



SCD Consulting
Engineering & Management

Building Life Cycle Report
Phase 2
Tandy's Lane Village, Adamstown
Lucan, Co. Dublin

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Report: Building Life Cycle Report

Project: Phase 2
Tandy's Lane Village, Adamstown, Lucan, Co Dublin

Client: Quintain Developments Ireland Limited

Project No: 100-41

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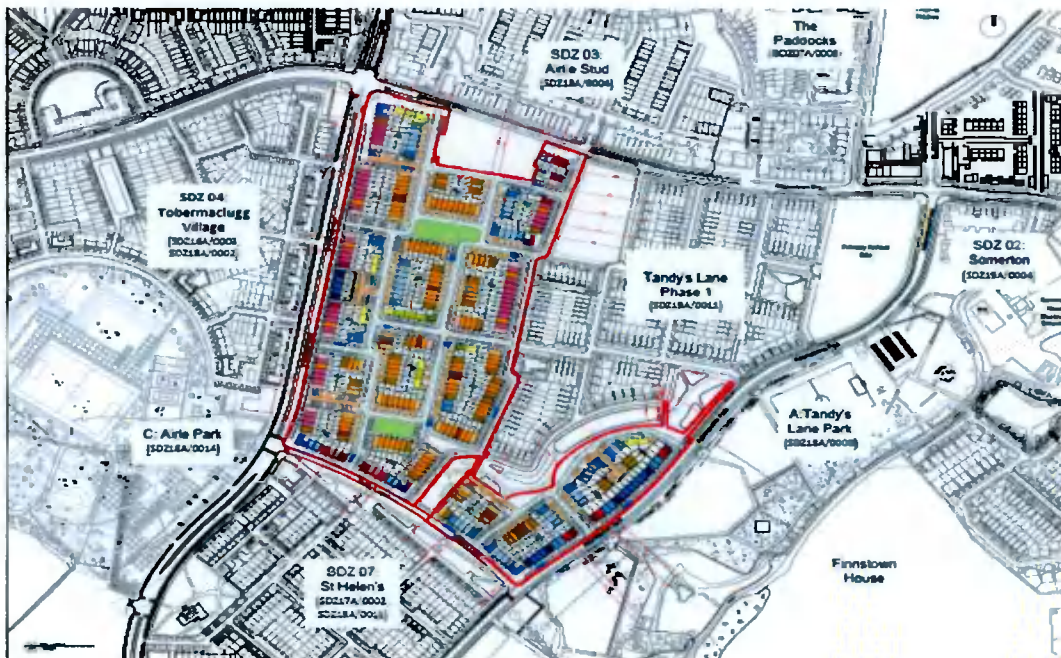
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1.0. Introduction

1.1 General

This life cycle report has been prepared on behalf of Quintain Developments Ireland Limited by SCD Consulting, following receipt an instruction by Mr. Eamonn Boyle from Benchmark Property, property management company, by email on the 22nd February 2022.

The report demonstrates the measures which have been considered to effectively manage and reduce costs for the benefit of residents and the environment. We have included a template for an Asset Register (see Appendix B) to aid assessment of the long-term running and maintenance costs.

1.2 Proposed Development

The overall development at Tandy's Lane Village, Phase 2, Adamstown, Lucan, Co Dublin consists of a total of 352 No detached, semi-detached & terraced dwelling units in total, comprising of 81 No.4 bed 3 storey (Types A, D1 & E), 256 No. 3-bed, 2& 3 storey (Types B, C & D2&3) and 15 No 2- 2bed houses, 2 storey mid-terrace units (Type B7) provided with a total of 535 No car spaces comprising of some 65% off street and 35% on curtilage- refer to MOLA Architecture drawings submitted with the application

All the above is part of associated site and infrastructural works including, public open space, landscaping and foul, surface water (incl. Suds) and watermain drainage.



General Development CGI View

1.3 Relevant Guidelines & Standards

Section 6 of the Sustainable Urban Housing; Design Standards for New Apartments- Guidelines for Planning Authorities (2020) includes the below sections which relate to the “Operations & Management of Apartment Developments” and require a Building Life Cycle Report to be submitted. The guidelines have relevance for multi-unit dwelling developments that are controlled by an Owners Management Company (OMC)

Section 6.11

“Certainty regarding the long-term management and maintenance structures that are put in place for an apartment/housing scheme is a critical aspect of this form of residential development. It is essential that robust legal and financial arrangements are provided to ensure that an apartment/housing development is properly managed, with effective and appropriately resourced maintenance and operational regimes.”

