roof termination of mechanical ventilation system
<b>Fall arrest system</b>	Detailed design will indicate what services will penetrate through the roof level. Fall arrest will be provided on the green roofs by post fix galvanized anchors fixed to the structural screed/pre-cast concrete slabs. Each anchor will then be linked by a cable running line to clip a harness.	Check and reset tension on the line as per manufacturer's specifications. Check all hardware components for wear (shackles, eye bolts, turn buckles). Check elements for signs of wear and/or weathering. Lubricate all moving parts. Check for structural damage or modifications. Check Annually	Fall protection systems are a standard life safety system, provided for safe maintenance of roofs and balconies where there is no adequate parapet protection. A FPS must comply with relevant quality standards.
<b>Roof Construction</b>	Roof Waterproofing System on insulation layer on screed layer on precast RC roof slab to engineer's detail	Inspect and clean down annually	Low ongoing maintenance costs in comparison to porous materials which may be liable to faster deterioration. Long term cleaning requirements should be taken into consideration.
<b>Green Roof Construction</b>	Roof construction to apartments includes green roof systems & landscaped roof gardens. Pre-cast concrete roof slabs with concrete topping screed laid to falls to central gullies. Waterproofing provided by a bituminous layer covered with insulation and green roof build up.	Green roofs systems protect the roof membrane and will thus minimize ongoing maintenance in the future.	

Measure	Description	Maintenance	Benefit/Selection
<b>External Walls</b>	The architectural approach to the scheme proposed the extensive use of robust materials of brickwork and render to the building envelope. All external walls shall be combination of brick, render and metal panels	In general, given its durability, materials used require little maintenance and weathers well. Most maintenance is preventative; checking for hairline cracks, deterioration of anchoring, plant growth on walls, or other factors that could signal problems or lead to eventual damage.	Use of highly durable material offering a robust aesthetic. Precast concrete is a cost-effective and adaptable cladding option.
<b>External Windows &amp; Doors</b>	Use of factory finished and aluminium curtain walling glazing, windows and doors. All windows shall be triple glazed windows with a combined thermal transmittance not greater than 1.0W/m <sup>2</sup> K. All windows shall comply with BS EN ISO 10077-1: 2006 - 'Thermal performance of windows, doors and shutters.	Vertical moldings can become worn and require more maintenance than other surface areas. Lubricate at least once a year. Ensure regular cleaning regime. Check for condensation on frame from window and ensure ventilation.	Aluminum is a durable and low maintenance material with an average lifespan of 45-60 years, exceeding uPVC (30-40 years). Alu-clad timber windows compare favorably when compared to the above, extending timber windows typical lifespan of 35-50 years by 10-15 years.
<b>Balconies</b>	Galvanized and powder coated steel frame and surrounding balustrade for balconies.	Relatively low maintenance required. Check balcony system as per manufacturer's specifications. Check all hardware components for wear. Check elements for signs of wear and/or weathering. Check for structural damage or modifications. Check annually.	Engineered detail; designed for strength and safety.
<b>Internal Floors (common areas)</b>	Detailed interior design will include combination of wood, tiles and carpet	Visual inspection, intermittent replacement of chipped / loose tiles. Check annually	Slip rating required at entrance lobby, few materials provide this and are as hard wearing.
<b>Internal Floors (apartments)</b>	Detailed interior design will include combination of wood, tiles and carpet	Visual inspection, intermittent replacement of chipped / loose tiles. Check annually	Slip rating required at entrance lobby, few materials provide this and are as hard wearing.
<b>Internal Walls (common areas)</b>	Plastered reinforced concrete walls.	Regular maintenance required, damp cloth to remove stains and replacement when damaged. Check bi-annually	Decorative and durable finish. High level of craftsmanship and material quality will reduce the maintenance requirements
<b>Internal Walls (apartments)</b>	Taped and jointed internal partition walls, reinforced concrete walls with dry lined face at party wall locations	Regular maintenance required, damp cloth to remove stains and replacement when damaged. Check bi-annually	Decorative and durable finish. High level of craftsmanship and material quality will reduce the maintenance requirements

<b>Internal Ceilings (common areas)</b>	Suspended ceiling made up of metal stud work and plasterboard which is taped and jointed	Regular maintenance required, damp cloth to remove stains and replacement when damaged. Check bi-annually	Decorative and durable finish. High level of craftsmanship and material quality will reduce the maintenance requirements
<b>Measure</b>	<b>Description</b>	<b>Maintenance</b>	<b>Benefit/Selection</b>
<b>Internal Ceilings (apartments)</b>	Suspended ceiling made up of metal stud work and plasterboard which is taped and jointed	Regular maintenance required, damp cloth to remove stains and replacement when damaged. Check bi-annually	Decorative and durable finish. High level of craftsmanship and material quality will reduce the maintenance requirements
<b>Internal Carpentry &amp; joinery</b>	Fitted kitchens and fitted wardrobes to all bedrooms	General maintenance in relation to impact damage and general wear and tear.	All items to be build to Industry standard
<b>Internal Balustrades &amp; handrails</b>	All internal balustrades & handrails to be sand blasted, primed and painted	Regular inspections looking are holding down bolts and joints.	Hard wearing long life materials against timber options.

