

# Building Operational Management Report

Proposed Large- Scale Residential  
Development (LRD) at former DELL EMC  
premises, Innishmore, Ballincollig, Cork



Prepared for:

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## TABLE OF CONTENTS

|     |                                                                   |   |
|-----|-------------------------------------------------------------------|---|
| 1.0 | Introduction.....                                                 | 3 |
| 2.0 | Proposed Development.....                                         | 3 |
| 3.0 | Property Management of the Commons Areas of the Development ..... | 3 |
| 4.0 | Service Charge .....                                              | 4 |
| 5.0 | Materials.....                                                    | 4 |
| 6.0 | Health & Safety Services.....                                     | 4 |
| 6.1 | Security.....                                                     | 4 |
| 6.2 | Fire Alarm .....                                                  | 5 |
| 6.3 | Sprinkler .....                                                   | 5 |
| 6.4 | Dry/Wet Risers.....                                               | 5 |
| 6.5 | Lifts Maintenance .....                                           | 5 |
| 6.6 | Cleaning.....                                                     | 5 |
| 6.7 | Landscape .....                                                   | 6 |
| 6.8 | Waste Management .....                                            | 6 |
| 6.9 | Transport .....                                                   | 6 |
| 7.0 | APPENDIX A – BUILDING LIFE CYCLE REPORT.....                      | 7 |

## 1.0 INTRODUCTION

Castle Peak Properties Ltd. have been requested by Cork City Council to provide a Building Operational Management Plan for their proposed Large Scale Residential Development (LRD) at West City, Ballincollig at the Former Dell EMC Premises, Innishmore, Ballincollig, Cork.

The aim of this report is to set out the management strategy for the proposed scheme once construction is completed and the building is ready for occupation. It focuses on the management of all internal and external common areas and facilities, the building fabric, multiple tenancies community engagement and promotion of sustainable modes of transport.

## 2.0 PROPOSED DEVELOPMENT

Castle Peak Properties Ltd intend to apply for planning permission for a Large-Scale Residential Development (LRD) at this c. 1.0 ha site of the former DELL EMC premises, Innishmore, Ballincollig, Cork. The proposed development will consist of the demolition of the existing former 2 no. storey DELL EMC building (c. 3882 sq m) and ancillary plant area, with associated site clearance works. The proposed development will provide for the 130 no. residential units, arranged in 3 no. blocks in a development ranging in height from 3 to 6 no. storeys.

The development will comprise a mix of 108 no. apartments (total apartment blocks area - c. 10,657 sqm), arranged in 2 no. blocks, providing a unit mix of 52 no. 1-bed and 56 no. 2-bed apartment units. In addition, the proposed development will provide 22 no. duplex units (total duplex block area - c. 2,159 sqm), arranged in 1 no. block, providing a unit mix of 4 no. 1-bed, 9 no. 2-bed, and 9 no. 3 beds. Vehicular, cyclist and pedestrian access to the proposed development will be via 2 no. entrances from Innishmore Lawn (to the north east) and Mechterstadt Road (to the south west) and the development will include for pedestrian and cyclist permeability. Additionally, pedestrian access points are provided to the west of the subject site and to the south, off Mechterstadt Road.

The development will also include the provision of private, communal and public open space (including all balconies); car parking at ground floor level and undercroft; bicycle parking; internal roads and pathways; bin stores; hard and soft landscaping; boundary treatments; the provision of new surface water and foul drainage pipes and any associated pipe diversion works; retaining walls; changes in level; services provision and related ducting, piping and cabling; electric vehicle charging points; attenuation tanks; SUDS; signage; 1 no. ESB substation; wayfinding structures; public realm works including public lighting; and all site development and excavation works above and below ground. The application contains a statement setting out how the proposal will be consistent with the objectives of the *Cork City Development Plan 2022-2028*.

## 3.0 PROPERTY MANAGEMENT OF THE COMMONS AREAS OF THE DEVELOPMENT

A professional property management services provider will be appointed by Castle Peak Properties Ltd. This Property Management Company will have a proven track record in providing such services and have experience to a similar scale.

The property managing agents, will understand what is required in providing the highest standards of management service. The objective is to provide a safe, clean and attractive living and working environment. In delivering property management services, the following targets will be achieved:

- *Regularly tender contracts to ensure value for money in service provision;*
- *Seek to review service standards to optimise service delivery and value;*
- *Have regard to industry best policy codes of practice set out by the Society of Chartered Surveyors Ireland;*
- *Utilise contractors that have been approved by compliance procedures.*

On the block management side, the residential block manager oversees all services associated with the internal and external common areas, the building fabric, procurement and management of third party hard and soft services contractors to undertake planned and reactive maintenance, house rule compliance, insurance related matters and so forth.