Section 6.12

“In this regard, consideration of the long-term running costs and the eventual manner of the proposal with the Multi- Unit Developments Act, 2011 are matters which should be considered as part of any assessment of a proposed apartment development.”

Section 6.13 – Apartment Guidelines 2018 require 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 as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents”*

This report aims to meet the requirements of these sections of the guidelines and will consider all elements of the proposed dwelling aspect of the development. The report follows the assessment methodologies set out in the relevant European and British standards and in particular conforms with current BRE and EU guidance.

2.0. Assessment of Long-Term Maintenance and Running Expense

2.1. Property Management of the Common Areas of the Development

A property management company (PMC) will be engaged at an early stage of the development to ensure that all property management functions are dealt with for the development. The PMC will establish and manage the maintenance regime, establish, manage, and adjust the budget for the service charges and ensure 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 Owners Management Company (OMC) for the ongoing management of the built development. The contract will be for a maximum period of 3 years and in the format prescribed by the Property Services Regulatory Authority (PSRA).

The Property Management Company also has the following responsibilities for the residential common areas aspect of the development once constructed:

- Formation of an Owners Management Company (OMC). This will be a company limited by guarantee having no share capital. All future purchasers will be obliged to become members of this OMC.
- Fair and equitable apportionment of the Annual operational charges in line with the Multi-Unit Development Act 2011 and reflecting the different needs and services provided to the varying units with the development and in this case house Types A to E providing a total development of 352 No dwellings.
- Engagement of independent legal representation on behalf of the OMC in keeping with the MUD Act - including completion of Developer OMC Agreement and transfer of common areas.
- Transfer of documentation in line with Schedule 3 of the MUD Act.
- Identification of services required by OMC for the benefit and enjoyment of individual properties and the estate by residents and owners.
- Preparation of annual service charge budget for the development common areas.
- Estate Management.
- Third Party Contractors Procurement and management.
- Reporting to OMC. Accounting Services. Corporate Services Insurance Management.
- Keeping proper books of account in accordance with the companies Act 2014 and the MUD Act 2011 and preparing a file for audit by the OMC accountant at year end
- Corporate Services to include convening of general meetings of members, establishing and maintaining the register of members of the OMC
- After Hours Services (where applicable)

- Staff Administration.
- Estate initiatives to facilitate the future needs of unit owners and adapt with technology, that which effects the living experience of owners and changes to the built environment

2.2 Common Areas are areas including:

- The access roads, footpaths, kerbs, paved, planted and landscaped areas, and other Architectural features
- All ducts and conduits, other than those within and serving only one unit in the development
- Tanks, sewers, drains, pipes, wires, central heating boilers (if centralised), other than such items and serving only one unit in the development
- Management Offices and security (if provided)
- Other areas that are from time to time provided for common use

2.2.1 OMC Services and Obligations

The OMC through the offices of their Property Management Agent will provide services required to the estate and detailed in the title documents of all dwelling units. In addition to the prescribed services, the OMC is best positioned to provide additional services to improve the living experience for all residents on the estate. The appointed management agent will endeavour to introduce initiatives for approval by the OMC and its members designed to deliver a strategy of better living balanced with value for money.

The services identified for the proper maintenance and upkeep of the housing units and common areas, as described in Section 1.2 of this report, at Tandy's Lane Phase 2, Adamstown, Lucan, Co Dublin are:

2.2.2 Insurance

All shared structures, land and property owned by the OMC and used by residents collectively must be insured against normal risks protecting shared and private property against all insurable risks. The appointed property managers will procure a comprehensive all risks property damage policy on behalf of the OMC prior to the sale of the first housing unit, reflecting the full reinstatement value of the development as completed. In addition to buildings insurance the OMC will require public and employers' liability insurance, directors' and officers' liability insurance, engineering insurance for lifts (where applicable), and other mechanical installations and contents insurance for its management office (if provided for the estate) and common areas.

2.2.3 Life Safety Systems, Fire Prevention and Protection

The safety of residents is paramount. Each dwelling unit will be designed and built within strict regulatory requirements in respect of fire safety. The OMC will then have a duty of care to each resident to ensure that the common areas are maintained in accordance with its fire safety certificate and fire strategy.

