

CAIRN

Building Life Cycle Report

Clonburris T2

August 2024

Built For Good

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INTRODUCTION

This **Building Lifecycle Report** has been prepared in tandem with Compliance Submission 13(A)ii which granted permission for 607 no. residential units, office floorspace, 4 no. retail units, a creche under Planning Reference SDZ22A/0018.

The Sustainable Urban Housing; Design Standards for New Apartments – Guidelines for Planning Authorities were updated in July 2023 (hereafter referred to as the Apartment Guidelines). The Apartment 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 6.12.

Section 6.12 of the Apartment Guidelines 2023 requires that apartment applications shall:

“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 Building Life Cycle Report document sets out to address the requirements of **Section 6.12** of the Apartment Guidelines. The report is broken into two sections as follows:

Section 01:

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 02:

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

PROPOSED DEVELOPMENT

Construction of 607 apartments consisting of:

- a) 264 no. 1-bed, 311 no. 2-bed, and 32 no. 3-bed units;
- b) Office floorspace, 4 no. retail units, a creche;
- c) Vehicular access will be from the permitted Clonburris Southern Link Street (SDZ20A/0021) and R113 to the east; and
- d) All ancillary site development works including footpaths, landscaping boundary treatments, public, private open space areas, car parking (396 no. spaces) and bicycle parking (1,232 spaces), ESB substations/bike/bin stores, green roofs, solar panels at roof level of apartments, plant areas within blocks and all ancillary site development/ construction works, and service connections.

SECTION 01

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

1.1. 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, including communal areas of open space, residential amenity facilities and any public areas not taken in charge by the Local Authority, 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. This contract will be for a maximum period of 15 years and in the form prescribed by the Property Services Regulatory Authority (PSRA).

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

- Timely formation of an Owners Management Company (OMC) – which will be a company limited by guarantee having no share capital. All future purchasers will be obliged to become members of this OMC.
- Preparation of annual service charge budget for the development common areas.
- Fair and equitable apportionment of the Annual operational charges in line with the Multi Units Development Act 2011 (MUD Act).
- 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.
- Estate Management.
- Third Party Contractors Procurement and management.
- OMC Reporting.
- Accounting Services.
- Corporate Services.
- Insurance Management.
- After Hours Services.
- Staff Administration.

1.2. Service Charge Budget

The property management company has a number of key responsibilities, primarily the compiling of the service charge budget for the development for agreement with the OMC. 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 MUD Act 2011.

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 for the OMC. The BIF report once adopted by the OMC, 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 30-year 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 OMC 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 draft service charge for the first year is set out in **Appendix A**.

