

BANCROFT VIEW SHD

SERVICING & OPERATIONAL MANAGEMENT PLAN

FOR MIXED USE DEVELOPMENT AT

GREENHILLS ROAD, TALLAGHT, D24

STRATEGIC HOUSING DEVELOPMENT SUBMISSION TO

AN BORD PLEANÁLA

ON BEHALF OF

GREENHILLS LIVING LTD

MAY 2022

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1 Introduction

This report has been prepared on behalf of Greenhills Living Ltd by Cushman & Wakefield with assistance from the wider design team.

The proposed development “Bancroft View” at the junction off Bancroft Prk / Greenhills Road will be a mixed use scheme consisting of Apartments, Commercial Units and a Creche. In addition to the demised spaces community facilities will be provided including a gym, two residents lounges, a roof garden and a central landscaped courtyard.

The development will consist of:

- (i) demolition of existing substation and removal of existing advertisement structure on site;
- (ii) construction of a residential development of 197 no. apartments (79 no. one-bedroom, 105 no. two-bedroom and 13 no. three-bedroom) in 4 no. blocks (ranging in height from seven to eight storeys with eight floor level roof garden) as follows:
 - Block A** containing 41 no. apartments (6 no. one bedroom, 34 no. two bedroom and 1 no. three-bedroom) and measuring eight storeys in height (with eight floor roof garden);
 - Block B** containing 79 no. apartments (33 no. one bedroom, 34 no. two bedroom and 12 no. three bedroom) and measuring eight storeys in height;
 - Block C** containing 42 no. apartments (24 no. one bedroom and 18 no. two bedroom) and measuring seven storeys in height; and,
 - Block D** containing 35 no. apartments (16. no one bedroom and 19 no. two bedroom) and measuring seven storeys in height.
- (iii) all apartments will have direct access to an area of private amenity space, in the form of a balcony, and will have shared access to internal communal amenities including 2 no. resident lounges (114.7sq.m), gym (98sq.m) external communal amenity space (1,490.8sq.m) and public open space (1,667sq.m);
- (iv) provision of 78 no. vehicular parking spaces (including 3 no. car-share parking spaces, 4 no. mobility parking spaces, and 8 no. electric vehicle parking spaces), 4 no. set-down vehicular parking spaces (including 1 no. mobility parking space) and 440 no. bicycle parking spaces (including 92 no. visitor parking spaces) at ground floor/ground level accessible via new vehicular entrance gate off access road off Greenhills Road;
- (v) provision of 4 no. commercial units (871.5sq.m total) and 1 no. childcare facility (329.7sq.m) with associated external amenity space (168.8sq.m) located at ground floor level; and, (vi) all ancillary works including public realm/footpath improvements, landscaping, boundary treatments, internal footpaths/access roadways, bin storage, foul and surface water drainage, green roofs, removable solar panels, ESB substation and all site services, site infrastructure and associated site development works necessary to facilitate the development.

This report demonstrates the measures which have been considered to effectively manage and reduce costs for the benefit of residents and the environment with an objective of improving the overall living experience for all residents while adopting best practice in co-operative living to reduce impact on the environment.

We have included a template for an Asset Register to aid assessment of the long term running and maintenance costs.

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.

Section 6.11

“Certainty regarding the long-term management and maintenance structures that are put in place for an apartment 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 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 compliance 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 of the Apartment Guidelines 2020 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. to 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 how we have addressed the requirements of Section 6.13 of Apartment Guidelines 2020.

2 An assessment of long-term maintenance and running expenses.

2.1 Property Management of the Common Areas of the development

A professional licensed property service provider will be engaged from the outset to ensure that all property management functions are dealt with for the development and that the operational and maintenance costs of the common areas are kept within the approved Annual Service Charge Budget. An Owners Management Company will be established by the developers for the purposes of holding the reversionary interest and common area title of the development. The licensed property service provider will act as managing agent (MA) for the development. That agent will operate the service charge scheme to include the identification of services required for the estate to ensure the sustained and effective management of the estate and maintenance of all facilities in the development. The MA will work with the Owners Management Company (OMC) to ensure that the OMC can operate effectively and advise on the transparent and equitable apportionment of charges to each unit.

The MA will enter into a contract directly with the Owners Management Company 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).