#### **4.0 SERVICE CHARGE**

The managing agent will oversee the provision of all site services and therefore have the responsibility of preparing the annual service charge budgets and sinking fund contributions. Sinking funds are required to cover communal project costs of a non-recurring nature as the development ages, including but not limited to the building fabric, M&E assets, and common areas.

#### **5.0 MATERIALS**

The proposed materiality prioritises high-quality finishes that require minimal upkeep, ensuring both long-term durability and a refined appearance. The apartment and duplex blocks are primarily composed of a palette of grey and buff brick, selected to provide a cohesive and contextually appropriate architectural expression.

To create distinction and reinforce legibility, a variation in the buff brick pattern is introduced at the entrances, establishing a clear architectural threshold and strengthening the sense of arrival. In addition, grey panels are strategically employed in select locations to aid façade composition, accentuate verticality, and contribute to a balanced and visually engaging streetscape.

#### **6.0 HEALTH & SAFETY SERVICES**

##### **6.1 Security**

The development has been designed to create a safe neighbourhood, using passive surveillance externally through the positioning of the surface car parking and amenity spaces throughout the site. Appropriate levels of public lighting are positioned along the key access routes and CCTV will be positioned at all access points as a minimum. Access to each apartment block will be controlled appropriately using fob access at all entrance lobbies. This will be complimented by intercom systems with built in cameras allowing individual apartments manage guest access. Access control will also be installed for resident bin and bike stores. In the event a resident loses their door entry fob, these can be instantly cancelled to prevent any unauthorised access to the development.

CCTV will also be installed at all access points to each apartment block and backed up by DVR recorders for retrospective checks and downloads in accordance with GDPR policies.

## 6.2 Fire Alarm

The fire alarm panel will be maintained by a suitably qualified professional and serviced in accordance with manufacturer guidelines. The Property Manager will ensure appropriate contracts are in place with a contractor for maintenance of the system.

Fire Evacuation Strategy - A step by step guide of what to do in the event of a fire will be provided to the Residents within the Residents Guide. Signs will also be placed in apartments and common areas.

Fire Risk Assessment - The Property Manager will instruct an independent and comprehensive Fire Risk Assessment to be completed prior to occupation of the building. Notices will be display in high traffic areas advising of the fire action policy.

Fire Prevention and Detection Equipment - The Property Manager will ensure Fire Prevention Equipment is provided following the recommendation from an independent survey.

## 6.3 Sprinkler

The sprinklers will be maintained by a suitably qualified professional and serviced in accordance with manufacturer guidelines. The Property Manager will ensure appropriate contracts are in place with a contractor for maintenance of the sprinkler system.

## 6.4 Dry/Wet Risers

The dry/wet risers will be maintained by a suitably qualified professional and serviced in accordance with manufacturer guidelines. The Property Manager will ensure appropriate contracts are in place with a contractor for maintenance of the risers.

## 6.5 Lifts Maintenance

The Property Manager will be responsible for ensuring the lift maintenance contracts are in place for all lifts and will ensure the maintenance is completed in line with the agreed maintenance schedule. The developer will provide commissioning certificates and warranty arrangement with the lift manufacturer. These will be in place and agreed prior to building completion.

## 6.6 Cleaning

The Property Manager will be responsible for the management of service contractors for critical elements such as pest control, cleaning and exterior window cleaning for the residential areas through boom lift, cherry picker (overhead extending lift arm) where appropriate. The common areas and amenity spaces will be kept clean, presentable and welcoming at all times to maintain the reputation of the development and the brand.

### Health and Safety – General risk assessment

The Property Manager will instruct an independent and comprehensive General Risk Assessment to be completed by an appointed surveyor prior to occupation of the building.

### Building Insurance

The Property Manager will coordinate the building and public liability insurance for the development and will renew on a yearly basis.

## **6.7 Landscape**

The proposed development has been designed to provide high quality affordable homes and establish a new community through provision of amenities across the scheme for both residents and the public. External communal amenity space has been incorporated within the design to promote social, leisure, and biodiversity activities. This space will be managed by the appointed managing agents and as such will be responsible for maintaining it to a high standard and in accordance with habitat and biodiversity goals set out in the application. The Property Manager will appoint an approved landscape maintenance contractor to maintain landscaped areas. The landscaping will be regularly inspected and kept in order.

## **6.8 Waste Management**

The Property Manager will coordinate the waste management requirements for the residents and will ensure that the waste storage areas are kept clean, orderly and pest free. Waste storage areas will be located at Ground Level 0. An operational Waste Management Plan has been prepared by AWN Consulting and is enclosed within the planning documents.

