

Building Lifecycle Report



Adamstown – St Helen’s III



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February 2023

Report: Building Lifecycle Report

Project: St Helens III, Adamstown, Lucan, Co Dublin

Applicant: Quintain Developments Ireland Limited

Date: March 2023

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1.0 Introduction

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December 2022) have outlined the requirement for a building lifecycle report to be produced with the intent to clearly outline the future operation and management of apartment developments and the longterm management and maintenance structures.

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

“include a building lifecycle report which in turn includes an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application, 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 Lifecycle Report document sets out to address the requirements outlined above for the Adamstown Development – St Helen’s III.

1.1 Summary Description of Development

The proposed development is located in Adamstown, Lucan, Co. Dublin and is within the Adamstown SDZ Planning Scheme area, it includes development in Development Area 1 – Adamstown Castle, Development Area 7 – St Helens and Development Area 9 – Adamstown Square, and consists of an overall development of 205no. residential units overall, consisting of:

- **St. Helens Development Area** – 153no. units comprising 1no. 3 bed detached house, 24no. 3 bed over 1 bed duplexes, 84no. 3 bed over 2 bed duplexes and an apartment block containing a mix of 1no. Studio, 12no. 1 bed, and 28no. 2 bed (4 person) units.
- **Adamstown Castle Development Area** –16 no. units comprising 3no. 3 bed terraced houses, 1no. 4 bed end-terrace house, 8no. 3 bed over 2 bed duplexes and 4no. 2 bed over 2 bed duplexes.
- **Adamstown Square Development Area** – 36 no. units comprising 20no. 3 bed terraced houses, 4no. 4 bed end terrace houses, 8no. 3 bed over 2 bed duplexes and 4no. 3 bed over 1 bed duplexes.

and all other ancillary site development and landscape works, including vehicular access points, open space, car parking and bicycle parking.

1.2 Background to this report

Quintain Developments Ireland Ltd. has prepared this Building Lifecycle Report for submission to South Dublin County Council on behalf of Quintain Developments Ireland Ltd.

This Building Lifecycle Report addresses sections 6.10 to 6.13 of the Planning Guidelines document Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, dated December 2022. As such it relates only to the residential component of the Adamstown – St Helen’s III.

Sections 6.10 to 6.13 of the *document Sustainable Urban Housing; Design Standards for New Apartments- Guidelines for Planning Authorities* relate to the “Operation and Management” of Apartment developments.

Section 6.12 of the Guidelines states 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 the costs for the benefit of residents”

This report addresses the requirements in Section 6.12 in two parts:

- An assessment of the long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application.
- A demonstration that measures have been specifically considered to effectively manage and reduce costs for the benefit of residents.

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

2.1 Owners Property Management Company

Section 6.14 of the guidance sets out requirement for the establishment of an Owners Management Company: *The Multi-Unit Developments Act, 2011 (MUD Act) sets out the legal requirements regarding the management of apartment developments. In this regard, it is advised that when granting permission for such developments planning authorities attach appropriate planning conditions that require:*

- *Compliance with the MUD Act,*
- *Establishment of an Owners Management Company (OMC) and:*
- *Establishment and ongoing maintenance of a sinking fund commensurate with the facilities in a development that require ongoing maintenance and renewal.*

In accordance with the MUD Act 2011, the Owner will establish an Owners Management Company (hereinafter the OMC for the purposes of holding the reversionary interest and common area title of the development. The OMC will be a company limited by guarantee having no share capital. All future purchasers will be obliged to become members of this OMC.

A specialist Property Management Agent will be appointed to manage the proposed Adamstown – St Helen’s III development. The Management Agent will advise on the establishment of the service charge scheme, identify services required for the estate to ensure the sustained and effective management of the estate and arrange maintenance of all facilities in the development. The Management Agent will prepare an initial Service Charge Budget to ensure that the OMC can operate effectively and advise on the transparent and equitable apportionment of charges to each unit. The Management Agent 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 (PRSA).

The Property Management Agent will have the following responsibilities once the Adamstown – St Helen’s III development is complete:

- 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.
- 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.

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 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 services identified for the proper maintenance and upkeep of the development 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 Management Agent will procure a comprehensive all risks property damage policy on behalf of the OMC 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 employer's liability insurance, directors and officer's liability insurance, engineering insurance for lifts and other mechanical installations and contents insurance where applicable for

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, the development will enjoy a high efficiency heat pump led solution to all of the dwellings. Common area lighting and power consumption will be monitored on a regular basis to strike a balance between comfort and efficiency. The apartment energy consumption will be fully electric, with a metered supply provided to each dwelling.