SECTION 02

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

2.1. 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	<p>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 mix of A2/A3 rating for the apartments this will equate to the following emissions.</p> <p>A2 – 25-50 kwh/m²/yr with CO₂ emissions circa 10kgCO₂/m² year</p> <p>A3 – 51-75 kwh/m²/yr with CO₂ emissions circa 12kgCO₂/m² year</p>	Higher BER ratings reduce energy consumption and running costs.															
Fabric Energy Efficiency	<p>Building Fabric Performance:</p> <p>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 - Dwellings” & Part L “Conservation of Fuel and Energy - Buildings other than Dwellings”. The current regulation is Part L 2022 for both residential and non-residential developments. The dwellings built under this planning permission will be designed and constructed to meet the relevant regulation, as appropriate.</p> <p>U-values:</p> <p>The U-Values that will be targeted for the dwellings in this development will exceed the minimum targets set out in Part L 2022. Table 1 sets out the minimum requirements of each of these standards and the targets range that will be adopted for the site.</p> <table border="1"> <thead> <tr> <th>U-Values</th> <th>Range of Target Values Proposed</th> <th>Part L 2022 Compliant Values</th> </tr> </thead> <tbody> <tr> <td>Floor</td> <td>0.10 to 0.18 W/m² K</td> <td>0.18 W/m² K</td> </tr> <tr> <td>Roof (Flat)</td> <td>0.15 to 0.18 W/m² K</td> <td>0.20 W/m² K</td> </tr> <tr> <td>Walls</td> <td>0.12 to 0.18 W/m² K</td> <td>0.18 W/m² K</td> </tr> <tr> <td>Windows</td> <td>1.2 to 1.4 W/m² K</td> <td>1.6 W/m² K</td> </tr> </tbody> </table> <p>Table 1: Minimum requirements for each U-Value Standard.</p> <p>Thermal Bridging:</p>	U-Values	Range of Target Values Proposed	Part L 2022 Compliant Values	Floor	0.10 to 0.18 W/m ² K	0.18 W/m ² K	Roof (Flat)	0.15 to 0.18 W/m ² K	0.20 W/m ² K	Walls	0.12 to 0.18 W/m ² K	0.18 W/m ² K	Windows	1.2 to 1.4 W/m ² K	1.6 W/m ² K	Lower U-values and improved air tightness is being considered to help minimise heat losses through the building fabric, lower of energy consumption and thus minimise carbon emissions to the environment.
U-Values	Range of Target Values Proposed	Part L 2022 Compliant Values															
Floor	0.10 to 0.18 W/m ² K	0.18 W/m ² K															
Roof (Flat)	0.15 to 0.18 W/m ² K	0.20 W/m ² K															
Walls	0.12 to 0.18 W/m ² K	0.18 W/m ² K															
Windows	1.2 to 1.4 W/m ² K	1.6 W/m ² K															

Measure	Description	Benefit
	<p>Thermal bridges occur at junctions between planar elements of the building fabric and are typically defined as areas where heat can escape the building fabric due to a lack of continuity of the insulation in the adjoin elements.</p> <p>Careful design and detailing of the manner in which insulation is installed at these junctions can reduce the rate at which the heat escapes. Standard good practice details are available and are known as Acceptable Construction Details (ACDs). Adherence to these details is known to reduce the rate at which heat is lost.</p> <p>The rate at which heat is lost is quantified by the Thermal Bridging Factor of the dwelling which is entered into the overall dwelling Part L calculation.</p> <p>It is intended that all building junctions will either be designed in accordance with the Acceptable Construction Details (issued by The Department of the Environment) or that thermal modelling will be carried out for all thermal bridges on the dwellings within proposed development. The resultant Thermal Bridging Factor will target the range of 0.04 W/m² K to 0.08 W/m².</p> <p>Air Tightness:</p> <p>A major consideration in reducing the heat losses in a building is the air infiltration. This essentially relates to the ingress of cold outdoor air into the building and the corresponding displacement of the heated internal air. This incoming cold air must be heated if comfort conditions are to be maintained. In a traditionally constructed building, infiltration can account for 30 to 40 percent of the total heat loss, however construction standards continue to improve in this area.</p> <p>In order to ensure that a sufficient level of air tightness is achieved, air permeability testing will be specified carried out on all dwellings. A design air permeability target of $\leq 3 \text{ m}^3/\text{m}^2/\text{hr}$ has been identified for the apartments and houses on the site.</p>	
<p>Energy Labelled White Goods</p>	<p>The white good package planned for provision in the dwellings 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:</p> <ul style="list-style-type: none"> • Oven - A plus • Fridge Freezer - A plus • Dishwasher - AAA • Washer/Dryer - B 	<p>The provision of high rated appliances in turn reduces the amount of electricity required for occupants.</p>
<p>External Lighting</p>	<p>The proposed lighting scheme within the development consists of range of luminaires, each selected to suit the specific location on the site. All fittings selected will be LED and will be mounted on columns ranging in height from 4m to 6m.</p> <ul style="list-style-type: none"> • Low level lighting • Minimal upward light spill • Low voltage LED lamps • Pre-approved by South Dublin County Council <p>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.</p>	<p>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.</p>

The following are **Low energy technologies** that 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 the A2/A3 BER Rating.

