



ARAMARK PROPERTY

PARKGATE STREET DEVELOPMENT

ESTATE MANAGEMENT STRATEGY REPORT
22nd January 2020



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SECTION I

INTRODUCTION

Section 1 Introduction

1.1 Executive Summary

Aramark Property were instructed by Ruirside Developments Limited, to provide a report on the estate management strategy to provide a report on the proposed facilities / public realm maintenance & management of their proposed mixed use residential and commercial scheme comprising build to rent residential units with associated residential amenities and facilities, commercial office and café/ restaurant floor space, on a site currently occupied by Hickeys' Fabrics on Parkgate Street, Dublin 8.

Post construction, a controlling management company will be established and the public realm within the scheme will remain open and be accessible to the public up to a defined time, the time of securing the development will be determined to an extent by the requirement of the commercial tenants, such as the restaurant, to remain open. Procedures would be put in place to accommodate this. As with any mixed-use scheme, the main challenge for the developer will be to maintain a secure, peaceful and attractive environment on a 24/7 basis while each occupier in the development carries out their business.

It is noted that, if permission is forthcoming, the Planning Authority will apply a planning condition to ensure that the approved rental scheme is retained in institutional ownership for a minimum period of 15 years. It is Aramark's view that this tenure model will greatly assist with the ongoing implementation of this property management strategy. As this is a 'Built to Rent' scheme it is guaranteed to be centrally managed as a rental scheme for a minimum period of 15 years.

Every element of the development has their own specific use and requirements and these interests will be managed by a professional well-established property management company with a proven track record in schemes of a similar structure.

The intention of this report is to set out the management strategy for the scheme post construction to demonstrate how, once operational, the mechanics of the property management and public realm maintenance will work in practice and be maintained to the highest standards.

1.2 Development Description

The development is a mixed use residential and commercial scheme comprising build to rent residential units with associated residential amenities and facilities, commercial office and café/ restaurant floor space. A new public square is provided, along with a public riverside walk and private amenity courtyard.

481 no. residential units with 3698 sqm commercial office space, 214 sqm retail and 444 sqm café/ restaurant space is proposed. The residential units are served by amenity and management areas including a reception area, a post room, a quiet room, gym, business suites, lounge and TV rooms and other bookable rooms. In addition to the above amenity facilities are miscellaneous support facilities

including sub/switch room, refuse and waste management areas, electric meters, administrative areas and cycle parking areas. At basement level further bicycle parking is provided, as well as car parking.

At ground floor level the proposed development will largely consist of retail, café/ restaurant and resident's amenity/ancillary facilities which will serve to activate the street level and new open spaces.

The development will be characterised by a landmark 29 storey tower on the eastern corner of the site. The Site Coverage of the proposed development is approximately 42% (based upon entire site area), and the Plot Ratio of the proposed development is 5.8.

The new development elements will range in height from 8 to 29 storeys, with each block in the development broken down as follows:

Block A: 29 storeys. Comprising café/restaurant, retail and resident's amenity at ground floor and mezzanine level, 160 No. residential units from first floor to 27th floor inclusive, including:

- 24 No. Studio apartments
- 109 No. 1-Bed apartments
- 27 No. 2-Bed apartments
- Ancillary residential amenities
- Roof terrace

Block B1: 8 – 13 storeys. Comprising café/ restaurant at ground floor level, resident's amenity areas and 141 No. residential units, from mezzanine level to 11th storey inclusive, including:

- 14 No. Studio apartments
- 96 No. 1-Bed apartments
- 27 No. 2-Bed apartments
- 4 No. 2-Bed (3 person) apartments
- Roof terraces

Block C1 / C2 and C3: 8-11 storeys. 180 No. residential units, from mezzanine level to 9th storey inclusive, including:

- 28 No. Studio apartments
- 93 No. 1-Bed apartments

- 51 No. 2-Bed apartments
- 8 No. 2-Bed (3 person) apartments
- Ancillary residential amenities
- Roof terraces

To facilitate the proposed development a number of structures on site will be demolished, including Parkgate House. All structures contained within the Record of Protected structures will be retained, restored and adapted. This includes the riverside stone wall, the turret at the eastern end of the site, the square tower on the riverfront and the entrance stone arch on the Parkgate Street frontage.