- Waste Management

The strategy for domestic waste will be based upon the Operational Waste Management Plan. Multi-units will use communal waste centres for all types of waste. This will enable the OMC to optimise waste segregation and encourage residents to re-cycle and segregate as much waste as possible by providing multiple receptacles on site. Contractors 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. Houses will have their own waste bins for general, dry recycling and composting with weekly collection for general waste and recycling and fortnightly collections for composting.

- Maintenance

Maintenance of all plant and equipment in accordance with statute, best practice and manufacturers warranties and guidance is essential for optimising 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 contractor's performance.

Service Charge Scheme

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).

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.

- 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.). 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

- 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 the buildings and their facilities will incorporate 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 user trends within the estate and monitoring technological advances and adopting same when it is economically viable.

- OMC Structure

The OMC will be established as a company limited by guarantee with membership restricted to unit owners within the estate. Voting will be on the basis of membership to the OMC, 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 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 property management agent 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.

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**

The OMC will be established prior to the first unit being sold and will be required to hold Annual General Meetings before the development stage is completed. The OMC will convene the Annual General Meeting inviting all registered owners at that time. The property management agent 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 will contain 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 will be 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 property management agent 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 purchaser's 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 property management agent 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.

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

3.0 A demonstration that measures have been specifically considered to effectively manage and reduce costs for the benefit of residents.

3.1 Location & Transport

The Adamstown- St Helen's III development is strategically located on a major rail corridor with direct connection to Dublin city, close to existing schools and leisure facilities. It is also in close proximity to the approved new Town Centre development that will provide significant new retail & commercial outlets as well as public amenities for local residents.

Access to Public Transport	Adamstown Train Station is served by the Grand Canal Dock and Dublin Heuston – Portlaoise rail service. The area is serviced by a number of bus routes (C1, C2, L51, L52 and L53)	Rail and Bus access for residents
Bicycle storage	Bicycle storage for residents is provided in shared secure bicycle stores that are conveniently located	Provides for cyclists and reduces the dependence on private motor vehicles

3.2 Materials and systems

Materials, in particularly those exposed to the elements, have been carefully selected to be robust, durable and low maintenance. In selecting materials, account was taken of BS 7543:2015 'Guide to durability of Buildings and Building Elements, Products and Components' and the Building Regulations Technical Guidance Document D 'Materials and Workmanship'.

Below is a summary of the principle building envelope materials and systems selected, with brief commentary on their nature & performance and benefit to the residents.

Roof	A protected membrane roofing system was selected as providing a high degree of physical protection to the waterproofing membrane as well as protection from UV radiation. The system also offers ease of repair in the unlikely event of mechanical damage.	Provides a durable, reliable, low maintenance cost system
Façade Cladding: Brickwork – Primary facades	The final selection of facing brick will be made at a later date with regard to aesthetic appearance, established weathering performance and availability. The facades will be a combination of brick and self-coloured rendered blockwork cladding. By having two contrasting materials, the form of the building is broken down into two separate elements presenting a high quality finish. Both products are robust with low maintenance and a low risk of damage as well as a life expectancy of over 50 years.	Provides a durable, reliable, low maintenance cost system. The selected façade cladding options will have a long life expectancy and require medium-low/minimal maintenance.
Façade Cladding: Insulated Render – secondary facades	It is anticipated that proprietary performance tested insulated render system with hardwearing, low maintenance synthetic render finish, c/w Agreement certificate will be employed.	Provides a durable, reliable, low maintenance cost system
Windows and doors	High performance (thermal & acoustic) factory finished double glazed external doors and windows will be installed.	Provides durable, reliable and low maintenance cost doors and windows.
Hard Landscaping	The new street realm will be landscaped with high quality materials that are robust with high slip resistance. All materials will be designed to a high standard, will be robust and withstand a long life. Shared surface areas will clearly identify priority to pedestrians and cyclists and deliver clear traffic calming measures.	The use of robust high quality paving materials is intended to provide materials that reduce the need for ongoing maintenance costs.
Soft Landscaping	It is proposed that trees and planting will be provided to soften streetscapes and maintain character of the area.	Tree management and retention will feature strongly, enhancing the living experience for residents.

3.3 Design of Residential buildings

Measures specifically considered to effectively manage and reduce costs for the benefit of residents are tabulated below.