Measure	Description	Benefit
Condensing Boilers	If gas fired heating is adopted, condensing boilers will be provided as they have a higher operating efficiency, typically over 90%, than standard boilers and have the benefit of lower fuel consumption resulting from the higher operating efficiencies.	<ul style="list-style-type: none"> Condensing boilers use the heat losses from the boiler flue to preheat the circulating heating water. By preheating the heating water, the boiler can achieve efficiencies in excess of 90%.
Demand Controlled Mechanical Ventilation	Centralised mechanical ventilation will be provided to all dwellings to ensure that the air quality within the dwellings will be adequate. The system will be designed to respond to occupancy usage patterns and to humidity levels within the dwelling.	<ul style="list-style-type: none"> Mechanical ventilation provides enhanced air quality in modern air tight dwellings which are otherwise designed to minimise unwanted air infiltration.
PV Solar Panels	<p>PV Solar Panels will be considered as an option for both houses and apartments in order to meet the renewable energy contribution required by Part L of the Building Regulations. These panels convert sunlight into electricity which can be used within the dwelling.</p> <p>The panels are typically placed on the most suitable orientation available of the building to maximise the solar exposure.</p>	<p>PV Solar Panels offer the benefit of reducing fossil fuel consumption and carbon emissions to the environment.</p> <p>They also reduce the overall requirement to purchase electricity from the grid.</p>
Air Source Heat Pump	<p>As part of the overall energy strategy for the houses, the use of Air Source Heat Pumps will be assessed to determine their technical and commercial feasibility.</p> <p>These systems extract heat energy from the outside air and, using a refrigerant cycle, raise the temperature of the heat energy using a refrigerant vapour compression cycle.</p> <p>For apartments, there are products which incorporate air source heat pump technology but which do not require the traditional "outdoor unit" making them suitable for apartments. These are generally referred to as "Exhaust Air Heat Pumps" and are capable of extracting energy from the air within the apartment through a ducting system.</p>	Air source heat pumps use electrical energy from the grid to drive the refrigerant cycle but do so extremely efficiently. Modern heat pumps will typically provide 4 to 5 times more heat energy to the dwelling than the electrical energy they consume.
ECAR Charging Points	<p>Ducting and on street infrastructure will also be considered for the housing 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>Furthermore, all houses with on-curtilage parking will be wired to allow future installation of EV charging points by house purchasers.</p>	Providing the option of E-car charging points will allow occupants to avail of the ever-improving efficient electric car technologies.
Natural	Natural ventilation is being evaluated as ventilation	The main advantages of natural ventilation are:

Measure	Description	Benefit
Ventilation	strategy to minimize energy usage and noise levels.	<ul style="list-style-type: none">• Completely passive therefore no energy is required.• Reduced environmental impact as minimal equipment disposal over building life cycle.

2.2. Materials

The practical implementation of the Design and Material principles has informed design of building facades, internal layouts, and detailing of the proposed buildings.


Buildings:

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


Measure Description	Benefit
Daylighting to circulation areas.	Avoids the requirement for continuous artificial lighting.
Openable window sections are provided to all stair cores within the development 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.
External paved and landscaped areas.	All of these require low/minimal maintenance

Material Specification:

Measure Description	Benefit
<p>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.</p> <p>All common parts of the proposed apartment building 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:</p> <ul style="list-style-type: none"> • Annex A Climatic Agents affecting Durability • Annex B Guidance on materials and durability • Annex C Examples of UK material or component failures • Annex D Design Life Data sheets 	Ensures that the long-term durability and maintenance of Materials is an integral part of the Design and Specification of the proposed development.
The architectural approach to the scheme proposes the extensive use of robust materials of brickwork and render to	These traditional materials will require minimal on-going

<p>the building envelope. The selection of these durable and easily maintained materials will promote a quality appearance over the lifetime of the development.</p> 	<p>maintenance and have a longer life-cycle expectancy.</p>
<p>Use of factory finished and alu clad or uPVC windows and doors, and powder coated steel balconies.</p>	<p>Requires no on-going maintenance.</p>