## **6.9 Transport**

The proposed development will encourage sustainable travel patterns due to its location, layout, design and proximity to the public transport and cycle networks. The proposed development is located and designed such that it will not have any significant traffic impact on the existing developments in the area. The access and internal layout are designed in accordance with DMURS (Design Manual for Urban Roads & Streets) and includes good permeability to promote and facilitate sustainable travel patterns as part of the overall development.

### Bicycle Spaces

The site layout map confirms the provision of multiple bicycle parking bays throughout the development for ease of access and promote use. A total of 220 no. bicycle spaces will be provisioned for. Additional cycle facilities for visitors are also be provided as part of the overall development, with 28 no. visitor parking spaces provided.

### Car Parking Provision

There is a total of 19 no. surface level parking spaces and 49 no. undercroft parking spaces allocated to residents and visitors. The proposed provision of 68 car spaces consists of a 0.52 ratio.

### EV Charging

Given EV's are set to become the dominant means of vehicle fuelling over the coming years and 85% of EV charging takes place at home, EV charging facilities have been accommodated for. It is proposed a minimum of 19 no. of car parking spaces within the development will have EV charging facilities. Given it is a residential development, the chargers will be slower domestic chargers that will enable overnight charging to occur.



## **7.0 APPENDIX A – BUILDING LIFE CYCLE REPORT**



# Life Cycle Report for a Residential Development

## Former DELL EMC premises, Innishmore, Ballincollig, Cork

Castle Peak Properties Limited

23.01.2026

**meitheal**  
architects

### Document Control/ Review History:

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|                                       |      |            |             |             |              |

## Table of Contents

|                                                                     |       |
|---------------------------------------------------------------------|-------|
| Introduction .....                                                  | 4     |
| Proposed Development.....                                           | 5     |
| SECTION 01 .....                                                    | 6     |
| 1.1 Property Management of the Common Areas of the Development..... | 6     |
| 1.2 Service Charge Budget .....                                     | 7/7   |
| SECTION 02 .....                                                    | 8     |
| 2.1 Energy and Carbon Emissions .....                               | 8/9   |
| 2.2 Materials .....                                                 | 9     |
| 2.2.1 Buildings.....                                                | 10    |
| 2.2.2 Material Specification .....                                  | 11    |
| 2.3 Landscape .....                                                 | 12    |
| 2.4 Waste Management .....                                          | 12    |
| 2.5 Health & Well Being.....                                        | 13    |
| 2.6 Management .....                                                | 13    |
| 2.7 Transport .....                                                 | 14    |
| APPENDIX A: .....                                                   | 15    |
| ITEMS INCLUDED IN A TYPICAL BIF .....                               | 15/16 |
| APPENDIX B:.....                                                    | 17    |
| Phases of the Life Cycle of BS7543; 2015 .....                      | 17    |

## Introduction

The Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025 (hereafter referred to as the Apartment Guidelines). The Apartment Guidelines set a requirement to include details on the management and maintenance of apartment schemes. This is set out in Sections 6.2- "Operation & Management of Apartment Developments".

Section 6.2 of the Apartment Guidelines 2025 requires that apartment applications shall:

"planning applications for apartment development 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."

## Proposed Development

The subject site is a total 1.00 hectares in area with a nett developable area of 1.00 Ha. The site is located in the former DELL EMC premises, Innishmore, Ballincollig, Cork. Positioned to the west of Cork City Centre, Ballincollig is growing with a strong local identity, benefitting from an evolving urban fabric and excellent access to surrounding employment zones, schools, and services.

The proposed scheme has been developed with direct reference to national, regional, and local planning guidance and aims to deliver a high-quality, well-designed residential community that contributes meaningfully to the housing needs of Cork City and environs. The proposal includes a mix of apartments and townhouses—totalling 130 residential units—arranged in a layout that achieves an efficient use of the site while providing high levels of residential amenity and strong connections to the surrounding context.

The development lands consist of an existing two storey building, formerly inhabited by DELL, to be demolished and removed from the site. The remainder of the site currently is parking for the existing building, with some boundary vegetation. A key strength of the site lies in its integration with the surrounding urban grain. It adjoins existing residential developments to the south and east, fostering a natural continuity of scale and use. It enjoys direct proximity to services and community amenities—including retail, recreational, and educational infrastructure—which underpins the suitability of the site for new homes. A local supermarket lies adjacent to the site, with a broader mix of shops, cafés, and public services all within a comfortable 10 to 15 minute walk.



## 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 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 3 years and in the form prescribed by the PSRA.