In addition to retaining the Protected Structures, it is also proposed to retain the larger of the two gabled industrial buildings on the river front for use as the resident's gym and part of the smaller gabled building. All other structures are proposed for demolition, it is proposed to retain some of the large cast iron structural elements from the warehouse for use in the new development.

The development proposal will include works to the river wall (a Protected Structure). This is to provide opes to allow light into the newly formed open spaces and create new river walk.

External works comprise minor works along the south footpath on Parkgate Street, including:

- Creating dished kerb at proposed vehicular entrance;
- Regrading of bus stop kerb;
- Relocation of recycling bins;
- Creating of loading bay;
- Removal of Dublin Bikes Station No. 92, and
- Creating dropped kerbs for emergency access to the development, all subject to relevant permits and agreements.

Surface water improvement works along the south kerb on Parkgate Street, subject to Local Authority agreement, comprising:

- New manholes constructed in Parkgate Street pavement;
- New sections of surface water concrete pipework installed to network new manholes and gullies;
- Connection into existing surface water outfall;
- Diversion of existing road gullies into new surface water sewer; and

- Construction of new trapped blockwork road gullies and connection into new surface water sewer.

As highlighted previously in this report, the residential component of the proposed development is Built to Rent. Below is a breakdown of the units proposed:

Build to Rent		
Unit Type	No. of Units	As a %
BTR Studio	66	14%
BTR 1-Bed	298	62%
BTR 2-Bed	105	22%
BTR 2-Bed (3 Person)	12	2%
Total BTR	481	100%

Breakdown of Proposed Units

The signature architectural element of the proposed development will be the 29-storey residential tower, which is sited at the east end of the site near Heuston Bridge where the site naturally angles. The tower will be generally triangular and slender in form. The building is accessed off Parkgate Street with a central core serving 29 floors of accommodation. All the apartments will benefit from panoramic views over the city.

The proposal will contain significant areas of public open space with the aim to bring vitality to the public realm. The plan orientates the primary open space on a north-south axis centered on the protected 'Gateway' arch off Parkgate Street with a scale, quality and sense of place providing a high quality urban space. A second public open space is formed between Block B and the residential tower that sits on the prominent corner at Heuston Bridge and provides a further public connection from Parkgate Street to the river. The rejuvenation of the public realm at street level is further reinforced with a mix of active uses of residential amenity, office and café/ restaurant with a viewing terrace giving a new dynamic perspective and interface with the city and a view across the river to Heuston station.

These two spaces connect to the proposed river walk and benefit from light and views across the river resulting from the proposed opes in the river wall. It is envisaged that the creation of these high-quality spaces, with a mix of uses and active street frontage will provide a catalyst for the further regeneration of the area by increasing footfall and enhancing the sense of community on Parkgate Street.

The public open space will also benefit from passive surveillance from the residential blocks, providing security and safety to the public below.

Some residential units will have access to private open space in the form of balconies, although not all units will come with balconies. In the absence of balconies, a series of external roof gardens and terrace with associated amenity spaces are located around the development. The total communal open space including courtyard, rooftop amenities etc. is 2,727sqm. The total amenity space provided by balconies will be 650sqm and this will be further complimented with 1,839sqm of internal amenity space.

The car parking provision for the development is accommodated in a combination of surface level and undercroft basement level car park directly below the development. An appropriate level of car parking is provided on site as detailed in the Transport and Traffic report. The intention is that the majority of residents and others using the development would access the site by public transport, walking or cycling. The parking will be served by lift and stair access. Disabled car parking spaces are also provided at surface level (located beside a lift core and direct access to the private courtyard) Electrical power points are also provided on certain parking spaces.

Car parking spaces are proposed as follows: 11 spaces at basement level, 1 of which is accessible with 15 spaces at surface level, 2 of which are accessible. Electrical power points are also proposed on certain parking spaces.

Cycle parking is accessed via safe dedicated stairwells with dedicated storage for bicycles at ground level, basement and in the gateway entrance spaces. As required by the Dublin City Development Plan and in accordance with the sustainability objectives of the project, bicycle parking spaces for the office accommodation with appropriate changing shower and drying room facilities are also provided in the basement. A total of 551 bicycle parking spaces will be provided.

The proposed development will be provided with 3 ESB substations.