2.3. Landscape

Measure	Description		Benefit
Site Planning	Generous and high-quality landscape with ecological corridors designed within the proposed development. Pedestrians prioritized over cars. Significant tree planting and soft landscaping within courtyards and public spaces. Extensive use of SuDS measures.		Natural attenuation, filtration and infiltration of surface water, and landscape maintenance preferable.
Green Roofs	Use of green roofs and traditional roof coverings with robust and proven detailing to roof elements.		Attenuation reduces the burden on vulnerable rainwater goods, resulting in fewer elements that could require replacement or repair.
Paving Materials	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 with proven details.
Planting Details	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.

2.4. Waste Management

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

Measure	Description	Benefit
Construction and Demolition Waste Management Plan	Details regarding Construction and Demolition Waste Management Plan prepared by Byrne Environmental Ltd.	The Construction and Demolition Waste Management Plan demonstrates how the scheme has been designed to comply with best practice.
Operational Waste Management Plan	Details regarding Operational Waste Management Plan prepared by Byrne Environmental Ltd.	The Operational Waste Management Plan demonstrates how the scheme has been designed to comply with best practice.
Storage of Non-Recyclable Waste and Recyclable Household Waste	Residential waste storage allows for a weekly (seven day) storage capacity for MDR, food, glass and residual (i.e. nonrecyclable). Residential bins will be provided within dedicated bin storage to the east of the apartment block.	Easily accessible by all residents and minimises potential littering of the scheme.
	Domestic waste management strategy: <ul style="list-style-type: none"> i. Grey, Brown and Green bin distinction. ii. Competitive tender for waste management collection. 	Helps reduce potential waste charges.
Composting	Organic waste bins to be provided throughout.	Helps reduce potential waste charges.

2.5. Health & Well Being

The following are illustrations of how the health and well-being of future residents are considered.

Measure	Description	Benefit
Natural/ Day Light	The design, separation distances and layout of the apartment block has 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.
Accessibility	All units will comply with the requirements of Part M/K and a universal access statement was provided within the design statement of the original planning submission.	Reduces the level of adaptation, and associated costs, potentially necessitated by residents' future circumstances.
Security	The scheme is designed to incorporate passive surveillance with the following security strategies likely to be adopted: <ul style="list-style-type: none"> • CCTV monitoring details • Car registration recognition at entrance gate of undercroft parking area. • Secure bicycle stands – covered by CCTV • Routine access fob audits. 	Help to reduce potential security/ management costs.
Natural Amenity	Large public areas of open space are evenly distributed throughout the site where they can be overlooked by surrounding residential units.	Proximity and use of parks promotes healthy lifestyles, community interaction, socializing, and play resulting in overall improved wellbeing.

2.6. Management

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

Measure	Description	Benefit
Home User Guide	<p>Once a purchaser completes their sale, a homeowner box 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 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. • A Residents Pack prepared by the OMC 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.

2.7. Transport

Measure	Measure Description	Benefit
Access to Public Transport (Rail)	Clondalkin Fonthill Rail Station is located approximately 200m east of the subject site on the R113 Fonthill Road North. Train services to Heuston Station call at Clondalkin Fonthill Station with regular services throughout the day serving the destinations of Drumcondra, Connolly, Tara Street, Pearse and Grand Canal Dock.	The train 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.
Access to Public Transport (Bus Services)	Route number L54 travel along R113 Fonthill Road North approximately 200m to the east of the subject site. Route numbers 13, 51D, 68, and 151 travel along New Nangor Road approximately 900m to the south of the subject site. In addition, route numbers G2 and W2 travel along Ninth Lock Road approximately 1.3km to the northeast of the subject site. These Dublin Bus services operate daily and offer relatively frequent services (i.e. every 10 minutes at peak times).	The availability, proximity and ease of access to public transport services contributes to reducing the reliance on the private motor vehicle for all journey types.
Permeable Connections	Pedestrians and cyclists will also be able to access the subject site via the Clonburris Southern Link Street. Additional access will be offered via a proposed pedestrian and cycle route along the northern border of the subject site.	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.
E-car Facilities	Ducting will be provided from a local landlord distribution board to designated E-car charging car park spaces.	To accommodate the growing demand for E-car which assist in de-carbonising society and reducing oil dependency.