#### 4.4 LANDSCAPING

Measure	Description	Benefit
<b>Site Planning</b>	Generous and high-quality landscape with ecological corridors designed within the proposed development. Pedestrians prioritized over the car. Significant tree planting and soft landscaping within courtyards and public spaces	Natural attenuation and landscape maintenance preferable
<b>Paving Materials</b>	Use of robust materials with high slip resistance to be used for paving. Durable and robust equipment (e.g. play, exercise, fencing etc.) to be used throughout.	Required ongoing maintenance significantly reduced through use of robust materials installed proven details.
<b>Planting details</b>	Proven trees staking details. Shrub, hedging, herbaceous and lawn installation planting details provided.	Correctly installed planting will develop into well established and robust soft landscape reducing future maintenance.

#### 4.5 WASTE MANAGEMENT

Measure	Description	Benefit
<b>Construction and Demolition Waste Management Plan</b>	Construction and Demolition Waste Management Plan is prepared by CURTINS	The report demonstrates how the scheme has been designed to comply with best practice.
<b>Operational Waste Management Plan</b>	The Operational Waste Management Plan is contained in the Construction and demolition waste management plan.	The report demonstrates how the scheme has been designed to comply with best practice.

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<b>Storage of Non-Recyclable Waste and Recyclable Household Waste</b>	Bins for commercial properties are located adjacent and ease of access for waste collection truck is considered.	Easily accessible by commercial premises users.
<b>Storage of Non-Recyclable Waste and Recyclable Household Waste</b>	Inclusion of centralised bin storage system in basement to serve the apartment cores. Domestic waste management strategy: Grey, Brown and Green bin distinction. Competitive tender for waste management collection.	Easily accessible by all residents and minimises potential littering of the scheme Helps reduce potential waste charges.
<b>Composting</b>	Organic waste bins to be provided throughout.	Helps reduce potential waste charges.

#### 4.6 HEALTH & WELL BEING

Measure	Description	Benefit
<b>Sunlighting</b>	The design, separation distances and layout of the apartment blocks have been designed to optimize the ingress of natural daylight/ sunlight to the proposed dwellings to provide good levels of natural light.	Reduces reliance on artificial lighting thereby reducing costs.
<b>Accessibility</b>	All units will comply with the requirements of Part M/K and a universal access statement is provided within the design statement of this submission.	Reduces the level of adaptation, and associated costs, potentially necessitated by residents' future circumstances.
<b>Security</b>	The scheme is designed to incorporate passive surveillance with the following security strategies likely to be adopted: CCTV monitoring details Car registration recognition at entrance gate Secure bicycle stands – covered by CCTV Routine access fob audits	Help to reduce potential security/management costs
<b>Natural Amenity</b>	Generous courtyard spaces incorporated between the apartment blocks	Facilitates community interaction, socialising and play – resulting in improved wellbeing

#### 4.7 MANAGEMENT

Measure	Description	Benefit
<b>Home User Guide</b>	Once a purchaser completes their sale, a homeowner box will be provided which will include:  <b>Homeowner manual</b> – this will provide important information for the purchaser on details of their new property. It typically includes details of the property such as MPRN and GPRN, Information in relation to connect with utilities and communication providers, Contact details for all relevant suppliers and User Instructions for appliances and devices in the property.  <b>A Residents Pack</b> prepared by the RMC which will typically provide information on contact details for the Managing agent, emergency contact information, transport links in the area and a clear set of rules and regulations	Residents are as informed as possible so that any issues can be addressed in a timely and efficient manner. The documents will include simple guides for using the building services aim to inform the building occupants on effective strategies to use less resources, efficient appliances, efficient use of their heating/hot water controls and efficient transport/ commuting.