Measure	Description	Benefit to Resident
Daylighting – Amenity Sunlight to external spaces	Specialist Consultant IN-2 was commissioned to undertake overshadowing technical analysis for proposed amenity areas within the Site in accordance with the 2011 BRE Guidelines, to ascertain whether the level of overshadowing to proposed amenity areas will be acceptable for future occupants.	All of the proposed amenity areas assessed will comply with the recommended BRE Guidelines. The in-2 report is submitted with this application.

Daylighting – Internal Daylighting	Specialist Consultant in-2 was commissioned to undertake daylight and sunlight technical analysis in accordance with the 2011 BRE Guidelines, to ascertain whether the Proposed Development will provide future occupants with acceptable levels of daylight and sunlight amenity. In terms of internal daylight amenity, 95% of all habitable rooms assessed will meet the minimum recommended ADF criteria, which is considered to be a high level of compliance.	Residents will enjoy the comfort of natural daylighting and benefit from the associated reduced expense of artificial lighting. The in-2 report is submitted with this application.
Provision of passive Solar Design	Photovoltaic panels are to be located at roof level as a means to reduce conventional energy consumption by providing the energy to supplement the heating of corridors and other common internal spaces.	Residents will benefit from reduced cost heating of common spaces.
Lighting controls	An intelligent lighting control system will ensure that areas enjoying natural light or lower usage will only illuminate when required.	Lower running costs and reduced replacement.
BER Certificates	A BA Building Energy Rating (BER) certificate will be provided for each unit in the proposed development. This 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. An A2/A3 rating is targeted for apartments which equates to the following emissions. A2 – 25-50 kwh/m2/yr with CO2 emissions circa 10kgCO2/m2 year A3 – 51-75 kwh/m2/yr with CO2 emissions circa 12kgCO2/m2 /year	Reduced energy consumption and running costs.

Fabric Energy Efficiency	In order to limit the heat loss through the building fabric the thermal insulation for each of the plane elements of a new dwelling must meet or better the area weighted average elemental U-Values (Um) as specified by Part L, listed in Table 1 (column; Part L 2019).	Lower U-values and improved air tightness is being considered to help minimise heat losses through the buildings fabric, lower of energy consumption and thus minimise carbon emissions to the environment. See section 3.4 below for further details
Energy Labelled White Goods	The white good package planned for provision in the apartments will be of a high standard and have a high energy efficiency rating. It is expected that the appliance ratings will be 'A' or better.	The provision of efficient white goods reduced energy consumption and reduces running costs.
Heat Pumps (Air Source)	Air source heat pumps utilise grid supplied electricity to extract thermal energy from a heat source, in this case the ambient air. The efficiency at which a heat pump operates allows a significant portion of the heat delivered to be considered as renewable energy. Air source heat pumps require an indoor and outdoor component. The outdoor is the evaporator which extracts the thermal energy from the ambient air while the indoor unit typically includes the heating buffer tanks and the hot water cylinder for the unit.	Heat pump technology will provide reduced energy consumption and running costs. See section 3.4 below for further information
Communal Internal Lighting	Common area lighting is designed to enhance interior spaces and provide a comfortable and safe environment for residents. Internal light fittings will be standardised as much as possible to reduce obsolescence and the use of high quality LED fittings will reduce replacement and delivery lower running costs.	Standardising light fittings using high quality LED fittings will reduce replacement and lower running costs.

3.4 Strategy for Compliance with Building Regulations TGD Part L

The following is the proposed Space Heating, Domestic Hot Water, Ventilation and Renewable Energy strategy for all dwellings with the table below summarising the requirements to comply with Part L.

Space Heating: The following are the proposed options for Space Heating:

- Residential Units – Electric panel heaters (Solution 1) or hydronic radiators served by Exhaust Air Heat Pumps (Solution 2) will satisfy the space heating requirements of the residential units.
- Common Areas – The common areas will be heated by electric radiators and/or Heat Pumps.

Domestic Hot Water: The following are the proposed options for Domestic Hot Water:

- Residential Units – Air-Source Heat Pumps (Solution 1) or Exhaust Air Heat Pumps (Solution 2) will satisfy the domestic hot water requirements of the residential units.
- Common Areas – It is proposed the domestic hot water requirements for the common areas will be satisfied by either Heat Pumps or electric water heaters.