Source: Reddy Architecture + Urbanism – River Wall



SECTION 2
RELEVANT EXPERIENCE

Section 2 Relevant Experience

2.1 Summary of Relevant Experience

Aramark Property is the largest dedicated property management provider in Ireland, with over 40 years' experience on office, retail, residential and mixed-use developments. Some of our relevant case studies on major schemes that involve common area and estate management would be:

- The Irish Life Centre
- Capital Dock
- Fernbank, Dundrum
- Georges Quay
- Parts of the IFSC such as Georges Dock 2,3,4 & IFSC House
- Beacon South Quarter
- Tallaght Cross West
- Riverside 4 – SJRQ Estate

Our role within these developments includes the property management of the common areas, estate areas as well as management of some individual stakeholder's properties. Each estate has a number of interested parties and it is Aramark's role to maintain the estate to a high standard as well as meeting the requirements of the different interested parties.

Capital Dock is a new urban quarter which includes three LEED Gold Standard office buildings totaling over 340,000 sq. ft. of premium office accommodation and 190 luxury rental apartments. In Capital Dock, our role as estate managers includes responsibility for management of the external public realm, public plaza, tenant amenity areas (gym, games room, office pods and lounge) and the car park areas.



Irish Life Centre



George's Quay



Beacon South Quarter



Capital Dock



SECTION 3

APPOINTMENT OF PROPERTY MGT. AGENT

Section 3 Appointment of Property Management Agent & Associated Responsibilities

3.0. Appointment of Property Management Agent and Associated Responsibilities

The timing of the appointment of an experienced property management agent by the applicant and subsequent engagement between the agent and the landlord would be recommended to take to place at least six months in advance of completion. Our experience shows that the successful outcome on completion can be aided when a property management agent is in place in order to consult and advise on the operational management strategy.

The property management agent would be appointed to manage the estate common areas, including the public square, riverside walk, private amenity courtyard, internal amenities etc. on behalf of the landlord to ensure that the scheme is well managed, and the development is maintained to an extremely high level in line with the planning application for this scheme.

The property agents will be responsible for setting the operational service charge budget for the common areas of the estate. To effectively manage the estate an annual budget would be billed to the owner on a quarterly in advance basis to ensure enough funds are received to enable effective management of the estate.

We understand the scheme will be institutionally managed as private rented accommodation by a single investment entity for a min period of 15 years. This will greatly assist in terms of the central management of the scheme and in terms of the practical implementation of the amenity areas, public realm and other operational measures around waste, mobility management etc.



SECTION 4

TENANT AMENITY
CONSIDERATIONS
& MANAGEMENT

Section 4 Tenant Amenity Considerations & Management

4.1 Considerations

The development has been designed with quality of tenant amenities as a central consideration. The below section is a brief overview of the amenities that will be available to residents and how they will be operated and managed.

Permeability & Connectivity

One of the main design concepts that has been considered as part of this development is the overall permeability and connectivity of the development, with consideration given to the interaction between public, semi-public and private spaces.

Priority has been given to walking, cycling and public transport with minimal parking spaces available for private motor vehicles. The site's immediate proximity to a number of transport nodes ensures that the ownership of a private motor vehicle is not required and opens multi-modal transport options to the residents of the development.



Source: Reddy Architecture + Urbanism – Office Entrance & Public Plaza Access

4.2 Management of Support Services

The development at Parkgate Street will be managed by an operational team, led by a property / building manager who is on-site during typical working hours. There will however be additional staff on site, whose hours will rotate to allow for a presence from say 08.00 to 20.00 Monday to Friday* and Saturday,

say 09.00 to 16.00*. A Sunday presence could be considered, especially during 'lease-up'. Security for the property can be accommodated by either a full-time presence or via an outsourced supplier, providing regular security patrols during the night.

** These opening hours are holding times, this will be finalised closer to the completion of the property.*

Team Make-Up:

The Building Manager will have key responsibility for day-to-day operations for the property and will ultimately be the customer-facing representative for the Operator. The Building Manager will be supported by a team of leasing and maintenance staff. Albeit the exact quantum and mix of staff between the 'front of house' and 'back of house' teams to be confirmed. The Building Manager is overseen and supported by an Asset Management team based at a regional level.

On site Management Team

Contact details of the key on-site management team will be shared on move-in, which include a centralised mobile phone number. It is intended that residents will also be able to communicate with the management team via a dedicated building website/portal, such as building link, which will be mobile device friendly. This will encourage communication on events, maintenance alerts and other notifications.