2.2 Responsibilities of the MA

- Advise on the 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 different unit types.
- 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 on a phased basis.
- Transfer of documentation required by Schedule 3 of the Multi-Unit Developments Act 2011.
- Identification of services required by the 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 in accordance with the MUD Act and to include reports to OMC directors and members
- Keeping proper books of account in accordance with the Companies Act 2014 and 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
- Insurance Procurement and Management to ensure that the OMC and its members interests are protected.
- After Hours Emergency Services.
- Staff Administration.
- Estate initiatives to facilitate the future needs of unit owners and adapt with technology that effect the living experience of owners and changes in the built environment

2.2.1 Common Areas are areas including:

- The external walls, foundations and roofs and internal load-bearing walls the entrance halls, landings, lifts, lift shafts, staircases and passages
- The access roads, footpaths, kerbs, paved, planted and landscaped areas, and boundary walls Architectural and water features as applicable.
- All ducts and conduits, other than those within and serving only one unit in the development
- Cisterns, tanks, sewers, drains, pipes, wires, central heating boilers, other than such items within and serving only one unit in the development
- Residents Fitness Centre
- Residents Lounges
- Management Offices and security
- Other areas that are from time to time provided for common use

2.2.2 OMC Services and Obligations

The OMC through the offices of their MA will provide services required to the estate and detailed in the title documents of all 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 endeavor 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 residential development at Bancroft View are;

▪ 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 MA on behalf of the OMC will procure a comprehensive all risks property damage policy prior to the sale of the first apartment 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 and other mechanical installations and contents insurance for its fitness centre, management office and common areas.

▪ Life Safety Systems, Fire Prevention and Protection

The safety of residents is paramount. Each apartment building 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 building is maintained in accordance with its fire safety certificate and fire strategy. This will involve quarterly maintenance and inspection of fire alarm, emergency lighting and ventilation systems, daily and weekly checks by on-site personnel to ensure faults and failures are identified and corrected and an ongoing understanding of the fire strategy to ensure that the integrity of the fire safety certificate is never compromised by minor alterations to the building. Residents and owners will be advised to provide fire blankets and multi-purpose fire extinguishers to their apartments on an annual basis. Relevant signage and notices will assist compliance by residents in the operation of the buildings and evacuation plans will be provided as necessary.

▪ Energy Consumption and Management

As part of the sustainability strategy for Bancroft View, the development will enjoy individual exhaust air heat pumps to provide localized heat and hot water. 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 manufacturers guidance and guarantees to ensure that they are operated efficiently, and that the full life expectancy is delivered.

- **Waste Management**

The strategy for domestic waste will be based upon the Operational Waste Management Plan. The entire estate will use communal waste centres for all types of waste. This will enable the OMC 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 will manage waste storage areas keeping them free from lingering odors 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.

- **Fitness Centre**

The resident's fitness centre will be unsupervised and as such each resident wishing to use same will be required to carry out an induction course prior to being granted access to the facility. The facility will be equipped as an unsupervised facility so that the risk to the OMC for misuse is minimized. Equipment will be self energized where possible to reduce energy consumption. The fitness centre will be open from 6am until 10pm everyday and monitored by CCTV in public areas. The fitness centre will be fitted out with specialist acoustic systems to absorb noise and vibration pollution to the apartments above.



Image for indicative purposes only

- **Residents Lounges**

The residents multi-function area will be fitted out as a lounge / seating area and available to residents for workspace during the day, community activities and meetings and any other uses that the OMC and residents believe will benefit the living experience at Bancroft View.

- **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 lift maintenance, closed circuit television systems, access control, communal ventilation etc. In addition to maintenance contracts relevant consultants will be engaged to advise on best practice for maintenance and occasional review of contractors performance.

- **Landscaping and Grounds**

The landscaping plan has been designed to provide both hard and soft landscaped areas within a courtyard setting. The central courtyard is overlooked providing security and comfort to residents. As part of the management strategy, particular attention will be taken to keep the landscaped areas clear and free from debris and waste and generally enhance the natural environment for all owners and residents use and leisure. Ecological conservation measures will be adapted as part of the overall landscaping and grounds maintenance strategy with a view to encouraging diversity of fauna and wildlife at Bancroft View.

2.2.3 Service Charge Scheme

The preparation of a Service Charge Budget is a key function of the OMC and MA 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).

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 equalise its costs year to year without fluctuating the contributions from unit owners.

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

- **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 heating and air-conditioning plant, lifts, etc.). It is usually intended that a sinking fund will be set up and collected over the whole life of the wasting asset.

- **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. The Asset Register will 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 initial report for the OMC.

- **Optimising Maintenance and Life Cycle**

The design of buildings and their facilities in Bancroft View 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 1.

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 and construction of the development as concluded.

