



Building Lifecycle Report

Proposed Apartment Block at
Kilcullen Road, Bluebell, Naas Co. Kildare
On Behalf of Ardstone Homes Ltd.

Contents

Disclaimer	2
0.0 Introduction	3
0.1	4
Section 01	5
1.1 Long-Term Running Costs	5
1.2 Property Management of the Common Areas of the Proposed Development	5
1.3 Service Charge Budget	6
1.4 Sinking fund	6
Section 02	7
2.1 Building Design	7
2.3 Energy & Carbon Emissions	8
2.4 Low energy technologies considered:	9
2.5 Materials & Materials Specification:	10
2.6 Waste Management:	11
2.7 Human Health & Well Being	11
2.8 Transport & Accessibility	12

Disclaimer

Without Prejudice to the generality of this Building Lifecycle Report, the information provided is indicative and subject to change following detailed design and construction. As far as possible information is correct at the time of submission to the relevant authority for Planning Approval.

0.0 Introduction

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* (March 2018) provide policy guidance on the operation and management of apartment developments and include the requirement for the submission of a Building Lifecycle Report with planning applications.

This report is required to provide certainty on the long-term management and maintenance structures of Multi-Unit Developments, demonstrating compliance with *Multi-Unit Developments Act* of 2011. It should outline legal and financial arrangements, effective and appropriately resourced maintenance and operational regimes and show consideration of the long-term running costs of any scheme as they would apply on a per residential unit basis at the time of application. The *Building Lifecycle Report* should also demonstrate what specific measures have been considered to effectively manage and reduce costs for the benefit of residents.

Section 6.13 of the *Sustainable Urban Housing* 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”**
- **“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 to address the requirements of Section 6.13 of Apartment Guidelines 2018, and is divided into 2 sections to reflect the above requirements:

Section 01

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

Demonstrate what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents

0.1 Proposed Development

This Building Lifecycle Report relates to the Apartment Block element which forms part of the greater proposed scheme at Kilcullen Rd, Bluebell, Naas, Co. Kildare. The complete proposal includes a variety of housing types, from detached houses to apartments. The scheme comprises 125 No. Units, of which 93 No. are house style units, 4 are maisonette units and 28 No. are apartments provided within the proposed Apartment Block.

Within the greater housing development, a range of open spaces and amenities such as a dedicated recycling area are provided. These will also be available to the residents within the apartment block, however, for the purposes of this report, only amenities provided within and immediately adjacent to the apartment block have been considered.

The proposed apartment development will be comprised of 28 No. apartment units designed to the highest standards as Build-to-Sell properties. These are arranged over 4 Storeys including the ground floor comprising a variety of 1 and 2 bedroom units. All apartments are reachable via a lift are therefore accessible to disabled people. Total gross floor area of the apartment block equates to 2,291 sqm.

Internally the block includes a recycling area of 21.2sqm and a bicycle store for 25 No. bikes of 21.6sqm. 14 no. secure visitor bicycle parking spaces are also provided to the front of the block.

The block is adjacent to a communal open space. External landscaped amenity space is provided through a formal tree-lined landscaped square with seating and shared surfaces in combination with balconies and a roof terrace at the fourth storey level. The area of the formal tree-lined landscaped square equates to 1,323 sqm. There is a less formal open space to the rear of the block equating to 382 sqm.

All ancillary servicing and infrastructure is included within the application site, with photovoltaic panels expected to be provided on the rooftop to meet the balance of Part L renewable requirement.

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 Long-Term Running Costs

From the outset of this project, care has been taken by Ardstone Homes Ltd. to ensure that long-term running costs for residents and maintenance costs for the operators are reasonable. The aim of Ardstone Homes Ltd is to manage and minimise potential unnecessarily high running costs for expenditure on a per residential unit basis. Ardstone Homes Ltd. and their design team have a proven track record in the delivery of high-quality homes. The design team have applied lessons of previous schemes in ensuring the provision of an excellent end product which will be well managed and easily maintained for the foreseeable future.