Management/Reception Offices

The development will have a designated management office, this office will focus on management of the external/estate management with an emphasis on security, surveillance of basement/bicycle parking, pedestrian access, waste marshalling area, parcel deliveries, car share bookings etc.

The provision of a concierge, caretaker, security and building manager is an attainable level of on-site services and ensures ample 24/7 coverage across the site.

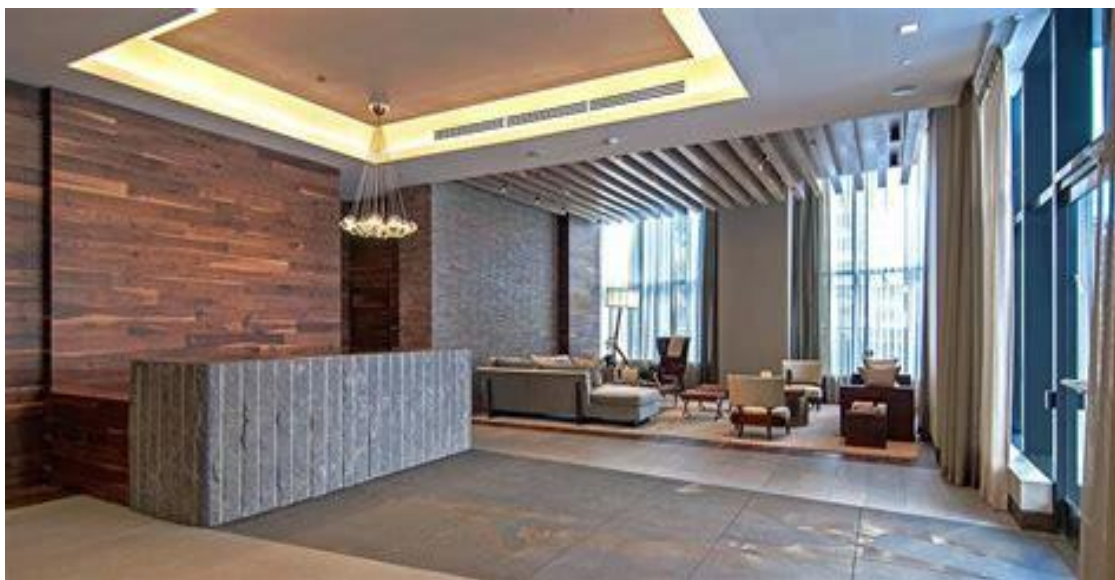
Concierge/Amenity Events Co-Ordinator

We would envisage a concierge type service within the completed development. The concierge would be able to deal with initial resident queries and direct as needed to the amenity spaces, security or the on-site management team.

We would envisage a concierge type service within the completed development being available 24/7. The service would operate from the residential support facilities space provided at ground floor level. The concierge would be responsible for achieving a sense of community within the scheme and

organising events in the residential amenity spaces provided for at ground floor, first floor and roof level.

The services provided include gym, quiet room, residents lounge, TV room, business suites and other bookable rooms. An example of the events organising in such a scheme with these facilities available would be movie screening nights for residents, wine/cheese tasting nights, book club evenings etc.



Sample Concierge/Reception Area

Onsite Caretaker

There would also be a caretaker on site during the day time hours, who would have responsibility for ad hoc duties including checking entry points to the development, minor repairs and maintenance tasks. These tasks would be both common area and indeed day to day repairs required internally in each apartment e.g. repairs to taps, door handles etc. The caretaker would be fully supported by skilled third-party technicians who would be responsible for all equipment, electrical maintenance and life safety system maintenance. The caretaker would ensure prompt response time to all maintenance issues ensuring the development is maintained to an acceptable standard.