The Property Management Company also has the following responsibilities for the Duplex/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.
- 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 & Corporate 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 Multi Unit Developments Act 2011 ("MUD" Act).

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 sample format of the typical BIF report is set out in Appendix A.

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 the figures provided are estimates.

## 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                                                                                                                                                                                                                                                                                                                                             |                                                          |                                                                                  |       |  |  |              |  |  |                         |      |     |                       |      |  |           |      |  |       |      |     |                            |      |     |                      |      |     |                                        |                    |     |                                                                                                                                                                                                            |
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| <b>BER Certificates</b>                | <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 an A2/A3 rating for the apartments this will equate to the following emissions.</p> <ul style="list-style-type: none"> <li>A2 – 25-50 kwh/m<sup>2</sup>/yr with CO<sub>2</sub> emissions circa 10kgCO<sub>2</sub>/m<sup>2</sup> year</li> <li>A3 – 51-75 kwh/m<sup>2</sup>/yr with CO<sub>2</sub> emissions circa 12kgCO<sub>2</sub>/m<sup>2</sup> /year</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Higher BER ratings reduce energy consumption and running costs.                                                                                                                                                                                                                                                                                     |                                                          |                                                                                  |       |  |  |              |  |  |                         |      |     |                       |      |  |           |      |  |       |      |     |                            |      |     |                      |      |     |                                        |                    |     |                                                                                                                                                                                                            |
| <b>Fabric Energy Efficiency</b>        | <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, titled “Conservation of Fuel and Energy Buildings other than Dwellings”.</p> <p>Thermal bridging at junctions between construction elements and at other locations will be minimised in accordance Paragraphs 1.3.2.2 and 1.3.2.3 within the Technical Guidance Documents Part L. See Table 1 of Part L, Building Regulations.</p> <table border="1"> <caption>Table 1 Maximum elemental U-value (W/m<sup>2</sup>K)<sup>1,2</sup></caption> <thead> <tr> <th>Column 1<br/>Fabric Elements</th><th>Column 2<br/>Area-weighted Average Elemental U-value (Um)</th><th>Column 3<br/>Average Elemental U-value – individual element or section of element</th></tr> </thead> <tbody> <tr> <td>Roofs</td><td></td><td></td></tr> <tr> <td>Pitched roof</td><td></td><td></td></tr> <tr> <td>- Insulation at ceiling</td><td>0.16</td><td>0.3</td></tr> <tr> <td>- Insulation on slope</td><td>0.16</td><td></td></tr> <tr> <td>Flat roof</td><td>0.20</td><td></td></tr> <tr> <td>Walls</td><td>0.18</td><td>0.6</td></tr> <tr> <td>Ground floors<sup>3</sup></td><td>0.18</td><td>0.6</td></tr> <tr> <td>Other exposed floors</td><td>0.18</td><td>0.6</td></tr> <tr> <td>External doors, windows and rooflights</td><td>1.4<sup>4,5</sup></td><td>3.0</td></tr> </tbody> </table> <p>Notes:<br/> 1. The U-value includes the effect of unheated voids or other spaces.<br/> 2. For alternative method of showing compliance see paragraph 1.3.2.3.<br/> 3. For insulation of ground floors and exposed floors incorporating underfloor heating, see paragraph 1.3.2.2.<br/> 4. Windows, doors and rooflights should have a maximum U-value of 1.4 W/m<sup>2</sup>K.<br/> 5. The NSAI Window Energy Performance Scheme (WEPS) provides a rating for windows combining heat loss and solar transmittance. The solar transmittance value g<sub>wp</sub> measures the solar energy through the window.</p> | Column 1<br>Fabric Elements                                                                                                                                                                                                                                                                                                                         | Column 2<br>Area-weighted Average Elemental U-value (Um) | Column 3<br>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 | 0.18 | 0.6 | Ground floors <sup>3</sup> | 0.18 | 0.6 | Other exposed floors | 0.18 | 0.6 | External doors, windows and rooflights | 1.4 <sup>4,5</sup> | 3.0 | 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. |
| Column 1<br>Fabric Elements            | Column 2<br>Area-weighted Average Elemental U-value (Um)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Column 3<br>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                                  | 0.18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.6                                                                                                                                                                                                                                                                                                                                                 |                                                          |                                                                                  |       |  |  |              |  |  |                         |      |     |                       |      |  |           |      |  |       |      |     |                            |      |     |                      |      |     |                                        |                    |     |                                                                                                                                                                                                            |
| Ground floors <sup>3</sup>             | 0.18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.6                                                                                                                                                                                                                                                                                                                                                 |                                                          |                                                                                  |       |  |  |              |  |  |                         |      |     |                       |      |  |           |      |  |       |      |     |                            |      |     |                      |      |     |                                        |                    |     |                                                                                                                                                                                                            |
| Other exposed floors                   | 0.18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.6                                                                                                                                                                                                                                                                                                                                                 |                                                          |                                                                                  |       |  |  |              |  |  |                         |      |     |                       |      |  |           |      |  |       |      |     |                            |      |     |                      |      |     |                                        |                    |     |                                                                                                                                                                                                            |
