



Estate & Common Area Management Strategy Report

Large Scale Residential Housing Development (LRD) at Lands at Parkmore Industrial Estate, Long Mile Road, Robinhood, Dublin 12

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1. Introduction

1.1 Executive Summary

Savills have been instructed to provide a an “Operational Management Plan” outlining a management strategy for the estate, common areas and facilities of a proposed Large Scale Residential Housing Development (LRD) at the Lands at Parkmore Industrial Estate, Long Mile Road, Robinhood, Dublin 12, to accompany the planning application approved in principle.

The purpose of this report is to set out a management strategy which efficiently encompasses the site requirements once occupied, with consideration towards operations complementing the surrounding community and infrastructure. The main concerns outlined within the application put forward are the communal and public open spaces, residential amenities, pedestrian infrastructure, density and environmental impact.

The site should operate within a carefully procured annual operational budget which is recommended to be apportioned by unit size and payable by the legal entity in ownership of each unit.



The proposed development can be managed effectively through an Operational Management Strategy which maintains high standards of health, safety and security while upholding a quality in residential community environment and communal facilities.

The associated annual operating budget should be inclusive of maintenance and management of all communal facilities and areas including landscaping, building fabric, communal open spaces, resident amenities, creche and commercial spaces.

The proposed development should be managed by an established property managing agency with the required expertise and experience as well as a proven track record of successfully mobilizing and stabilizing schemes of similar, extensive scale in compliance with regulations.

1. Introduction

1.2 Development Description

The proposed development provides for the demolition of existing industrial units at the Lands at Parkmore Industrial Estate, Long Mile Road, Robinhood, Dublin 12 and construction of a mix use scheme, designed for Approved Housing Body (AHB).

The application proposes construction of 436 x residential apartment units across 4 x blocks, ranging in height from 6 to 10 storeys with ancillary commercial spaces which include a creche, café, library and commercial employment spaces.



The proposed communal residential amenities include a gym, resident lounge and residential amenity area opening out onto a plaza as well as two internal courtyards with play and outdoor recreational and exercise areas.

The proposed development includes public open space, designed to provide a communal area for residents and the public and enhance the overall environment.

We understand increases to the public open spaces are being finalised for the provision to meet the 10% requirement as well as requested improvements around pedestrian infrastructure; enhanced walkways, signage and accessibility as well as crosswalk installation and additional lighting to improve directional ease and user safety.

The proposed residential development is 'Permitted in Principle' under the zoning objective - subject to land-use zoning objective 'REGEN' - 'To facilitate enterprises and/or residential-led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery', in the South Dublin County Development Plan 2022-2028.

1. Introduction

1.3 Residential Accommodation, Facilities & Mobility Access

- 4 x blocks (A-D) ranging in height from 6 to 10 storeys
- 436 x residential apartment units
 - 2 x studio apartment – 0.5%
 - 180 x 1 bedroom apartment - 41.3%
 - 158 x 2 bedroom (4 person) apartments - 36.2%
 - 96 x 3 bedroom apartments - 22.0%
- Car and cycle parking, mechanical & electrical plant equipment, waste management areas and ESB substations at basement level underground
- Main vehicular access to underground car park – located northeast of the site via the Parkmore Industrial Estate Road.
- 173 x Car parking spaces
- 158 x Residential car parking spaces
- 32 x EV charging spaces
- 1,040 Cycle parking spaces
- 788 x Residential cycle spaces
- 218 x visitor /non-resi cycle spaces



1. Introduction

1.4 Residential Amenities, Communal Facilities & On Site Services

- **Communal Open Spaces** – 3,489 sqm of communal areas are proposed to include soft landscaping, children's play and adult outdoor exercise areas. Per the application, this provision is to be increased to comply with the 10% requirement
 - **Gym** – proposed for Block D, ground level
 - **Lounge** - proposed for Block D, ground level
 - **Residential Amenity Area**: 163 sqm of communal resident space is proposed for Block B, opening onto a plaza / outdoor area.
- **Library** – proposed 352.1 sqm library / community facility across lower ground and ground floor levels of Block A
- **Childcare** – proposed 359.1 sqm creche facility with a outdoor play area, to be located in Block C
- **Commercial facilities** – proposed total of 1226.6 sqm of commercial / employment floorspace, across lower ground and ground floor levels of Blocks A & B which includes a proposed designated community café of 116.7 sqm