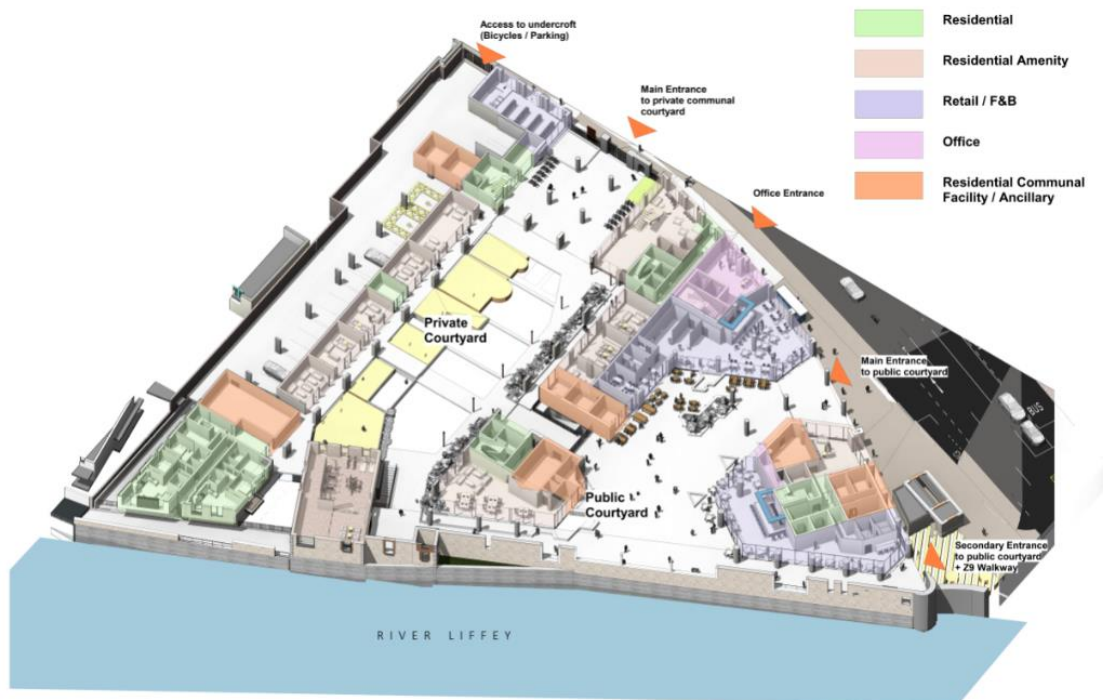
Building Manager

We would also recommend that there be an on-site building manager presence during 'normal' working hours 9am – 5.00pm weekdays to deal with issues which are escalated from the caretaker and concierge on a daily basis. The on-site building manager would ultimately be responsible for the standard of service provided by the other on-site staff and indeed all third-party contractors. The scale of the scheme allows for a high level of coverage across all levels of on-site staff.

The on-site building manager would also be responsible for overseeing and coordinating tenant move

in/out strategy in terms of deliveries, loading bay etc.

4.3 Management of Resident Services & Amenities



Source: Reddy Architecture + Urbanism – Ground Floor Property Use

Residents Lounge & TV Room

The residents lounge will be fob controlled, with the on-site management team having ability to restrict access to individual fob holders as required.

The Lounge will be a relaxed environment where residents can meet neighbours, friends and get to know their fellow renters. The lounge will be available for normal day to day use but may also be utilised by the on-site Management Team for “neighborhood meets”, events and promotions solely for the benefit of the residents.



Sample Residents Lounge

Gym

A purpose-built gym area will be available for residents to use, with organised classes and training sessions being arranged by the on-site management team. Use of the gym will be subject to completion of an induction class, and all classes/instruction will be carried out by qualified trainers/instructors.



Sample Residents Gym Area

Quiet Room

The concept of a Quiet Room is to ensure the provision of a space where residents can enjoy the company of other residents in a low noise, zero alcohol environment – they can be particularly beneficial from those with Autism Spectrum Disorder. Quiet Rooms have been particularly successful in Third Level Institutions where the provision of such an environment has proved popular with those

seeking an alternative environment to socialise with other students. Quiet Rooms generally need to be managed and it is possible that an application process, denoting the rules of use, may have to be followed to gain access to the Quiet Room.