| External doors, windows and rooflights | 1.4 <sup>4,5</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 3.0                                                                                                                                                                                                                                                                                                                                                 |                                                          |                                                                                  |       |  |  |              |  |  |                         |      |     |                       |      |  |           |      |  |       |      |     |                            |      |     |                      |      |     |                                        |                    |     |                                                                                                                                                                                                            |
| <b>Energy Labelled White Goods</b>     | <p>The white good package planned for provision in the apartments will be of a very high standard and have a high energy efficiency rating. It is expected that the below appliance ratings will be provided:</p> <p>Oven - A plus<br/> Fridge Freezer - A plus<br/> Dishwasher - AAA<br/> Washer/Dryer - B</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | The provision of high rated appliances in turn reduces the amount of electricity required for occupants.                                                                                                                                                                                                                                            |                                                          |                                                                                  |       |  |  |              |  |  |                         |      |     |                       |      |  |           |      |  |       |      |     |                            |      |     |                      |      |     |                                        |                    |     |                                                                                                                                                                                                            |
| <b>External Lighting</b>               | <p>The proposed lighting scheme within the development consists of 4 no types of Phillips column lights all 6m tall, as indicated on the public lightning plan drawings. The luminaires have been selected for the following reasons;</p> <ul style="list-style-type: none"> <li>Minimal spill upwards and outside the areas to be lit.</li> <li>Low voltage LED lamps</li> </ul> <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 has been 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> <p>Having PECU allows for the optimum operation of lighting which minimizes costs.</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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Natural Ventilation</b>                            | Natural ventilation is being evaluated as a ventilation strategy to minimise energy usage and noise levels.                                                                                                                                                                                                                                                                                                     | The main advantages of natural ventilation are:<br>Low noise impact for occupants and adjacent units.<br>Completely passive therefore no energy required with associated.<br>Minimal maintenance required.<br>Reduced environmental impact as minimal equipment disposal over life cycle.<br>Full fresh air resulting in healthier indoor environment.                                                                                                                                                                                                                                                                                         |
| <b>Exhaust air heat pump</b>                          | It is proposed to utilise an exhaust air heat pump type system for heating, hot water and ventilation of the apartment units.                                                                                                                                                                                                                                                                                   | Heat pumps operate with efficiencies >400%. Exhaust air heat pumps utilise extract air as the air source for the heat pump. This will re-cycle the heat from the dwelling's ventilation system. These machines are ideal for apartments and more compact air-tight low energy or passive homes. Air is drawn through ducts to the heat pump from the bathrooms, utility and kitchen areas. The cold waste air is discharged to outside through another duct, and condensation to a drain. Additional heat generated internally from lighting, people and domestic appliances is also utilised through heat recovery from outgoing exhaust air. |
| <b>Central extract/ demand-controlled ventilation</b> | Central extract and demand-controlled ventilation will be considered to provide ventilation with low energy usage.                                                                                                                                                                                                                                                                                              | Central extract ventilation provides continuous ventilation with low energy usage.<br>Central extract operates at a low trickle speed constantly and ramp up in response to an increase in humidity from wet areas.<br>Demand control ventilation incorporates automated wall vents which open/close dependent on internal humidity conditions.                                                                                                                                                                                                                                                                                                |
| <b>PV Solar Panels</b>                                | PV Solar Panels are being considered which converts the electricity produced by the PV system (which is DC) into AC electricity. The panels are typically placed on the South facing side of the building for maximum heat gain and in some instances, can also be used to assist the heating system.                                                                                                           | PV Solar Panels offer the benefit of reducing fossil fuel consumption and carbon emissions to the environment.<br>They also reduce the overall requirement to purchase electricity from the grid.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Combined Heat and Power</b>                        | Combined Heat and Power, (CHP), is a technology being evaluated. This technology generates electricity and captures the waste heat from the generation unit that can be used within the development.                                                                                                                                                                                                            | CHP can achieve energy efficiencies by reusing waste heat from the unit to generate heat required for space heating & domestic hot water services in the apartment developments.<br>As electricity from CHP is both generated & consumed onsite, this also eliminates energy losses from transmission of the electricity.                                                                                                                                                                                                                                                                                                                      |
| <b>ECAR Charging Points</b>                           | Ducting shall be provided from a local landlord distribution board to designated E-car charging car park spaces. This will enable the management company the option to install E-car charging points within the carpark to cater for E-car demand of the residence. 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. | Providing the option of E-car charging points will allow occupants to avail of the ever-improving efficient electric car technologies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