2. Savills Relevant Management Experience

1 Coopers Cross, Dublin 1



- 471 x Residential units
- 1 x Commercial café unit
- **Residential amenities** - gym, business centre with meeting rooms and focus booths, cinema room, communal kitchen, games room, child & teenage recreational areas, pet wash
- 5 x Communal roof terraces
- **On Site Management Team x 6** - GM, FM, Leasing, Admin, Accounts & Concierge
- 100 x Car parking spaces
- 500 x Cycle parking spaces

2 8th Lock, Ashtown



- 435 x Residential units
- 6 x Commercial units
- **Residential Amenities** - tenant lounge, co-working space, breakout area, parcel management screening room with further area currently being fitted out for communal use
- 5 x Communal roof terraces
- **On Site Management Team x 4** - GM, FM, Admin & Concierge
- 253 x Car parking spaces
- 942 x Cycle spaces

2. Savills Relevant Management Experience



3

The Davitt, Drimnagh

265 x Residential Units

1 x Commercial Café

Residential amenities - reception, business centre, library, indoor & outdoor play areas, games area, gym, yoga/pilates room, screening room, residents' lounge, parcel management, bookable guest bedrooms,

2 x Concierges

119 x Car parking spaces

150 x Cycle spaces



4

Fernbank, Churchtown

261 x Residential units

Residential amenities - reception, gym & parcel management areas, with resident library, resident lounge, event spaces currently under construction

2 x On Site Management Team; Residents Manager & Concierge

327 x Car parking spaces

2 x Cycle parking store rooms



5

Heuston South Quarter, Dublin 8

345 x Residential units

12 x Commercial units

Residential amenities – small coworking space

2 x On Site Management Team ; FM & Concierge

705 x Car parking spaces

200 x Cycle spaces



6

Clancy Quay, Islandbridge

876 x Residential Units

5 x Commercial units

Residential Amenities - gym, co-working area, screening room, resident lounges, residents kitchen, BBQ, serviced mail room

2 x Communal roof terraces

10 x On Site Management Team; GM, FM, Leasing, Admin, Accounts & Concierge

673 x Car parking spaces

464 x Cycle spaces

3. Role & Appointment of Property Managing Agent

The success of the mobilization of any residential development is greatly enhanced by the appointment of a suitably experienced property managing agency in advance of construction completion.

We recommend a property managing agency is appointed at least one year prior to practical completion. This allows for a consultancy period before handover ensuring the product being delivered is '*designed for management*' and associated installations are operationally feasible in terms of resident servicing.

Appointing managing agents sufficiently in advance means the consultancy period can be used to build their site knowledge, gathering required information the proposed systems, facilities and amenities to be managed. Further review and development of the Operational Management Strategy should then be carried out, ensuring high standards of health, safety and security are maintained and costs for services to uphold these standards procured.

The associated annual operating budget should include maintenance and management of all communal facilities and areas; landscaping, mechanical, electrical & plant equipment, building fabric, communal open spaces, resident amenities, creche and commercial spaces. The operational budget should aim to be sufficient to uphold a good quality of life for the community on site and impact positively on the surrounding area.

Property Management Services

THAT GO BEYOND THE BASICS

The 3 key stages provided below are:

01

DURING
CONSTRUCTION

02

DURING HANDOVER
(MOBILISATION)

03

AFTER
CONSTRUCTION



4. Services & Management

4.1 Site Servicing – Property, Facilities & Tenancy Management

Extensive developments on scales of over 400 units in the Private Rented Sector (PRS) are generally managed by dedicated onsite teams of 4 – 8 property professionals. Examples in our relevant experience section would include teams of general managers, leasing and/or property manager/s, a facilities manager, concierge/s, administrator/s and accounts personnel.

Full or partial employment costs of these dedicated onsite management teams can impact the overall annual expenditure budgets.

As the proposed development is designed for an AHB, we understand it may be more likely and/or more economically feasible for an off site letting & property managing agency to be appointed. The option for this service would involve managing the proposed development *off site* and travelling to the site for inspections and property maintenance requirements, while also managing other projects.

The property manager over the common areas would procure the operational expenditure budget, engage service providers, manage service contracts, expenditure and associated reports as well as insurance matters and overseeing compliance with legislation.