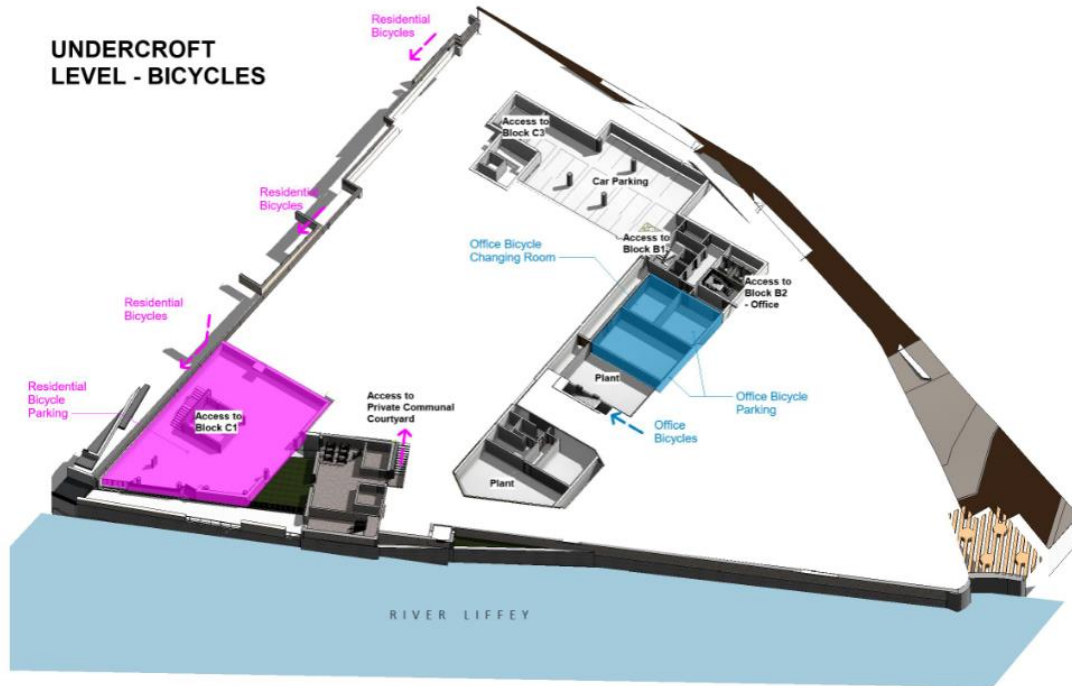
Sample Quiet Room

Bicycle Storage Facilities

The development includes provision for 551 cycle parking spaces. These will consist of a mix of resident parking, visitor parking and commuter parking for those working in the commercial properties forming part of the development. There will be a provision for visitor spaces in the residential courtyard, all other parking will be located at undercroft level.

In addition to the extensive bicycle parking facilities, an agreement with a shared cycle scheme provider such as Bleeper-Bike could be considered by the management to ensure that short term rental bikes are also available at the scheme.

Shower and dryroom facilities will be provided to those in the commercial units assisting the development in meeting its sustainability objectives. These facilities would likely require an application to be made prior to access being granted, and this process could be managed by the concierge/building manager.



Source: Reddy Architecture + Urbanism – Bicycle parking at undercroft level

Residents Business Suites

It is estimated that 6% of the residents may choose to work from home, provision of a Residents Business Suite will ensure that those choosing to work from home, or those who have flexibility to work occasionally from home, can work in an environment within the development without distractions which can occur when working from home. The building manager would manage the suites and access to same would require a booking to ensure availability.



Sample Business Suite

Cultural Use of Amenity Areas & Public Open Space

The business suites (co working areas) in the ground floor of Block B have flexible design and are able provide space for use by both the residents and the public.

The space could be used by various groups and examples of which (but not limited to are):

- External groups or individuals for meetings
- Temporary art gallery
- exhibitions

The Management Team will work with both residents and local community groups to ensure that the local character, heritage and culture are encompassed within the development. They will actively reach-out to local groups and manage the use and set-up of the rooms through the concierge desk.

The 'Public Open Space' can be accessible during the day to members of the public. At night it will be closed to the public. This area can also be used as a civic space for managed public events such as food markets, outdoor cinema, artistic displays and performances. Consents and licences can be obtained where necessary for these events.



SECTION 5

Summary of Cost Headings and
Maintenance Protocol for Areas
covered by the Estate and
Common Area Operational
Services Charge Budget

Section 5 Summary of Cost Headings and Maintenance Protocol for Areas covered by the Estate and Common Area Operational Services Charge Budget

5.0 SUMMARY OF COST HEADINGS AND MAINTENANCE PROTOCOL FOR AREAS COVERED BY THE ESTATE AND COMMON AREA OPERATIONAL SERVICE CHARGE BUDGET

The operational service charge budget will cover all aspects of the estate and common area management. Please see a brief overview of the services we would anticipate would be covered:

Management Costs

- This aspect of the budget would cover any direct management of the estate. This includes the managing agent's costs, any on site staffing costs, the company audit fee and any other consultancy works that may be required.