1.2 Property Management of the Common Areas of the Proposed Development

6.14 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.*

A property management company will be engaged at an early stage of the development to ensure that all responsibilities within the remit of property management are dealt with and that the running and maintenance costs of the common areas of the development are kept within the agreed annual operational budget. The property management company will enter into a contract directly with the Owners Management Company (OMC) for the ongoing management of the built development. Note; This contract will be for a maximum period of 3 years and in the form prescribed by the PSRA.

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

- Formation of an OMC within a timely manner – this will be a company limited by guarantee having no share capital. All future purchasers of residential units will be obliged to become members of this OMC
- Preparation of annual service charge budget for the development of common areas
- Fair and equitable apportionment of the Annual operational charges in line with the 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
- Insurance Management
- After Hours Services
- Staff Administration
- Corporate Services

1.3 Service Charge Budget

The property management company (PMC) has a number of key responsibilities with first and foremost being the compiling of the service charge budget for the development for agreement with the OMC. The service charge budget covers items such as cleaning, refuse management, utility bills, insurance, landscaping, maintenance of mechanical/electrical lifts/ life safety systems, security, property management fee, etc, to the development common areas in accordance with the Multi-Unit Developments Act 2011.

This service charge budget will also include an allowance for a Sinking Fund – this is determined following the review of the Building Investment Fund (BIF) report prepared by for the OMC. Once adopted by the OMC, the BIF report should determine an adequate estimated annual cost requirement provision which would be based on the predicted needs of the development over a 30-year cycle period. The BIF report should identify any works which are expected to be necessary to maintain, repair, and enhance the premises over the 30-year life cycle period, as is required under the Multi-Unit Development Act 2011.

Under the MUD Act, it is required that 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 sample format of the typical BIF report is set out in Appendix B.

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.*

1.4 Sinking fund

It is expected that a sinking fund allowance will account for future major maintenance and upgrade costs. A 10-year Planned Preventative Maintenance (PPM) strategy will determine the level of sinking fund required.

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.*

Section 02

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

The following is an indication of the energy saving measures that are planned for all units to assist in reducing day to day running costs for occupants:

2.1 Building Design

Measure	Description	Benefit
Daylighting to units	Where possible, as outlined in 'Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (March 2018)' to have regard for quantitative performance approaches to daylight provisions 'outlined in guides like the BRE guide 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting' when undertaken by development proposers which offer the capability to satisfy minimum standards of daylight provision'.	Reduces the requirement for continuous daylighting, thus reducing the expense of artificial lighting
Daylighting to circulation areas	Natural lighting provided via tall windows at both the front and rear elevations.	Reduces the requirement for continuous daylighting
External Lighting	<p>External lighting will comply with the latest standards and achieve:</p> <ul style="list-style-type: none"> • Low-level lighting • Utilise low voltage LED lamps • Minimum upward light spill <p>Each light fitting is to be controlled via an individual Photoelectric Control Unit (PECU). The operation of the lighting shall be on a dusk-dawn profile.</p>	Lighting will be designed to achieve the required standards, provide a safe environment for pedestrians, cyclists, and vehicular traffic, provide surveillance and limit the impact on the artificial lighting on surrounding existing flora and fauna.

2.2 Landscape

Measure	Description	Benefit
Paving and Decking Materials	Use of robust high-quality materials and detailing to be durable for bikes, play, etc.	Ensures the longevity of materials.
Site Layout & Landscaping Design	<p>High quality landscaping both hard surface (for the cycle /car parking and pavements) and soft landscaping with planting and trees. The landscaping will be fully compliant with the requirements for Part M / K of the Technical Guidance Documents and will provide level access and crossings for wheelchair users and pedestrians with limited mobility.</p> <p>Designated car parking including accessible & visitor car parking reduces the travel distances for visitors with reduced mobility.</p>	<p>Plenty of room for cycles and pedestrians along with car spaces provide a good balance between pedestrians and car users.</p> <p>Wheelchair user-friendly.</p>
Balconies & openable windows	Use of balconies & openable windows allow individuals to clean windows themselves	Reduces the cost and reliance on 3 rd party contractors for cleaning & maintenance.