Appendix A:

DRAFT SERVICE CHARGE FOR FIRST YEAR

		Net	VAT	VAT	Gross
		€	Rate	€	€
Tile 2, Seven Mills					
Estimated Stabilised Service Charges for Tile 2, Seven Mills, Clonburris					
Schedule A - Contribution to Estate Management Services					
Management & Administration					
Management Fees	Management Fees provided for all leasing, management and accounting services	18000	23.0%	4140	22140
Professional Fees	Provision for professional fees for legal services, technical building services	1200	23.0%	276	1476
Audit & Accountancy	Accountants fees for preparation of statutory financial reports	400	23.0%	92	492
Company Secretarial	Fees associated with maintaining company register with	250	23.0%	58	308
Bank Charges	Bank charges for operation of management company bank account	250	0.0%	0	250
Insurance					
Public Liability Insurance	estate	1500	0.0%	0	1500
Health & Safety Risk Management					
Health & Safety Risk Assessment	Annual 3rd party risk inspection of common areas	1700	23.0%	391	2091
Utilities					
Broadband & Telephones	Emergency lines to lifts, broadband to amenities and	850	23.0%	196	1046
Common Area Electricity	Power supply to all external power supplies and facilities	4500	13.5%	608	5108
Security					
Security Guarding	Provision of on site security for selected hours	20000	23.0%	4600	24600
Security Systems (CCTV, Access Contr	Maintenance contract and reactive maintenance for access control system and CCTV	5000	23.0%	1150	6150
Cleaning & Environmental					
Cleaning - Waste & Recycling Manage	Weekly collection and disposal of waste based on traditional wheelie bin collection weekly from bin stores	111020	13.5%	14988	126008
Transport & Parking					
Mobility Plan Management	Management of mobility plan to include initiatives for car and bike club subsidy	800	13.5%	108	908
Parking App	Provision of parking app to enable fluid parking control	800	13.5%	108	908
Parking control	Provision of clamping and parking control services	900	13.5%	122	1022
Bicycle Services	Provision of bike repair stands and equipment estate wide	900	13.5%	122	1022
Car Charge Points	Allowance for support to EV charge points throughout campus	1150	13.5%	155	1305
Sinking Fund					
Sinking Fund	Contribution to Estate Sinking Fund	10000	0.0%	0	10000
Total					
Total Expenses	Total Contribution to Seven Mills Estate Management	179220		27111.45	206331.45