- **OMC Structure**

Greenhills Living Ltd will establish an OMC for the multi-unit development at Bancroft View. 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. Owner directors have been elected to the board of the OMC together with representatives of the developer. 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 Accountant to Audit its accounts each year

- **Service Charges**

The company must establish a scheme for annual service charges to pay for the maintenance, insurance and repair of 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. The Service Charge Budget for the coming year will be prepared and distributed with explanations prior to a general meeting of owners convened to approve the budget. The budget is approved once it is not objected to by over 75% of members present and eligible to vote otherwise the existing charge must remain in place.

The service charge may not be used to pay for matters that are the responsibility of a developer or builder unless this is agreed in writing by 75% of the members of the company. This approval may only be given if 65% of the units are sold and can only come into effect 3 years after the transfer of ownership of the common areas to the owners' management company. Unit owners are obliged to pay the service charge (including developers in the case of unsold units). The service charge must be calculated on a transparent and fair basis and expenditure must be properly recorded.

- **Service Charge Apportionment**

The MA will review the development to determine the most equitable and transparent manner of apportionment of service charges. The apportionment will determine the contribution each unit owner makes to the OMC costs as detailed in the Service Charge Budget and which cost centres each unit will contribute towards.

The fair and equitable apportionment of service charges will assist in the perpetual collection of service charges and ensure that each unit owner contributes to those services that they enjoy or consume. As the development has a mix of apartments and commercial units, the methodology will reflect the variance in service enjoyments of each unit type. The apportionment methodology will also apply to the Building Investment Fund costs and annual contribution to the Sinking Fund.

- **OMC Annual General Meeting & Annual Report**

Once established the OMC will hold Annual General Meetings each calendar year. The MA in co-operation with the duly elected board of the OMC will prepare an Annual Report on behalf of the OMC in accordance with the MUD Act together with audited accounts and prepare a service charge budget for presentation to the owners for approval. The Annual Report contains all details required under MUD Act to include a summary of fire safety processes in place, insurance details and information regarding the level of sinking fund etc. The Annual Report and Proposed Budget is distributed to unit owners not less than 10 days in advance of the meeting and notice will be issued with accounts 21 days in advance of the meeting.

- **House Rules**

The MA will prepare House Rules prior to the sale of the first unit having regard for the title documents and the physical nature of the development with a view to the quiet enjoyment of the estate by all unit owners. The House Rules will be distributed as part of the Owners Management Information Booklet both prior to sale to the purchasers solicitor and immediately after sale directly to the new owner. House Rules can be amended at General Meetings thereafter to reflect the views of the owners and the needs of the estate.

- **Owners Management Information Booklet**

The MA will prepare an Owners Management Information Booklet that will contain details on the OMC, service charge budget, apportionment, House Rules and other useful information regarding the operation of the OMC and services provided.

- **Establishment of the Sinking fund**

Within 3 years of the transfer of ownership to it, the owners' management company must establish a sinking fund for spending on refurbishment, improvement or maintenance of a non-recurring nature of the multi-unit development. Unit owners are obliged to make contributions to it (including developers in the case of unsold units). The Act provides that the amount is to be €200 annually or such other amount as the members agree.

Contributions to the sinking fund must be held in a separate account.

3 Measures considered by the developer and design team to manage, mitigate and reduce the ongoing costs of the development costs for the benefit of residents and environment.

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 a minimum A3 rating for apartments and achieve compliance with NZEB.	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.	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 houses and 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: <ul style="list-style-type: none"> ▪ Oven- A plus ▪ Fridge Freezer- A plus ▪ Dishwasher- AAA ▪ Washer/Dryer- B 	The provision of high rated appliances reduces the amount of electricity required by occupants.
Space Heating	Space heating to each apartment will be provided by Air Sourced Heat Pumps and an extent of PV Panels if required to meet NZEB requirements.	Heat and hot water will be provided through Exhaust Air Heat Pumps.
Mechanical Ventilation	Mechanical ventilation to each apartment will be provided by Exhaust Air Heat Pumps.	