2.3 Energy & Carbon Emissions

Measure	Description	Benefit
BER Certificates	A 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 units. This is calculated through energy use for space and hot water heating, ventilation, and lighting and occupancy. It is proposed to target an A2/A3 rating for the apartments this will equate to the following emissions. A2 – 25-50 kWh/m ² /yr with CO ₂ emissions circa 10kgCO ₂ /m ² year A3 – 51-75 kWh/m ² /yr with CO ₂ emissions circa 12kgCO ₂ /m ² /year	A BER rating is a reduction in energy consumption and running costs
Fabric Energy Efficiency	<p>Proposed U-Values will be in line with the requirements set out by the current & proposed Part L including Nearly Zero Energy Buildings targets.</p> <p><i>“Conservation of Fuel and Energy Buildings other than Dwellings”.</i></p> <p>Thermal bridging at junctions between construction elements and at other locations to be minimised in accordance Paragraphs 1.2.4.2 and 1.2.4.3 within the Technical Guidance Documents Part L. See Table 1 of Part L, Building Regulations (Appendix C).</p>	Lower u-values and improved airtightness will be achieved to reduce the amount of heat loss throughout the building fabric, and lower the consumption of energy and therefore carbon emissions.

External Lighting	<p>Low energy LED public lighting shall be designed and specified in accordance with CIBSE lighting guide and Kildare County Council public lighting standards and shall:</p> <ul style="list-style-type: none"> • Provide Low-level lighting • Utilise low voltage LED lamps • Minimum upward light spill <p>Each light fitting is to be controlled via an individual Photoelectric Control Unit (PECU). The operation of the lighting shall be on a dusk-dawn profile.</p>	Lighting will be designed to achieve the required standards, provide a safe environment for pedestrians, cyclists, and vehicular traffic, provide surveillance and limit the impact on the artificial lighting on surrounding existing flora and fauna.
-------------------	---	---

2.4 Low energy technologies considered:

Measure	Description	Benefit
Exhaust Air Heat Pump	<p>An exhaust air heat pump can cover up to 100% of the heating requirements of a well-insulated apartment.</p> <p>Can also work in conjunction with underfloor heating.</p>	Modern heat pumps will typically provide 4 to 5 times more heat energy to the dwelling than the electrical energy they consume. They have a lower consumption of energy and therefore lower carbon emissions.
Low energy LED Lighting	Shall be designed and specified in accordance with the BER requirements in each unit and in the landlord areas in accordance with Part L.	Lower consumption of energy and therefore lower carbon emissions.
Mechanical Demand Control Ventilation (DCV)	The ventilation for the apartments shall be provided by a mechanical system with central extract and operating on the principle of Demand Control Ventilation (DCV)	Improved air quality and reduced costs in providing alternative heating etc.
E-car Charging Points	Ducting to be provided to designated car parking spaces for future provision of E-car charging points	Facilitating residents & visitors move to EV motoring
Renewable Energy	In accordance with the proposed part L amendments, the balance of renewable energy requirements shall be satisfied with roof-mounted photovoltaic panels.	Reducing electrical loads for each resident

2.5 Materials & Materials Specification:

Implementation of the Design and Material principles to the design of the building envelope, internal layouts, facades and detailing has informed the materiality of the proposed development.

The proposed envelope of the building is a mix of brick and durable render finish, with high-performance double-glazed aluminium windows. Based on comparison with similar schemes developed, the proposed materials are considered durable and would not require regular replacement or maintenance.

Materials have been selected with a view to longevity, durability and low maintenance. Consideration has been given to Building Regulations and includes reference to BS 7543:2015 'Guide to Durability of Buildings and Building elements, Products and Components'.

It is expected that a sinking fund allowance will account for future major maintenance and upgrade costs. A 10-year Planned Preventative Maintenance (PPM) strategy will determine the level of sinking fund required.

Measure	Description	Benefit
Implementation of the Design and Material principles to the design of the proposed development.	Materials have been selected with a view to longevity, durability and low maintenance with Consideration given to Building Regulations and include reference to BS 7543:2015 'Guide to Durability of Buildings and Building elements, Products and Components'	Longevity, durability and low maintenance of materials
Brickwork to the building envelope		Requires minimal maintenance and does not require regular replacement
Durable Synthetic Render Finish	Synthetic Render limits the risk of traditional render including cracking, colour fading and algal growth	Requires minimal maintenance and does not require regular replacement
Installation of factory finished double glazed aluminium windows and doors		Requires minimal maintenance and does not require regular replacement
Installation of factory finished Precast concrete/ steel composite balconies		Requires minimal maintenance and does not require regular replacement