Utilities

- Any costs incurred for Water usage (from any water feature or watering of the landscaping), electricity (public lighting etc.) and gas (if any). Energy conservation has been incorporated into the design in many ways. Measures such as LED lighting systems including a specification that all internal common light fittings, where safely practical, have been designed to include passive infra-red sensors (PIR's).
- Electric charge points for EV's are also catered for in the design.

Building Management System (BMS)

- The Building Management System will be maintained by the Operator in accordance with manufacturer guidelines.

Health and Safety – General risk assessment

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

Security

- All areas of the development will be secure and well-lit at all entrances, supplemented by appropriate CCTV coverage and recording mechanism.

Out of Hours Security/Emergency escalation

- Emergency Call-out: A licensed ISIA (Irish Security Industry Association) security company will be retained and on an agreed SLA call-out timescale in the event of an emergency.

- Emergency Repair Line: An emergency out of hours repair line will be in operation for residents to contact in the event of a repair emergency.
- Staffing / Lone Working: The Development will be staffed during some/all out of hours periods (details tbc). These staff members will be trained Lone Workers who will have a competent knowledge and understanding of on-site emergency procedures. Lone Workers systems seek to provide extended lone worker safety and protection of employees, managers and shareholders from the risks associated with working alone.

Access Control

- Fobs: Residents will be provided with a door entry fob registered to their name and address. In the event a Resident loses their door entry fob, these can be instantly cancelled to prevent any unauthorised access to the development. These fobs will not be branded.
- Keys: Residents will also be provided with keys for their apartments; the on-site management team will retain one set of keys for inspection and access purposes. Visitors to the building will be encouraged to dial directly to the apartments via the door entry system and will not be permitted access into the Residential areas without this access being permitted.

CCTV

- Location: CCTV will be in operation in key circulation areas as part of the overall security strategy.
- Monitoring: All CCTV systems shall be configured such that they form one site wide system that can be remotely monitored from the concierge area.
- Maintenance: Provision will be in place for camera maintenance and routine checks in accordance with manufacturer guidelines.

Fire

- Evacuation:
 - Excavation Strategy / Resident Guide: 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.
 - Signage: Appropriate exit signage will be in place throughout the property.
 - Notices: Notices will be display in high traffic areas advising of the fire action policy.
- Prevention Equipment: The Operator will ensure FPE is provided following the recommendation from an independent survey.
- Risk Assessment: The Operator will instruct an independent and comprehensive Fire Risk Assessment to be complete prior to occupation of the building.
- Alarm: The fire alarm panel will be maintained by the Operator and serviced in accordance with manufacturer guidelines. Each unit will have its own fire alarm system.
- Sprinklers: The Operator any will be responsible for arranging the servicing and maintenance of

any communal sprinkler system. This includes the plant that services the apartments.

- Dry and wet risers: Dry and wet risers will be maintained by the Operator in accordance with manufacturer guidelines.

Water Management

- Cold Water Storage & Feed: The cold-water storage and feed will be maintained by the Operator in accordance with manufacturer guidelines.
- Risk Assessment: The Operator will instruct an independent and comprehensive Legionella Risk Assessment and Water Testing, both are to be completed by an approved survey prior to occupation.
- Tanks: The water tanks will be maintained by the Operator in accordance with manufacturer guidelines.
- Pumps: The pumps will be maintained by the Operator in accordance with manufacturer guidelines.

Waste Management – Refuse disposal and recycling

- Bin Stores:
 - Bin stores within the buildings will be regularly inspected to ensure the area is clean, secure and free from hazards.
 - This location is accessible and requires that residents take all waste and recycling to this location for disposal.
 - Facilities and guidance to residents will be provided to ensure high levels of recycling/brown bin recycling and reduction of waste.
- Collections:
 - Collections frequency to be confirmed.
 - The Operator will ensure the bins are at the designated collection point at the time and day of collection.

Pest Control

- The Operator will appoint a certified pest control contractor to service the estate and shared communal areas, including the bin stores.

Vacant Apartment Management

- Where an apartment is vacant, the Operator will follow internally agreed voids process to include meter reading, inspection of unit and inventory check, and return of deposit.