## 2.2 Materials

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

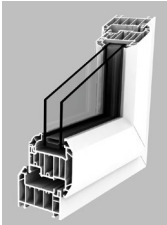
### 2.2.1 Buildings

The Maisonette/Duplex & Apartment Buildings are designed in accordance with the Building Regulations, in particular Part D 'Materials and Workmanship', which includes all elements of the construction.

The Design Principles and Specification are applied to both the apartment units and the common parts of the building, and specific measures taken include:

| Measure Description                                     | Benefit                                                                                        |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------|
| Natural/Passive ventilation system to circulation areas | Avoids costly mechanical ventilation systems and associated maintenance and future replacement |
| External paved and landscaped areas                     | All of these require low/minimal maintenance.                                                  |
| Daylighting to circulation areas                        | Avoids the requirement for continuous artificial lighting.                                     |

### 2.2.2 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 buildings 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> <p>Annex A Climatic Agents affecting durability<br/> Annex B Guidance on materials and durability<br/> Annex C Examples of UK material or component failures<br/> Annex D Design Life Datasheets</p> | <p>Ensures that the long-term durability and maintenance of Materials is an integral part of the Design and Specification of the proposed development.</p> |
| Use of brickwork and render to envelope of buildings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  <p>Requires no on-going maintenance</p>                                |
| Use of factory finished uPVC or AluClad windows and doors, and powder coated steel balconies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  <p>Requires no on-going maintenance</p>                                |

## 2.3 Landscape

| Measure                       | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Benefit                                                                                      |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Hard Landscape Materials      | Sustainable, robust materials, with high slip resistance to be used for paving. Durable and robust finishes to be selected for all fencing, furniture, bin and bicycle storage units                                                                                                                                                                                                                                                                                                                                                                                                                    | Materials selected to minimise on-going maintenance inputs                                   |
| Soft Landscape Materials      | Planting proposals have been formulated to complement the local setting as well as being fit for purpose in respect of private and public realm uses and spatial constraints imposed by garden sizes and the width of planting strips. Native tree species have been selected in significant numbers for planting along boundaries and across open spaces while non-native species have also been selected where spatial constraints are a factor.                                                                                                                                                      | Reduction in the frequency of required soft landscape maintenance                            |
| Site Layout and Design        | Pedestrian and cyclist friendly hierarchy of streets and open spaces are complemented by generous and high-quality landscape treatments providing long term high quality residential environments.                                                                                                                                                                                                                                                                                                                                                                                                      | Safe, high quality residential environments reduce vandalism and antisocial behaviour issues |
| Maintenance & Management      | Maintenance and management requirements have been considered through the design process. Complex planting arrangements have been omitted thus avoiding onerous maintenance and management requirements                                                                                                                                                                                                                                                                                                                                                                                                  | Estate maintenance costs reduced                                                             |
| Sustainability & Biodiversity | Sustainability aspects of the proposed development include the use of native trees where possible across the site. Other species have been carefully selected for compatibility with the size of available spaces which is an important factor in long term management of the apartment scheme. The overall objective is to enhance the biodiversity potential of the site in addition to providing seasonal interest and variety. Judiciously placed flowering shrub and groundcover planting have been included to further promote biodiversity (pollinator species attracting insects and birdlife). | Enhanced sustainability of long-term estate management                                       |

## 2.4 Waste Management

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

| Measure                                                        | Description                                                                                                                          | Benefit                                                                                |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Construction and Operational Waste Management Plan             | The application is accompanied by an Operational Waste Management Plan prepared by DOSA Consulting Engineers.                        | The report demonstrates how the scheme has been designed to comply with best practice. |
| Storage of Non-Recyclable Waste and Recyclable Household Waste | Inclusion of a centralised, covered & locked bin storage room within the building                                                    | Easily accessible by all residents and minimises potential littering of the scheme     |
|                                                                | Domestic waste management strategy:<br>Grey, Brown and Green bin distinction.<br>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                                                                                                             |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>Natural / Day Light</b> | The design, separation distances and layout of the maisonette/duplex apartment blocks have 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.                                                     |
| <b>Accessibility</b>       | All units will comply with the requirements of Part M/K.                                                                                                                                                                          | Reduces the level of adaptation, and associated costs, potentially necessitated by residents' future circumstances. |
| <b>Security</b>            | The scheme is designed to incorporate passive surveillance with the following security strategies likely to be adopted:<br>CCTV monitoring details<br>Routine access fob audits                                                   | Help to reduce potential security/management costs.                                                                 |
| <b>Natural Amenity</b>     | Large open green space proposed in the central courtyard area.                                                                                                                                                                    | Facilitates community interaction, socialising and play – resulting in improved wellbeing                           |