Ventilation: The following are the proposed options for Ventilation:

- Residential Units – Mechanical Ventilation with Heat Recovery (MVHR) is required if the electric panel heater and ASHP is selected (Solution 1), or Mechanical Extract Ventilation (MEV) integrated with the Exhaust Air Heat Pump (Solution 2).
- Common Areas – It is proposed the common areas will be naturally ventilated as much as possible.

Renewables: The following are the proposed renewable energy technology options:

- Residential Units – For the electric panel heaters and ASHP (Solution 1), the renewable energy requirements will be met by the ASHP provided a thermal bridging Y factor of $\leq 0.03 \text{ W/m}^2\text{K}$ is achieved in conjunction with an improved window U-value of $1.2 \text{ W/m}^2\text{K}$. For the EAHP (Solution 2), the renewable energy requirements will be met by the EAHP provided a thermal bridging Y factor of $0.08 \text{ W/m}^2\text{K}$ is achieved in accordance with the Acceptable Construction Details outlined in Appendix D of Part L. For the EAHP (Solution 2), if the thermal bridging Y factor is relaxed to the default value of $0.15 \text{ W/m}^2\text{K}$, this will result in approximately 0.5 to 1 solar PV panel being required per apartment provided a high efficiency EAHP is specified.
- Common Areas – The heat pumps will contribute to the renewable energy requirements. It is also proposed to install solar PV panels to provide the remaining requirements. If ASHPs provide the domestic hot water requirements, this will reduce the amount of solar PV required.

3.5 Design of Landscaping

Measures specifically considered to effectively manage and reduce costs for the benefit of residents are tabulated below.

Paving	Entrance paths and private amenity terraces areas to duplexes and apartments will be surfaced with a high quality concrete block paving units. Parking spaces are surfaced in permeable block paving allowing them to attenuate part of the roof rain water run off before it enters the main drainage system. The parking spaces are under a private management company.	Low maintenance paving material for residents.
Trees and planting	The majority of planting across the development is maintained by a management company or taken in charge. Only the 4no. houses within this application have a planted threshold of ornamental grasses and herbaceous perennials and a rear garden planted with a robust grass seed mix both to be maintained by residents.	Provides reliable, low maintenance cost planting for the residents.

3.6 Waste Management

An operational waste management plan for St Helen's III has been prepared by specialist AWN Consulting Ltd and is included as part of this planning application.

Measure	Description	Benefit
Operational Waste Management Plan	This application is accompanied by an Operational Waste Management Plan prepared by AWN Consulting	The Plan demonstrates how the scheme has been designed to comply with national regional, and local waste legislation, waste by-laws, along with best practice.
Storage of Non-Recyclable Waste and Recyclable Household Waste	Dedicated individual waste storage areas are provided for each house with enough space to accommodate weekly storage of bins for dry mixed recyclable, organic waste and mixed non-recyclable waste. Glass will also be provided for in shared WSAs.	Easily accessible by all residents, facilities management personnel and the waste contractor(s), minimises potential littering of the scheme, reduce potential waste charges and does not limit waste contractor selection.
	Domestic waste management strategy (Apartment Units): Dry mixed recyclable, glass, mixed non-recyclable waste and organic waste segregation.	Helps reduce potential waste charges and does not limit waste contractor selection.

	Domestic waste management strategy (Houses/Duplexes): Dry mixed recyclable, mixed non-recyclable waste and organic waste segregation.	
	Security restricted waste storage rooms (Apartments).	Reduce potential for fly tipping by residents and non-residents.
	Well signed waste storage rooms and waste receptacles.	Help reduce potential cross contamination of waste and reduce waste charges.
Composting	Organic waste receptacles to be provided in the communal waste storage areas. Residents of houses will provide their own organic waste receptacles.	Helps reduce potential waste charges and compliance with national policy and legislation regarding segregation of biodegradable waste.

3.7 Maintenance of Buildings and associated infrastructure

A dedicated maintenance team will be responsible for the repair and maintenance of the residential buildings and associated infrastructure.

A rolling program of Planned Preventative Maintenance will be in place for the regular upkeep of the buildings and facilities. Where residents, owners or management company representatives consider repairs or maintenance are required, an online system and procedure will be in place to log all requests and reports. The maintenance manager will be responsible for scheduling the necessary works according to urgency and importance.

Residents will have access to information and updates concerning reports and will be notified electronically once issues are resolved and closed out on the system.

All repair and maintenance works, except in the case of emergencies, will be undertaken between the hours of 9am and 6pm on weekdays.

End of Report