Photovoltaics (PV) or Solar Panels	<p>Photovoltaic (PV) or Solar panels will be utilised in Bancroft View to meet the renewable energy contribution required by Part L of the Building Regulations in accordance with nearly zero energy buildings.</p> <p>The central plant & landlord electrical load shall have the associated PV directly connected to the consumer board to reduce the running costs at source.</p>	<p>PV Solar Panels on the roofs of apartment blocks in Bancroft View will offer the benefit of reducing fossil fuel consumption and carbon emissions to the environment. They also reduce the overall requirement to purchase electricity from the grid.</p> <p>The performance of PV panels continues to improve as the associated capital costs reduce. Energy draws on the fitness centre, underground car parks and residents lounges in addition to normal circulation areas will create a demand to ensure that power generation is utilised.</p>
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External Lighting	<p>Energy-efficient lighting will be implemented throughout the development to achieve the appropriate light levels, as recommended by CIBSE. The design of lighting systems shall ensure that lighting is only used when required, and that only the specific area where lighting is needed.</p> <ul style="list-style-type: none"> ▪ Low level lighting ▪ Minimal upward light spill ▪ Low voltage LED lamps 	<p>The site lighting has been designed to provide a safe environment for pedestrians, cyclists and moving vehicles, to deter anti-social behavior and to limit the environmental impact of artificial lighting on existing flora and fauna in the area.</p>
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Internal Communal Lighting	<p>Common area lighting is designed to enhance interior spaces and provide a comfortable and safe environment for residents. Internal light fittings will be standardized as much as possible to reduce obsolescence and the use of high quality LED fittings will reduce replacement and deliver lower running costs. An intelligent lighting control system will ensure that areas enjoying natural light or lower usage will only illuminate when required.</p>	
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Electric Car Charging Points	<p>The development will include e-car charging points to cater for E-car demand of the residence. A full re-charge can take from 1 to 8 hours using a standard charge point.</p>	<p>Providing e-car charging points will allow occupants of Bancroft View to benefit from the ever-improving efficient electric car technologies.</p>
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3.2 Materials & Buildings

Apartment 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:

Item	Details	Benefits
Long Term Maintenance and Service Life	Consideration in the selection of materials 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. Particular attention has been paid to the materials used in those parts of the public realm and building facades in order to complement the surrounding area, Tallaght and streets beyond.	The long-term durability and maintenance of materials is an integral part of the design and specification of Bancroft View development. All common parts of the proposed building and, the durability and performance of these are designed and specified to optimise their life expectancy and enhance the living experience of all residents.
Cladding	The façades are a combination of brick, render and stone. By having 3 contrasting materials, the form of the building is broken down presenting a high-quality finish. The selected products are robust with low maintenance and a low risk of damage as well as a life expectancy of over 50 years. At the lower levels robust cladding and glazing shall be used around the street realm to ensure a quality treatment to the visited areas, with good detailing ensuring minimal staining on façades.	The selected cladding façade options for Bancroft View have a long-life expectancy and require low / minimal maintenance.
Windows & Curtain Walling	Bancroft View will have high performance powder coated aluminium double glazed thermally broken windows and curtain walling system. The windows will achieve the best ‘U’ value with high quality glazing ensuring good transparency and solar energy transmittance with optimal acoustic attenuation.	The choice of windows for Bancroft View will require low / minimal maintenance, as well as manage heat gain and external noise and reduce condensation to glazing and frames.
Green Roofs	A Green roof system is proposed to be incorporated for part of the apartment buildings.	Green roofs aid in the SUDS strategy for Bancroft View and attenuation generally reduces the burden on vulnerable rainwater goods, resulting in fewer elements that could require ongoing maintenance, replacement or repair.

<p>Hard Landscaping</p>	<p>The new street realm will be landscaped with high quality materials that are robust with high slip resistance.</p> <p>All materials will be designed to a high standard, will be robust and withstand a long-life.</p> <p>Shared surface areas will clearly identify priority to pedestrians and cyclists and deliver clear traffic calming measures. Furniture and equipment will be durable and robust with multifunctional uses.</p>	<p>The use of robust high-quality paving materials at Bancroft View is intended to provide materials that reduce the need for ongoing maintenance costs.</p> <p>Other materials such as for seating, fencing etc. are sustainable and robust material types that are designed to reduce the frequency and need for repair and maintenance over time at Bancroft View.</p>
<p>Soft Landscaping</p>	<p>Planting will be delivered to provide a tranquil atmosphere in an urban setting.</p>	<p>Creating pedestrian and shared access through well planted and maintained soft landscaping is a positive feature that will add significantly to the living experience for all residents.</p>

3.3 Health and Well-Being

The table below outlines measures related to health and well-being that have been incorporated into the Bancroft View to manage and reduce the long-term costs for residents and enhance the overall living experience. Health can cover physical, mental, emotional and social health factors. Wellbeing is strongly linked to happiness and life satisfaction.