#### 4.8 TRANSPORT

Measure	Description	Benefit
<b>Access to Public Transport (LUAS)</b>	The proposed development is located approximately 800m to the south of the Belgard Luas Stop. This equates to an approximate 10mins walk from the development to the Luas and provides linkages to Dublin City Centre as well as employment centres located in Sandyford and Tallaght.	The LUAS provides an alternative high frequency public transport option to the bus for commuting to the city centre. The availability, proximity and ease of access to high quality public transport services contributes to reducing the reliance on the private motor vehicle for all journey types.
<b>Access to Public Transport (Bus Services)</b>	A number of bus routes service the proposed development via the Belgard Road located to the east of the site. These services include: 76, 76a	The availability, proximity and ease of access to high quality public transport services contributes to reducing the reliance on the private motor vehicle for all journey types.
<b>Permeable Connections (Walking &amp; Cycling)</b>	Provision and subsequent maintenance of dedicated pedestrian and cycle infrastructure on-site, and their connectivity with the public road network providing convenient access to local services including shops, schools, restaurants and doctor's surgeries.	Ensure the long-term attractiveness of walking and cycling to a range of local education, retail and community facilities and services.
<b>Bicycle Storage</b>	Ensure the long-term attractiveness of walking and cycling to a range of local education, retail and community facilities and services.	Accommodates the uptake of cycling and reducing the reliance on the private motor vehicle and encourages use of amenity spaces provided to stimulate a more vibrant and active series of open spaces.
<b>Motorcycle Parking</b>	The implementation of secure, attractive, best practice motorcycle parking facilities for residents.	Reduces the reliance on the private motor vehicle in parallel with reducing oil dependency.
<b>E-car Facilities</b>	Ducting shall be provided from a local landlord distribution board to designated E-car charging car park spaces. This will enable the management company the option to install a number of E-car charging points within the car parking layout to cater for E-car demand of the residence. A full re-charge can take from one to eight hours using a standard charge point.	To accommodate the growing demand for E-car which assist in decarbonising society and reducing oil dependency. Providing the option of E-car charging points will allow occupants to avail of economically efficient and environmentally friendly electric car
<b>Car Sharing</b>	The scheme will include designated car sharing spaces for exclusive use of the residents. There will be five car parking spaces provided for a car sharing scheme such as "Go Cars" within the development. "Go Car" is a pay-as-you-drive scheme which allows subscribed members to share in the use of a pool of vehicles by reserving a time allocation online in advance.	Reduces the reliance on the private motor vehicle and reducing oil dependency. Also cost saving, convenience (no responsibility for insurance, tax, fuel, maintenance) for the residents, less traffic congestion and less parking pressure.



**APPENDIX A: ITEMS INCLUDED IN A TYPICAL BIF**

The BIF table below illustrates what would be incorporated for the calculation of a Sinking Fund. It is based on one Apartment Block A the development.

**BUILDING INVESTMENT FUND (SINKING FUND) ESTIMATION**

Example Apartment Block A

*Specification to be finalized at detailed design stage*

REF	ELEMENT	LIFE EXPECTANCY
<b>1</b>	<b>ROOFS</b>	
1.01	Replacement of roof covering incl. insulation to main roofs	25
1.02	Replacement parapet details	18
1.03	Replace roof access hatches	25
1.04	Specialist Roof Systems - Fall arrest	25
<b>2</b>	<b>ELEVATIONS</b>	
2.01	Decorate plaster finishes to apartment core & bin storage	18
2.02	Minor repairs and preparation for decorations of rendered areas (if applicable)	18
2.03	Replace exit/ entrance doors	25
2.04	Replace Rainwater goods	25
2.05	Recoat powder coated Finishes to balconies	20
2.06	Periodic replacement and overhauling of external fixings	5
2.07	Replace Balcony floor finishes	25
<b>3</b>	<b>STAIR CORES &amp; LOBBIES</b>	
3.01	Decorate Ceilings	7
3.02	Decorate Walls	7
3.03	Decorate Joinery	7
3.04	Replace fire doors	25
3.05	Replace carpets (stairwells & lobbies)	12
3.06	Replace entrance mats	10
3.07	Replace nosings	12
3.08	Replace ceramic floors tiles	20
<b>5</b>	<b>M&amp;E SERVICES</b>	
5.01	General - Internal relamping	7
5.02	Replace Internal light fittings	18
5.03	Replace External light fittings (lights at entrance lobbies)	18
5.04	Replace smoke detector heads	18
5.05	Replace manual break glass units	18
5.06	Replace Fire alarm panel	18
5.07	Replace lift car and controls	25
5.08	Replace AOV's	25
5.08	Replace security access control installation	15

5.09	Sump pumps replacement	15
5.1	External Mains Water connection	20
5.12	Electrical Mains and Sub Mains distribution	20
5.13	Emergency Lighting	20
<b>6</b>	<b>EXTERIOR</b>	
6.01	Repaint car parking	12
6.02	New tarmac	60
6.03	External boundary treatments - Recoat powder coated Finishes to railings	60
6.04	Replace cobble block areas	18
6.05	10 year cutback & thinning of trees. Overhaul landscaping generally	10
6.06	Replace CCTV provision	12
6.07	External Handrails and balustrade	18