2.6 Waste Management:

Measure	Description	Benefit
Construction and Operational Waste Management Plan	<p>This application is accompanied by a Construction Management Plan prepared by DBFL.</p> <p>A Construction and Operational Waste Management Plan will be prepared by DBFL Consulting Engineers and submitted to Kildare County Council prior to commencement of the development.</p>	Demonstration of how the scheme has been designed to comply with best practice.
Storage of non-recyclable waste and recyclable household Waste	<p>The inclusion of a centralised bin storage area.</p> <p>Domestic waste management strategy in place:</p> <ol style="list-style-type: none"> 1) Grey, Brown and Green bin distinction 2) Regular tendering for waste management collection 	Access to all residents to reduce the risk of littering within the scheme and reduces potential waste charges.
Additional Recycling Centre	Additional recycling centre to be provided throughout the development	Helps to reduce waste charges and the amount of waste going to landfill.
Composting	Addition of organic waste bins to be provided throughout the development	Helps to reduce waste charges and the amount of waste going to landfill.

2.7 Human Health & Well Being

How human health and well-being is been considered:

Measure	Description	Benefit
Natural daylight	Design of the layout of the building has been optimised to achieve a good quality of natural daylight to the units.	Demonstration of how the scheme has been designed to comply with best practice
Security	Passive surveillance is incorporated into the design	Access to all residents to reduce the risk of crime, littering within the scheme and reduction of potential waste charges.
Accessibility	All units, egress routes and stair cores to comply with the requirements of Technical Guidance Documents Part M/ Part K	Demonstration of how the scheme has been designed to comply with best practice in relation to accessibility, reachability

		and inclusivity.
Amenity	Provision or external communal amenity space	Facilitates socialising & community interaction.
Private Open Space	Provision of private open space	Facilitates interaction with outdoors, increasing potential health benefits.

2.8 Transport & Accessibility

Transport considerations for increasing the update of the use of public transport, cycling and walking and reducing the ownership of private cars and reducing oil dependency:

Measure	Description	Benefit
Access to Public Transport	<p>JJ Kavanagh operates service number 139 along the Kilcullen Road corridor adjacent to the subject site. This service connects Piper's Hill (south of the subject site) with Blanchardstown, also serving Naas, Sallins, Clane, Maynooth, Leixlip, and Ongar. This service is highly accessible with the closest interchange opportunities located within 65m of the permitted access junction.</p> <p>There are also a variety of other bus services available serving Naas Town Centre. The interchange locations for these bus services are located at the Naas Post Office on Main Street in the town centre, located approximately 2km from the subject site.</p> <p>The closest train station to the subject site is the Sallins & Naas Station located approximately 5.6Km north of the subject site. There are several high frequency peak period services operating daily to/from the Sallins & Naas Station serving Dublin, Kildare/Portlaoise, Waterford, Galway and Westport/Ballina.</p>	Availability, proximity to bus and railway services reduces the reliance on the private motor.
Pedestrian Permeability	<p>There is provision of dedicated pedestrian and cycle infrastructure within the site. The R448/Kilcullen Road is subject to a speed limit of 50kph with street lighting available along both sides of the route. There are good quality pedestrian and cyclist facilities available along the route, which alternate between pedestrian footways with adjacent cycle tracks, pedestrian footways with adjacent on-road cycle lanes, and shared pedestrian/cycle tracks. Immediately to the north of the permitted site access (currently under construction), there is a Toucan Crossing provided. In addition, there are further Toucan Crossings provided at the Pipers Hill/Kilcullen Road junction as located to the south.</p>	<p>Ensures long-term attractiveness of walking, and cycling to a range of local facilities.</p> <p>This strong infrastructure ensures that there will be a balance of transport modes used by future residents of the proposed development.</p>
Bicycle Storage	<p>25No. bicycle parking spaces are provided internally within the scheme along with 14No. external visitor bicycle spaces. This is in line with the new apartment guidelines and promotes sustainable transport modes.</p>	Accommodates the uptake of cycling and reduces the reliance on the private motor vehicle.