Flushing regime

- Prior to first occupation, it is considered best practice to ensure the apartments are flush tested on a weekly basis to prevent bacteria build up within the pipework.
- This is responsibility of the Operator.

Major Incident management (Escalation protocols)

- The Operator will complete a risk register upon receipt of the Fire Risk and General Risk Assessments.
- The Major Incident Management Plan is to be reviewed on an annual basis.

Cleaning

- The Operator will be responsible for the management of services contractors for critical elements such as pest control, cleaning and exterior window cleaning for the residential areas through boom lift, cherry picker and abseiling where appropriate.
- All external soft landscaped areas will be communal amenity space and as such will be maintained by the appointed contractor.
- 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.

Courtyard Landscaping

- Based on the landscape plans received the garden and outside space will be of the forefront of management's maintenance priorities.
- Given the courtyard design, it will be essential for an appropriate maintenance schedule to be devised and implemented by the managing agents, with particular focus on the courtyard planting scheme as envisaged by the landscape architects being maintained and enhanced as the scheme developments.
- There will also be a schedule of maintenance in place for cleaning of hard surfaces, garden features etc. throughout the courtyard.
- The landscape maintenance schedule will include annual contracts that specify weekly visits by the external contractors and this service will be closely managed and tailored to suit the scheme specifics to ensure a high standard is upheld.
- A policy document will be developed around this process and issued to all tenants.



Source: Reddy Architecture + Urbanism – Sample Landscaping & Hard Landscaping

Security Systems and Access Control

- It is envisaged that there will be a centralised location for the monitoring and oversight of security across the development. CCTV will be viewable from this point and it will act as the primary base for the security personnel.
- We would also recommend that there be an on-site presence in the form of concierge/caretaker during 'normal' working hours 9am – 5pm weekdays to deal with issues from the residential and tenant's issues on a daily basis.

CCTV Cameras

- All estate cameras will be monitored from the management office.
- GDPR compliance will be paramount.
- All CCTV recording will take place in the management office.
- All cameras shall be controlled by a central switching matrix to allow any camera and graphical map to be switched to any monitor via a matrix control keyboard and a graphical touch screen system with icons to identify the location of each CCTV camera.
- A centralized CCTV monitor will be installed in the management office to provide CCTV images as required.
- All CCTV cameras will not be required to be monitored simultaneously.

Access Control

- All electronic access control systems including access control devices that control barriers to car-parks, pedestrian gates, block entrance doors etc. will be repeated to the control room.
- Access control system will encompass security features e.g. anti-pass back.
- Access to each individual building will be managed and controlled through the access control system.

Parking & Mobility Management

- A total 26 car parking spaces will be provided with the breakdown as follows: 11 spaces will be provided at basement level and 15 spaces at surface level.
- 551 bicycle park spaces will be provided at the development with a minimal amount located at ground level for both residents and office users, and the vast majority located within a secure undercroft facility.
- The undercroft level will be accessible by residents directly from a dedicated stair/ramp from Parkgate Street.
- The site management team will perform the function of a mobility manager and will advise residents on travel plans and arrangements i.e. demonstrating how to sign up to Dublin Bikes, use of Go Car/car sharing scheme and local transport connections.
- Residents will be able to book taxis via the Building Link app and the mobility manager will also be familiar with other Apps e.g. RealTime Ireland and The NTA Journey Planner, which residents will be able to use to familiarise themselves with local transport providers, routes and relevant timetables etc.

The above is not an exhaustive list of possible budget line items and maintenance protocol.



SECTION 6

CONCLUSION

Section 6 Conclusion

6.0. CONCLUSION

Based on the information provided, Aramark Property have considered the schemes proposals. From our experience to date of similar schemes we have set out an overview of how we believe the scheme can be successfully managed in best practice for the benefit of the residents, the future occupiers and the wider community.



APPENDIX I

GENERAL
ASSUMPTIONS &
CONDITONS

ASSUMPTIONS

Unless otherwise stated in this report, our advices and report have been carried out on the basis of the following General Assumptions. If any of them are subsequently found not to be valid, we may wish to review our advice, as there may be an impact on it/them

- That we have been supplied with all information likely to have an effect the property management of the proposed property and estate, and that the information supplied to us and summarised in this report is both complete and correct.