**APPENDIX B: CATEGORIES OF DESIGN LIFE AS PER BS7543; 2015**

*Table 1 - Categories of Design Life for Buildings (from BS 7543:1992)*

Category	Description	Building Life	Examples
1	Temporary	Up to 10 yrs	Site huts; temporary exhibition buildings
2	Short life	Min. 10 yrs	Temporary classrooms; warehouses
3	Medium Life	Min. 30 yrs	Industrial buildings; housing refurbishment
4	Normal life	Min. 60 yrs	Health, housing and educational buildings
5	Long life	Min. 120 yrs	Civic and high quality buildings

APPENDIX C: PHASES OF THE LIFE CYCLE OF BS7543; 2015

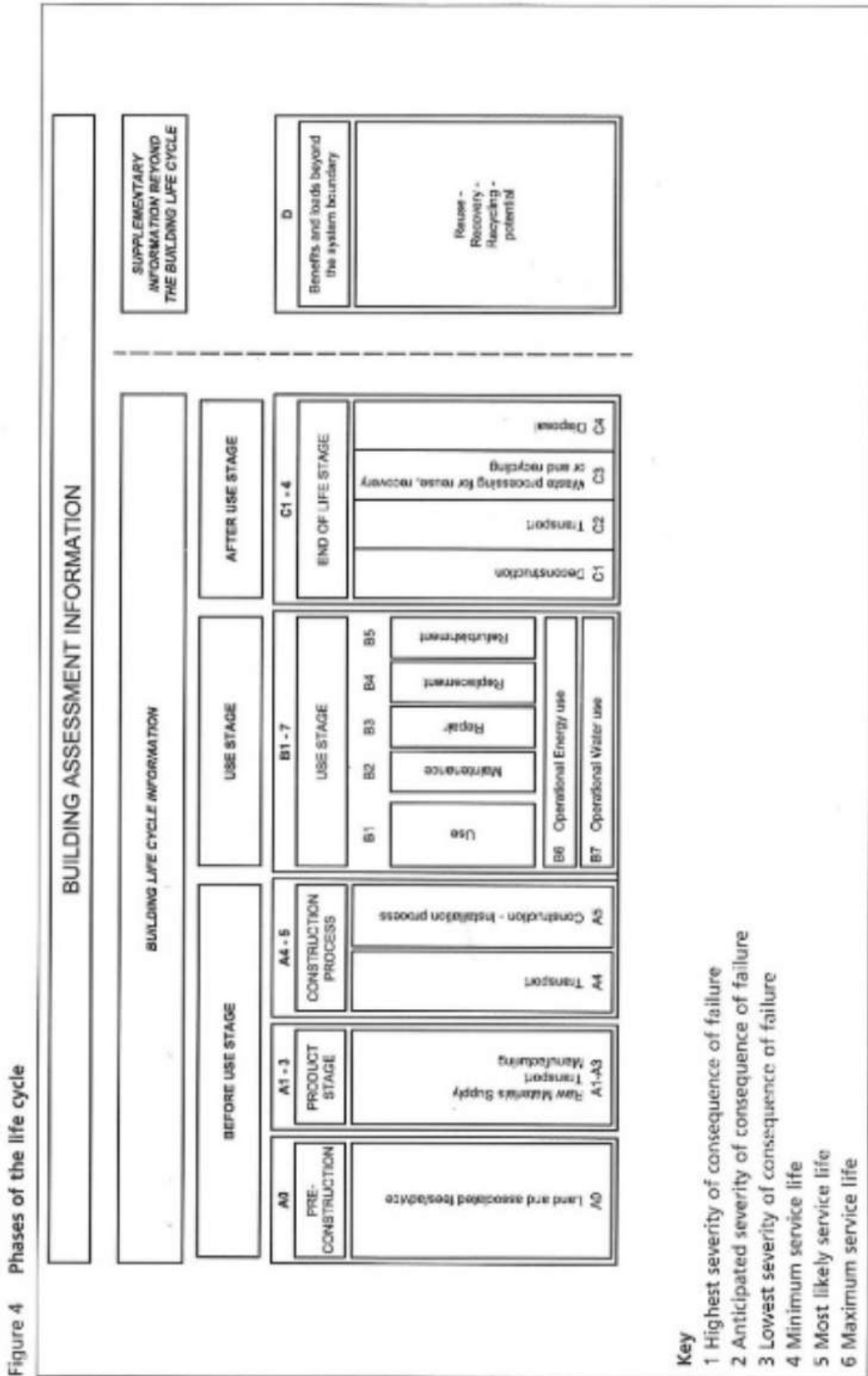


Figure 4 Phases of the life cycle