4. Services & Management

4.1 Site Servicing – Property, Facilities & Tenancy Management

Due to the extensive scale of the proposed site, if the option for a dedicated *on site* Property Manager is not financially feasible, our minimum recommendation would be to base the following dedicated professionals *on site*, in addition to an off site property manager:

- **Building / Facilities Manager** – full responsibility over managing mechanical, electrical & plant equipment, associated planned preventative and reactive maintenance, health & safety, contractor management, defects
- **Caretaker / General Operative** – all non-specialist general repairs & waste store management

Investment in a dedicated site team will produce the return of a reduction in overall maintenance costs in the long term.

Having a dedicated on site team also ensures operations run smoothly and the standard on site is maintained at a high level in terms of health, safety, security and overall community environment.



4. Services & Management

4.2 Summary of Operational Expenditure

The annual operating budget for the proposed site should encompass all costs associated with the upkeep and maintenance of the common areas and communal facilities. Service charges should be apportioned per unit by its size, based on the area the unit occupies in the development and payable by the owner of the unit.

Management Services

- **Property Management Fee** – coordination of budget, PPM, maintenance requirements and statutory compliance
- **Accounting fees** – Fees for preparation of year-end service charge statement and reconciliation.
- **Health & Safety Audits**, Fire Risk Assessments, Building Emergency & Evacuation Plans and Playground Safety Certifications are recommended to be carried out annually
- **Site Staff Costs** - facilities management & any dedicated site staff costs



4. Services & Management

Energy & Procurement

Common area electricity costs for the proposed site will be a high portion of the annual expenditure and should be monitored accordingly to ensure sustainable & economical use. We recommend engaging with utility Consultancy Energy procurement costs to tender contracts and keep costs at bay.

Environmental Social Governance (ESG)

For the scale of this site, ESG services would be an important consideration. Costs associated with ESG platforms which monitor utility usage and overall building performance will advise the management team on required site and operational improvements or projects. Tenant engagement will assist in keeping costs down and technical building assessments & certifications can enhance the value of the asset.



Landscaping

An appropriate maintenance schedule should be implemented, ensuring focus is maintained on the vision for the development and proposed public open spaces to be enjoyed.

Waste management

Refuse collection of segregated waste streams should be disposed sustainably and safety as well as monitored for review and improvement. Waste room management; container rotation & hygiene control will make up a large portion of on site Caretaker / General Operative's role and day.

4. Services & Management

Hard services

An annual provision should be made in the operating budget for reactive maintenance and repairs to the mechanical, electrical and plant equipment as well as for general repairs to the building fabric and common areas.

Mandatory & good practice planned preventative maintenance service contracts to the equipment on site should be in place. This will reduce the amount of reactive repairs as well as being required for compliance with regulations on the following:

- Life safety systems – fire alarms, emergency lighting, AOVs, disabled refuge, sprinklers systems
- Lifts
- Vehicle and pedestrian gates
- Water tank testing and cleaning
- Pump
- Suspended access certification



Soft services

- **Cleaning** - communal & amenities areas
- **Window cleaning** – Biannually
- **Pest control** – for good Health & Safety standards
- **External cleaning** – drainage, guttering & roof

4. Services & Management

Security

The security of the proposed site is of the utmost importance to ensure the safety of the residents. We would recommend static security guarding is engaged particularly during the absorption period where multiple units lie vacant. This initial cost will be substantial however it can be scaled back over time, we imagine to a minimum of 3 mobile patrols per day.

Proposed security systems such as CCTV, access controls & intercoms should be reviewed by the appointed agent during the pre-handover consultancy period and confirmed to be sufficient to service the site requirements prior to being installed. These systems must operate in compliance with GDPR.

The management team should also carefully consider the access and operating time of the amenity areas during the during the pre-handover consultancy period and when drawing up the House Rules.



Building insurance

A significant annual budget cost will be the building insurance policy, public liability, environmental insurance covers.

Sinking Fund

A minimum recommendation of €200 per unit per year to be increased in the first five years based on an independent Life Cycle Analysis report or Building Investment Fund report being carried out to advise on site specific annual contributions required to future proof the site. The annual contribution per unit should form part of the annual operational budget.

5. Conclusion

Given the information provided, we are confident that this comprehensive Management Plan, covering both short-term and long-term strategies, can be effectively implemented. This will ensure the sustainable management of the proposed development, fostering pleasant living conditions for the community and enhancing the surrounding environment





Thank you