All fire related services in the external common areas such as fire mains, hydrants and other services will be inspected and maintained on a quarterly basis and any faults or failures are identified and corrected to ensure that the integrity of the fire safety certificate is never compromised.

2.2.4 On-Site Staff and Facilities-(possible provision as part of overall development)

A management office for use by the OMC and its on-site operatives may be provided for the management of the overall estate. The management office will provide all on site staff with cleaning and washroom facilities while also providing residents with a place to report maintenance issues and have parcels held if they are not home to receive same. The management office will be staffed Monday to Friday by the site manager / concierge while active evening and weekend periods will be staffed by contract security.

Landscaping contractors will attend to grounds and hard surfaces. On site staff will notify specialist contractors of maintenance issues as they arise for immediate attention. The combination of all services should ensure the enjoyment of the common areas and wider development by all residents.

2.2.5 Energy Consumption and Management

As part of the sustainability strategy for Tandy's Lane Village, Phase 2, Adamstown, Lucan, Co. Dublin, each dwelling unit within the development, will utilise an air source heat pump system, utilising grid supplied electricity to extract thermal energy from a heat source in this case, the external ambient air.

Common area lighting and power consumption will be monitored on a regular basis to strike a balance between comfort and efficiency. All plant and equipment will be maintained in accordance with manufacturer's guidance and guarantees to ensure that they are operated efficiently, and that the full life expectancy is delivered.

2.2.6 Waste Management

The strategy for domestic waste will be based upon the Operational Waste Management Plan, compiled by AWN Consulting, and included within the Planning application. This will enable the OMC to optimize waste segregation and encourage residents to re-cycle and segregate as much waste as possible by providing multiple receptacles on site. The use of bin compactors will optimize the use of bins while reducing the number of bins. On site staff (if provided) will manage waste storage areas keeping them free from lingering odours and vermin and ensuring that waste management areas are not unpleasant places for residents to visit and dispose of their waste and recycling. Waste and Recycling areas will be well managed with bins clearly identified to encourage segregation and prevent contamination. In all likelihood the waste system may operate on an individual unit basis in which the resident will control waste disposal.

2.2.7 Maintenance

Maintenance of all plant and equipment in accordance with statute, best practice and manufacturers warranties and guidance, is essential for optimizing the operation of the estate and delivering comfort to residents. Maintenance contracts will be entered into for all such facilities to include, closed circuit (if communal system installed), television systems, access control etc. In addition to maintenance contracts and relevant consultants will be engaged to advise on best practice for maintenance and occasional review of contractor's performance.

2.2.8 Landscaping and Grounds

The landscaping plan has been designed to provide the following:

1. Robust high slip resistance materials to be used for paving, fencing (where applicable), furniture, bin & bicycle storage units, (if utilised) to minimise on-going maintenance inputs
2. Pedestrian and cyclist friendly hierarchy of streets and open spaces are complemented by generous and high-quality landscape treatments providing exceptional long term residential environments.
3. Sustainability elements of this proposed residential development, in conjunction with the housing aspect are, the use of native trees across the site, where possible. Other species have been carefully selected for compatibility, with the size of available spaces considered, as this is an important factor in the long-term management of the overall development.
The overall objective is to enhance the biodiversity potential of the development in addition to providing seasonal interest and variety.
4. Maintenance and management requirements have been considered through the design process by MOLA Architecture and DOT Landscape Architects. Complex planting arrangements have been omitted thus avoiding onerous maintenance and management requirements.

2.3 Service Charge Scheme

- 2.3.1 The preparation of a Service Charge Budget is a key function of the OMC and Property Management Agent, as it determines the services and service levels deliverable to the residents and OMC members for the coming year. The budget covers all items in connection to the maintenance, management, insurance, repair, upkeep, cleaning of common areas and equipment in accordance with the Multi Unit Developments Act 2011 ("MUD" Act). A sample annual budget is shown in Appendix A which is itemised per residential unit.

The Service Charge Budget will also detail different cost centres to reflect the enjoyment and consumption of services by different property types within the estate. This will enable the OMC to recover the costs from unit owners in an equitable and transparent manner.

The Service Charge budget will be prepared on a "normal year", basis ignoring warranties and guarantees available in the first year to establish a realistic service charge budget that should not vary greatly within the first three years of establishment. The budget will include a reasonable reserve fund, separate to the sinking fund, to provide for unforeseen expenditure and enable the OMC to equalise its costs year to year without fluctuating the contributions from unit owners.