Item	Details	Benefits
Activity & Usability Areas	<p>There are several activity areas provided in Bancroft View to include:</p> <ul style="list-style-type: none"> ▪ Residents fitness centre; ▪ Outdoor living and dining areas; ▪ Roof Garden ▪ Residents multi-function lounge ▪ Seating areas of varying sizes for groups of people, around the planted spaces. 	<p>The range of activity and usability areas incorporated into the internal and external common areas to Bancroft View promoting the health & well-being of residents.</p>
Mobility Management Plan	<p>The overall aim of the MMP for the proposed development is to minimise the proportion of single occupancy vehicle trips, including commuter-based trips, which have the greatest influence on traffic congestion, as well as leisure trips.</p>	<p>The MMP for Bancroft View will promote health, social and economic benefits of sustainable travel; including:</p> <ul style="list-style-type: none"> ▪ To improve the travel options for residents; ▪ To increase awareness of the available sustainable travel modes; ▪ To minimise the incentives for private car usage; ▪ To manage car use.
Personal Health & Fitness	<p>Active travel encouraged as part of the MMP enables people to enjoy health benefits as part of their daily routine. Choosing a sustainable travel mode can reduce the stress associated with commuting, bringing benefits to health, mood and job. Walking is of course free of charge and delivers additional health benefits and cycling can be undertaken at a very modest cost in comparison with car ownership.</p>	<p>The measures implemented within the Mobility Management Plan will raise awareness and support residents of Bancroft View to become more active and through this to be healthier, fitter and more productive by encouraging physical exercise as part of residents' day-to-day travel behaviour.</p> <p>There are also added financial benefits to using sustainable modes of transport as opposed to private car trips.</p>

Environmental Benefits

Climate change is one of the most significant challenges facing the world today. If unaddressed, it has the potential for far reaching economic and societal impacts both locally and internationally. Globally, transport is the fastest growing source of greenhouse gas emissions, particularly carbon dioxide.

Changes to reduce greenhouse gas emissions at a local level, like Bancroft View, can combine to have a real impact on overall emissions to benefit the health of residents

Welcome Travel Pack

The Welcome Travel Pack will include a variety of sustainable transport information, including:

- Information on the health benefits of walking and cycling;
- Advice on ways to reduce the need to travel and details of club cars and shared bicycle schemes in the area
- Details of the benefits of journey sharing, such as reduced congestion, better air quality, reduction in traffic noise and cost savings to the individuals taking part; and
- Provide information on the financial and environmental costs associated with driving.

The implementation of the Welcome Travel Pack for Bancroft View will highlight many of the measures in the proposed development to encourage residents to travel sustainably

Cycling

The proposed development is well situated with regards to cycling facilities with cycle lanes, on and off-road routes and cycle parking racks located within the vicinity of the development.
High quality and aesthetically pleasing secure bicycle storage will be provided for all residents to encourage bicycle use and discourage the transportation of bicycles through internal common areas. Ample visitor bicycle storage will be provided.

Cycling can be undertaken at a very modest cost in comparison with car ownership. Secure visitor bicycle storage will encourage visitors to travel by bicycle.

Open Space

The open space will enjoy a good level of natural surveillance from the apartments above so that users of the open space will feel comfortable and safe.

By creating a strong relationship between the private and public space at Bancroft View, residents will be encouraged to feel a strong sense of ownership over the public realm.
This will serve to reinforce the safety and security of the public realm by ensuring that anti-social behaviour will not go unchallenged.

3.4 Landscape

Measure Description	Benefit
<ul style="list-style-type: none"> Use of robust, high quality paving and decking materials, with robust and proven details 	<ul style="list-style-type: none"> Requires no on-going maintenance.
<ul style="list-style-type: none"> Use of durable and robust equipment to be used throughout. 	<ul style="list-style-type: none"> Requires no on-going maintenance.

3.5 Waste Management

The following measures illustrate the intentions for the management of Waste.

Measure	Description	Benefit
Construction Waste Management Plan	A construction management and plan will be completed prior to commencement on site. The management plan will cover waste management, licensing etc.	The report will ensure that the construction phase will be managed to comply with best practice.
Operational Waste Management Plan	Operational waste has been reviewed by Cushman & Wakefield. All bin storage is on grade, with communal bin stores for the Multi-Unit buildings.	The report will ensure that the operational waste can be managed in an efficient and cost effective manner.
Storage of Non- Recyclable Waste and Recyclable Household Waste	Domestic waste management strategy: <ul style="list-style-type: none"> Grey, Brown, Green and glass bin distinction Competitive tender for waste management collection Weekly collection of all communal waste bins Well lit, clean, ventilated communal bin stores with guidance regarding recycling and waste area usage 	Encourages the proper segregation of waste, achieving economies of scale and educating residents on recycling and composting
Composting	Organic waste bins to be provided throughout.	Helps reduce potential waste charges.