## 2.6 Management

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

| Measure                | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Benefit                                                                                                     |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>Home User Guide</b> | Once a purchaser completes their sale, a homeowner box will be provided which will include:<br><b>Homeowner manual</b> – 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.<br><b>A Residents Pack</b> 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                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Access to Public Transport (Railway Services)</b> | Public transport provision is robust, with multiple bus stops located approximately 100 metres south of the site, serving the 220 and 220X routes, as well as the 233 Cork–Macroom route. The 220X provides a high-frequency 24-hour service connecting Ballincollig, Cork City, Carrigaline, and Crosshaven, ensuring excellent day and night accessibility. These routes offer reliable and direct links to Cork city centre, surrounding suburbs, and regional destinations, making the site highly accessible by public transport. The strong connectivity supports car-free and low-car lifestyles | The train station provides access to Dublin, Galway, Waterford, Limerick and Cork City. The proximity, frequency and additional destinations served by this local train service enhance the accessibility levels of the proposed residential development in addition to providing a viable and practical sustainable alternative to journeys undertaken by the private motor car. |
| <b>Permeable Connections</b>                         | A key feature of the proposal is its strong pedestrian permeability, with clear routes across the site that align with existing desire lines and support wider walkability in Ballincollig. These connections are reinforced by a new public pedestrian access from the south, directly linking the site to the elevated road and wider pedestrian network.                                                                                                                                                                                                                                             | Ensure the long-term attractiveness of walking and cycling to a range of local education, retail and community facilities and services.                                                                                                                                                                                                                                           |
| <b>Bicycle Storage</b>                               | The provision of high-quality secure & covered 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.                                                                                                                                                                                                                                                                                        |

## APPENDIX A:

### ITEMS INCLUDED IN A TYPICAL BIF

The BIF table below illustrates what would be incorporated for the calculation of a Sinking Fund.

| BUILDING INVESTMENT FUND (SINKING FUND) CALCULATIONS |                                                               |                 |        |
|------------------------------------------------------|---------------------------------------------------------------|-----------------|--------|
| Ref                                                  | Element                                                       | Life Expectancy | Amount |
| <b>1.00</b>                                          | <b>Roofs</b>                                                  |                 |        |
| 1.01                                                 | Replacement/ repairs to facias                                | 20              |        |
| 1.02                                                 | Replacement/ repairs to Roof tiles                            | 20              |        |
|                                                      |                                                               |                 |        |
| <b>2.00</b>                                          | <b>Elevations</b>                                             |                 |        |
| 2.01                                                 | Repairs & preparation for decorations of rendered areas       | 20              |        |
| 2.02                                                 | Replace exit/ entrance doors                                  | 25              |        |
| 2.03                                                 | Replace rainwater goods                                       | 25              |        |
| 2.04                                                 | Recoat powder coated finishes to balconies                    | 15              |        |
| 2.05                                                 | Periodic replacement and overhauling of external fixings      | 5               |        |
| 2.06                                                 | Replace balcony floor finishes                                | 25              |        |
|                                                      |                                                               |                 |        |
| <b>3.00</b>                                          | <b>Stair cores &amp; lobbies</b>                              |                 |        |
| 3.01                                                 | Decorate ceilings & walls (stairwells & lobbies)              | 2               |        |
| 3.02                                                 | Decorate Joinery (stairwells & lobbies)                       | 2               |        |
| 3.03                                                 | Replace fire doors (stairwells & lobbies)                     | 25              |        |
| 3.04                                                 | Replace carpets (stairwells & lobbies)                        | 10              |        |
| 3.05                                                 | Replace entrance mats (stairwells & lobbies)                  | 10              |        |
| 3.06                                                 | Replace nosings (stairwells)                                  | 10              |        |
| 3.07                                                 | Replace ceramic floors tiles (stairwells & lobbies)           | 20              |        |
| 3.08                                                 | Fixed Furniture & Equipment - Provisional Sum                 | 18              |        |
|                                                      |                                                               |                 |        |
| <b>4.00</b>                                          | <b>M&amp;E Services</b>                                       |                 |        |
| 4.01                                                 | General - Internal re-lamping (stairwells & lobbies)          | 7               |        |
| 4.02                                                 | Replace Internal light fittings (stairwells & lobbies)        | 18              |        |
| 4.03                                                 | Replace external light fittings (at entrance lobbies)         | 18              |        |
| 4.04                                                 | Replace smoke detector heads                                  | 18              |        |
| 4.05                                                 | Replace manual break glass units/ disabled refuge call points | 18              |        |
| 4.06                                                 | Replace fire alarm panel                                      | 18              |        |
| 4.07                                                 | Replace lift car and controls                                 | 25              |        |