The Service Charge Budget will be agreed in the first year in advance of the first unit being sold in consultation between the developer and the property management agent. Following the sale of the first unit and prior to the levying of any further service charge, the budget will be presented to the membership for approval at a general meeting of owners.

A service charge budget should also include an allowance for a Sinking Fund and a Reserve Fund. (see Appendix A)

2.3.2 Sinking fund

A fund formed by periodically setting aside money for the replacement of a wasting asset (for example, major items of plant and equipment, such as external lighting systems plant associated with the provision of SuDs related equipment). It is usually intended that a sinking fund will be set up and collected over the whole life of the wasting asset.

2.3.3 Reserve fund

A fund formed to meet the anticipated future costs of maintenance and upkeep in order to avoid fluctuations, or an anticipated large, one-off increase in the amount of service charge payable each year (for example, regularly recurring items such as external cleaning and redecorations).

The allowance for the sinking fund and reserve fund within the service charge budget is determined by establishing the Asset Register (see Appendix B). The Asset Register identify those works which are necessary to maintain, repair, and enhance the premises over the 30 year life cycle period, as required by the Multi Unit Development Act 2011 and the costs required to achieve it. The Asset Register will form part of the report for the OMC.

2.3.4 Optimising Maintenance and Life Cycle

The design of the housing units by MOLA Architecture and its facilities in Tandy's Lane Village Phase 2, Adamstown, incorporates various measures to maximise the useful life of assets, plant and equipment focusing on the living experience for all residents. Operational management of the various facilities will include monitoring of performance and continuous re-assessment to ensure that each assets life cycle is maximized.

Monitoring run times, energy consumption and reactive maintenance patterns will influence the life cycle strategy of the building. The Sinking Fund strategy is a living document that is subject to change through the experience of use trends within the estate and monitoring technological advances and adopting same when it is economically viable.

A sample format of the typical Asset Report is set out in Appendix B.

Please Note: the sample Asset Report is based on an estimation of the types of assets that will ultimately be incorporated into the developed scheme. The final specification and estimate of the costs to maintain, repair, or replace, will only be determined after detailed design and the procurement construction of the development as concluded.

2.3.5 OMC Structure

As stated previously, an OMC needs to be established as the OMC for Tandy's Lane Village Phase 2 housing unit development. The company will be limited by guarantee with membership restricted to unit owners within the estate. Voting is on the basis of membership with each unit having a single vote. Directors will be elected by the unit owners at the first General Meeting of owners. No director will hold office for longer than three years without seeking re-election at a General Meeting of owners. The OMC will engage a firm of Chartered Accountants to Audit its accounts each year.

2.3.6 Service Charges

The company must establish a scheme for annual service charges to pay for the maintenance, insurance and repair of external common areas within its control and for the provision of common services to unit owners. The initial charge will be set in consultation with the developer prior to the sale of the first unit. Subsequent service charge budgets will be approved by a general meeting of the members.

3.0. Measures Considered to mitigate and Reduce On-Going Costs of the Development

3.1 Energy and Carbon Emissions

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
BER Certificates	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 rating for the dwelling in accordance with the requirements of Part L of the Building Regulations Nov,2019, this will equate to the following emissions. A2 – 25-50 kwh/m2/yr with CO2 emissions circa 10kg CO2/m2 year	Higher BER ratings reduce energy consumption and running costs.
Fabric Energy Efficiency	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, "Conservation of Fuel and Energy Buildings other than Dwellings". Thermal bridging at junctions between construction elements will be minimised in accordance Paragraphs 1.2.4.2 and 1.2.4.3 within the Technical Guidance Documents Part L. Details will be in accordance with the ACD's or will be modeled for thermal bridging analysis. Precise U-values for the development, complying with the current Building Regulations have been established by MOLA Architecture and Waterman Moylan, Engineering Consultants as part of the Planning Submission	Lower U-values and improved air tightness will help minimise heat losses through the building fabric, lower the energy consumption and minimise carbon emissions to the environment.
Energy Labelled White Goods	The white goods package planned for the housing units 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: <ul style="list-style-type: none"> • Oven- A plus • Fridge Freezer- A plus • Dishwasher- AAA • Washer/Dryer- B (Max) 	The provision of high rated appliances reduces the amount of electricity required by occupants.