3.6 Management

Consideration has been given to ensure the homeowners have a clear understanding of their property.

Measure	Description	Benefit
Home User Guide	<p>Once a purchaser completes their sale, a homeowner file will be provided which will include:</p> <ul style="list-style-type: none"> ▪ Homeowner manual – this will provide important information for the purchaser on details of their new property. It typically includes details of the property such as Meter Point Reference Number (MPRN) and Gas Point Reference Number (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. The manual will also contain details in respect of the owners management company and service charge budget for the first year. ▪ A Residents Pack prepared by the OMC which will typically provide information on contact details for the Managing agent, emergency contact information, transport links, operational details, communal facilities and a clear set of rules and regulations. 	Residents and owners are instructed from the outset as to the optimum function of their own property and the wider functions and facilities of the OMC to encourage the enjoyment of the estate and its features.

3.7 Transport

Measure	Measure Description	Benefit
Access to Public Transport (Bus & DART Services)	The subject site is well served by Public Transport with multiple bus routes serving the area along with the Luas also in close proximity for ease of access to the city centre.	The proximity, frequency and range of destinations served by these transport services enhance the accessibility levels of the proposed residential development in addition to providing a viable and practical sustainable alternative to journeys undertaken by private motor car.
Permeable Connections	Provision and subsequent maintenance of dedicated pedestrian and cycle infrastructure onsite, and their connectivity with adjoining third party lands and the off-site networks.	Ensure the long-term attractiveness of walking and cycling to a range of local education, retail and community facilities and services.

Bicycle Storage

The provision of high quality secure bicycle parking facilities, for both short term and long-term parking requirements.

Accommodates the uptake of cycling and reducing the reliance on the private motor vehicle.

4 Sample Asset Register

ASSET REGISTER			
Ref	Element	Life Expectancy	Yearly estimate of costs year 1 to year 30
1.00	Roofs		
1.01	Green / Blue Roof with insulation – manufacturers guarantee	40	
1.02	Replacement parapet details	20	
1.03	Replace roof access hatches	25	
1.04	Specialist Roof Systems- Fall arrest	25	
2.00	Elevations		
2.01	Decorate rendered panels to apartments	18	
2.02	Minor repairs and preparation for decorations of rendered areas	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	
2.08	Paint external rendered elevations	3	
3.00	Stair cores & lobbies		
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 nosing's	12	
3.08	Replace ceramic floors tiles	20	
3.09	Fixed Furniture & Equipment- Provisional Sum	18	
4.00	M&E Services		
4.01	General- Internal relamping	7	
4.02	Replace Internal light fittings	18	
4.03	Replace External light fittings (lights at entrance lobbies)	18	
4.04	Replace smoke detector heads	18	
4.05	Replace manual break glass units	18	
4.06	Replace Fire alarm panel	18	

4.07	Replace lift car and controls	25	
4.08	Replace AOV's	25	
4.09	Replace security access control installation	15	
4.10	Sump pumps replacement	15	
4.11	External Mains Water connection	20	
4.12	Electrical Mains and Sub Mains distribution	20	
4.13	Emergency Lighting	20	
5.00	Exterior		
5.01	Entrance Gate - motor renewal	12	
5.02	Entrance Gate & pedestrian gate – redecoration	60	
5.03	External boundary treatments - Recoat powder coated Finishes to railings	60	
5.04	Replace cobble lock areas	18	
5.05	15-year cutback & thinning of trees. Overhaul landscaping generally	15	
5.06	Replace CCTV provision	12	
5.07	External Handrails and balustrade	18	
6.0	Residents Fitness Centre, Multi-Function Centre & Management Office		
6.01	Decorate Ceilings	7	
6.02	Decorate Walls	7	
6.03	Decorate Joinery	7	
6.04	Replace fire doors	25	
6.05	Replace carpets and acoustic floor coverings	12	
6.06	Replace tiled floors and walls	15	
6.07	Changing rooms, washrooms and showers	15	
6.08	Gym Equipment	10	
6.09	Fixed Furniture & Equipment- Provisional Sum	18	
6.10	Management Office Desks and Chairs	10	
6.11	Management Office IT	5	
6.12	Intruder Alarms	15	