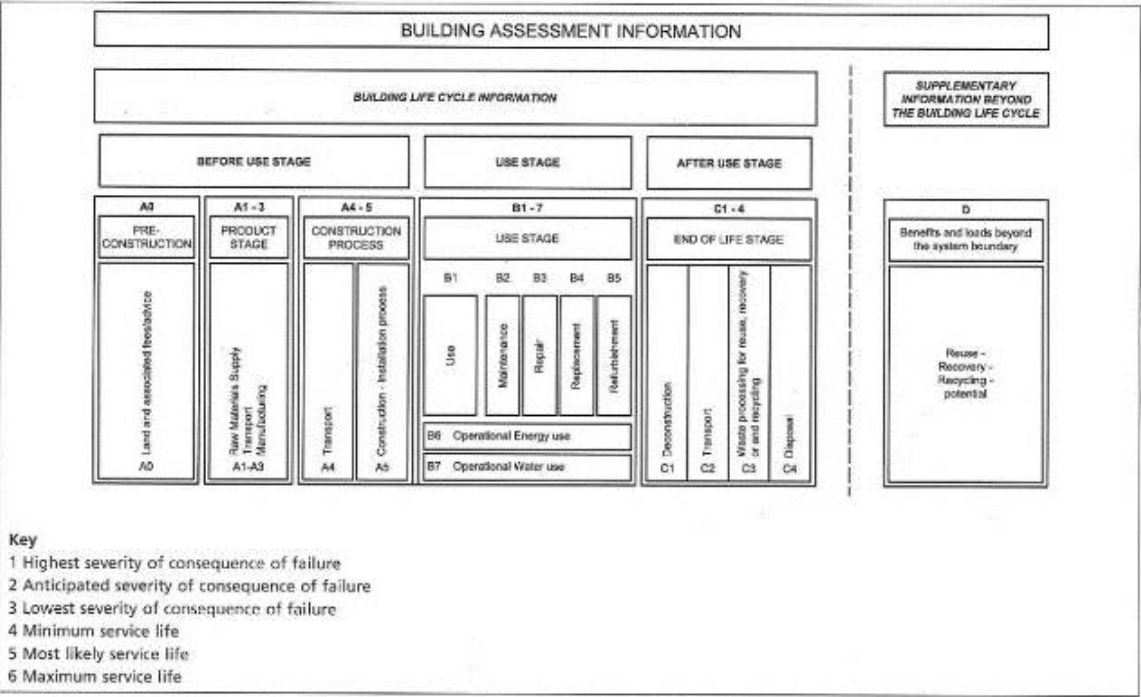
# BUILDING INVESTMENT FUND (SINKING FUND) CALCULATIONS

| Ref         | Element                                                                   | Life Expectancy | Amount |
|-------------|---------------------------------------------------------------------------|-----------------|--------|
| 4.08        | Replace AOV's                                                             | 25              |        |
| 4.08        | Replace security access control installation                              | 15              |        |
| 4.09        | Sump pumps replacement                                                    | 15              |        |
| 4.10        | External mains water connection                                           | 20              |        |
| 4.12        | Electrical mains and sub mains distribution                               | 20              |        |
| 4.13        | Emergency lighting                                                        | 20              |        |
| 4.14        | Overhaul and/or replace waste pipes, stacks & vents                       | 20              |        |
|             |                                                                           |                 |        |
| <b>5.00</b> | <b>Exterior</b>                                                           |                 |        |
| 5.01        | External boundary treatments - recoat powder-coated finishes to railings  | 60              |        |
| 5.02        | Replace external signage                                                  | 18              |        |
| 5.03        | Replace cobble-lock areas                                                 | 15              |        |
| 5.04        | 15-year cutback & thinning of trees & general overhaul of the landscaping | 15              |        |
| 5.05        | Replace CCTV provision                                                    | 10              |        |
| 5.06        | External handrails and balustrade                                         | 18              |        |
| 5.07        | Repaint parking spaces & numbering                                        | 5               |        |
| 50.8        | Replace bicycle stands                                                    | 25              |        |

APPENDIX B:

Phases of the Life Cycle of BS7543; 2015

Figure 4 Phases of the life cycle



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BS 7543:2015