



BUILDING LIFECYCLE REPORT

Re: SHD 2 Development of 131 homes ,Creche and Shop

At: Stocking Lane, Ballyboden, Dublin 16

Client: MacCabe Durney Barnes Limited

Date: 30.8.2021



Principal : Matt Barnes Dip. Arch. B.sc Arch. MRIAI. VAT : 4746457S.
Coolamber, Stocking Lane, Ballyboden, Dublin 16.

P: 01-4933244. M: 087 2544443. E : mbarnes.land.reg@gmail.com

INTRODUCTION

This report is prepared in accordance with section 6.13 of the Design Standards for New Apartments, Guidelines for Local Authorities 2020 : Accordingly, planning applications for apartment development 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, as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.

The Building Lifecycle Report has been prepared having regard to the *Sustainable Urban Housing: Design Standards for Planning Authorities (2007)* and *Design Standards for New Apartments, Guidelines for Local Authorities (2020)* which are critical to ensure that effective and appropriately resourced maintenance and operational regimes are put in place to provide certainty for the long term running and maintenance of an apartment scheme. The Guidelines recommend that:

“Planning applications for apartment developments shall include a building lifecycle report which 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, as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefits of residents”

Specifically the Guidelines recommend that any such management and maintenance programme should comply with the requirements of the Multi-Unit Development Acts (MUD Act) 2011.

PROPERTY MANAGEMENT COMPANY (PMC)

From the outset, care was given by the design team and the applicants to ensure that long-term running costs for residents and maintenance costs for the operators of the commercial elements remain reasonable. The aim is to manage and minimise potential unnecessarily high costs for expenditure on a per residential unit basis. The Property Management Company will be engaged for to manage the common areas in the estate.

It is generally advised to appoint an appropriately experienced property management agent by the applicants around six months prior to completion, as their advice and expertise allows for the timely completion and delivery of a scheme from an operational management perspective.

The management company will be responsible for the common areas in the estate, more specifically those forming part of the apartment blocks. This will ensure that the scheme is well managed and maintained to a high level in line with the planning application for the scheme.

The company will be in charge of setting up the operational service charge budget for the common areas. An annual budget would be billed to the owners on a quarterly basis to ensure funds are received regularly so that the management company is able to manage the common areas effectively.

The budget will include items as they arise in the common areas of the development such as:

- Cleaning

**Principal : Matt Barnes Dip. Arch. B.sc Arch. MRAI. VAT : 4746457S.
Coolamber, Stocking Lane, Ballyboden, Dublin 16.**

P: 01-4933244. M: 087 2544443. E : mbarnes.land.reg@gmail.com

- Landscaping
- Refuse management
- Utility bills
- Insurance
- Maintenance of electrical / mechanical lifts / life safety systems
- Security
- Property management fee

This will also include an allowance for a Sinking Fund to be determined following the review of the Building Investment Fund (BIF) report prepared by the Owners Management Company (OMC). Once the BIF is adopted by the OMC and sets an adequate estimated annual cost provision requirement based on the needs of the development over a 30-year period. The BIF will identify works which are necessary to maintain, repair and enhance the premises over that same period as required by the MUD Act 2011.

In accordance with the requirements of the MUD Act 2011, the OMC will meet at a General Assembly once a year where the members will agree the contribution to be made to the sinking fund, having regard to the BIF report produced.

THE LIFECYCLE COST ANALYSIS

The costs are analysed in terms of

1 Site maintenance

2 Building maintenance

3 Utility Costs

THE HOUSING MIX

This report addresses the lifecycle costs for the duplex units and apartments in a unified report because both types will be part of a management company.

1. The Site Maintenance

The costs include landscaping within the management company area. The roads and public open spaces will be taken in charge and therefore maintenance costs will not be part of the costs for the management company, therefore mitigating the costs for the apartment owners.

2. The Building Maintenance

The external materials of brick and stone are designed for low maintenance. The rendered sections use dry dash to ensure that that there is no painting or cleaning needed. The external glazing to be cleaned by the management company includes the glazing over the entrance, the photovoltaic balcony and roof panels. The windows are accessible from inside for cleaning by the occupants thereby mitigating the costs of window cleaning.

The Post-Covid environment requires regular cleaning of the common areas. The costs of this is mitigated by the design of own door duplex units.

3. Utility Costs

The utility costs for the apartments include refuse, electricity, and communications. The photovoltaic panels reduce the running costs of the electrical load.