Schedule B - Tile 2 Exteral Building Service Charge					
		Net	VAT	VAT	Gross
		€	Rate	€	€
Management & Administration					
Management Fees	Management Fees provided for all leasing, management and accounting services	50980	23.0%	11721	62681
Bank Charges	Bank charges for operation of managent company bank accou	500	0.0%	0	500
Audit & Accountancy	Accountants fees for preparation of statutory financial reports	2250	23.0%	518	2768
Company Secretarial	Fees associated with maintaining company register with	750	23.0%	173	923
Helpdesk	Helpdesk, FAMIS 360 24/7 helpdesk and CAFM	3500	23.0%	805	4305
Insurance					
Building & Liability Insurance	employers liability insurance, property owners liability insurance and loss of rent	177228	0.0%	0	177228
Site Management Resources					
Estate Manager	Provision of full time estate manager	76700	23.0%	17641	94341
Health & Safety Risk Management					
Health & Safety Risk Assessment	Annual 3rd party risk inspection of common areas	2000	23.0%	460	2460
Fire Safety Risk Assessment	Annual 3rd party fire safety inspection	2500	23.0%	575	3075
Legionella Risk Assessment	Two-yearly legionella risk assessment	4500	23.0%	1035	5535
Utilities					
Broadband & Telephones	Emergency lines to lifts, broadband to amenities and	2500	23.0%	575	3075
Common Area Electricity	Power supply to all common area lighting, facilities, lifts, access control etc	15000	13.5%	2025	17025
Security					
Security Systems (CCTV, Access Cor	Maintenance contract and reactive maintenance for access control system and CCTV	7500	23.0%	1725	9225
Cleaning & Environmental					
Caretaker / General Operative	General opreative on-site to carry out specific tasks and day to day maintenance to include weekly sprinkler system checks	58240	13.5%	7862	66102
External Services					
Pest Control	Pest control contract for public realm and underground car par	6500	13.5%	878	7378
Landscaping	Attendance to landscaped external areas and courtyards	65000	13.5%	8775	73775
Landscaping - Improvements	Provision for seasonal bedding, tree surgery and plant renewal	7500	13.5%	1013	8513
Hard Services					
Water Treatment	Six month water sampling, Legionella, E-Coli, annual	10500	13.5%	1418	11918
Water Pumps	Water pump maintenance, 2 services per annum	10500	13.5%	1418	11918
Fire Alarm Maintenance	Maintenance of 10 Fire Alarm panels on quarterly basis	16500	13.5%	2228	18728
Sprinkler System	Provision for maintenance of 8 x sprinkler system tanks, pumps, extinguishers, fire hose reals etc	24500	13.5%	3308	27808
Generator Maintenance	Maintenance of emergency generator for life safety systems	12250	13.5%	1654	13904
Car Park Gates	maintenance contract to car park gates and booms	4500	13.5%	608	5108
Electrical Repairs & Maintenance	Provision for repairs to common area and amenity electrical services and PV panels	4500	13.5%	608	5108
Building Fabric Repairs	Building fabric repairs	12500	13.5%	1688	14188
Sinking Fund					
Sinking Fund	Contribution to Estate Sinking Fund	40000	0.0%	0	40000
Total					
Total Expenses	Total Contribution to Seven Mills Estate Management	618878		37389	687584

Schedule C - Internal Building Service Charge					
		Net	VAT	VAT	Gross
		€	Rate	€	€
Management & Administration					
Management Fees	Management Fees provided for all leasing, management and accounting services	48240	23.0%	11095	59335
Insurance					
Lift Inspection Insurance	Twice yearly statutor inspection of lifts	7800	0.0%	0	7800
Utilities					
Broadband & Telephones	Emergency lines to lifts, broadband to amenities and management	2500	23.0%	575	3075
Common Area Electricity	Power supply to all common area lighting, facilities, lifts, access control etc	75000	13.5%	10125	85125
Security					
Security Systems (CCTV, Access Control)	Maintenance contract and reactive maintenance for access control system and CCTV	38250	23.0%	8798	47048
Cleaning & Environmental					
Carpet Cleaning	Provision for occassional cleaning of carpets to internal common areas	7500	13.5%	1013	8513
Window Cleaning	Provision for cleaning of common area Windows	15000	13.5%	2025	17025
Caretaker / General Operative	Cleaning operative to clean all common areas on a weekly basis	52000	13.5%	7020	59020
Hard Services					
Lift Maintenance	Quarterly Maintenance of 15 lifts over two blocks	28600	13.5%	3861	32461
Lift Repairs	Provision for call outs to lift outside of maintenance contract	4500	13.5%	608	5108
Lighting & Emergency Lighting	Maintenance of emergency lighting 4 times per annum over 20 Panels	22500	13.5%	3038	25538
Electrical Repairs & Maintenance	Provision for electrical repairs to internal common areas	17500	13.5%	2363	19863
Internal Common Area Repairs	Provision for occasional reactive repairs to internal common areas	17500	13.5%	2363	19863
Sinking Fund					
Sinking Fund	Contribution to Estate Sinking Fund	50000	0.0%	0	50000
Total					
Total Expenses	Total Costs Associated with Apartment Internal Common Area	386890		52881.2	439771

Appendix B:

Phases of the Life Cycle of BS7543; 2015