Appendix A

Table 1 Maximum elemental U-value (W/m²K)^{1, 2}		
Column 1 Fabric Elements	Column 2 Area-weighted Average Elemental U-Value (Um)	Column 3 Average Elemental U-value – individual element or section of element
Roofs		
Pitched roof		
- Insulation at ceiling	0.16	0.3
- Insulation on slope	0.16	
Flat roof	0.20	
Walls	0.21	0.6
Ground floors ³	0.21	0.6
Other exposed floors	0.21	0.6
External doors, windows and rooflights	1.6 ⁴	3.0
Notes:		
1. The U-value includes the effect of unheated voids or other spaces.		
2. For alternative method of showing compliance see paragraph 1.3.2.3.		
3. For insulation of ground floors and exposed floors incorporating underfloor heating, see paragraph 1.3.2.2.		
4. Windows, doors and rooflights should have a maximum U-value of 1.6 W/m ² K when their combined area is 25% of floor area. However areas and U-values may be varied as set out in Table 2.		

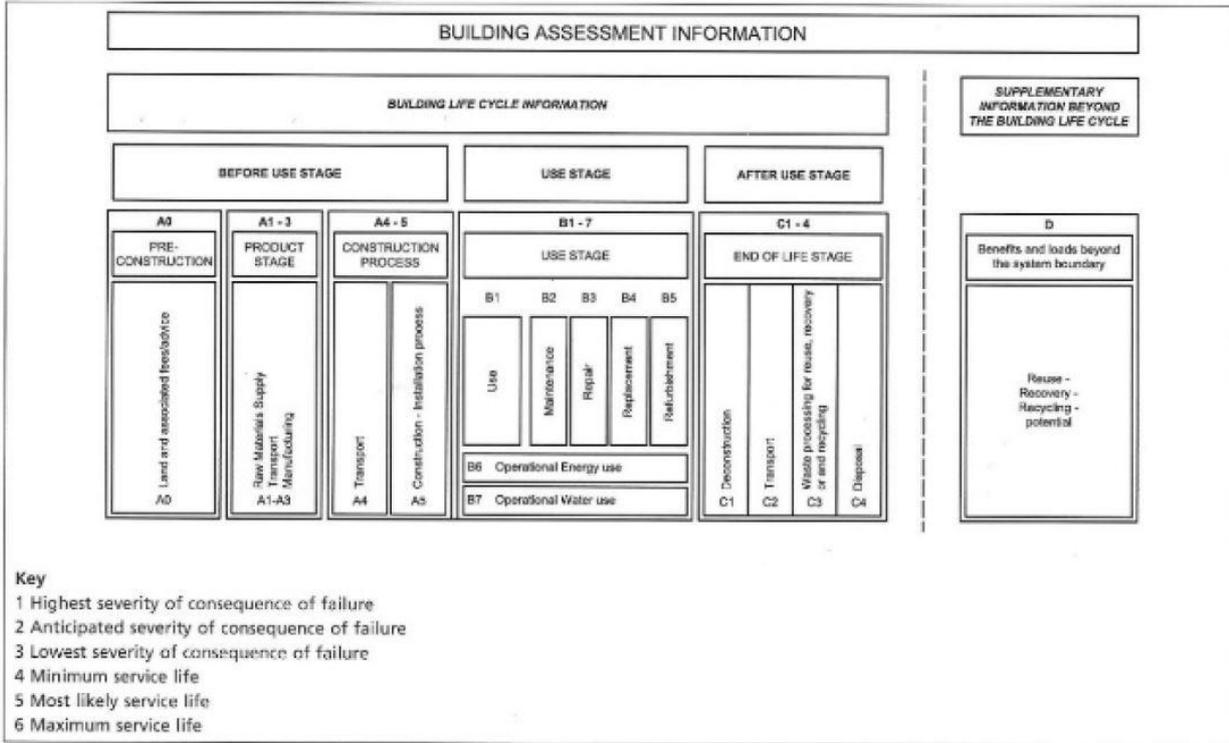
Figure 1- TGD Part L 2011, Table 1

Appendix C

BRITISH STANDARD

BS 7543:2015

Figure 4 Phases of the life cycle



© The British Standards Institution 2015 • 17

Figure 2 - BS 7543:2015 Figure 4