

PROPERTY MANAGEMENT STRATEGY REPORT

PROPOSED DEVELOPMENT:
BAILEY GIBSON 2 SHD



CLIENT:

CWTC MULTI FAMILY
ICAV ACTING SOLELY IN
RESPECT OF ITS SUB
FUND DTBR SCR1
FUND

Contents

Section 1- Introduction	4
Executive Summary	4
Development Description	5
Schedule of Accommodation	7
Section 2 - Summary of Relevant Experience	9
Section 3 - Appointment of Property Managing Agent & Associated Responsibilities	11
Section 4 - Amenity Considerations & Management	14
Considerations	14
Management of Resident Community and Amenities	16
Section 5 – Summary of Service Charge Budget	19
Management Costs	19
Utilities	19
Cleaning	19
Waste Management	20
Health and Safety	20
Open Spaces & Landscaping	21
CCTV	22
Water Management	22
Fire	22
Section 6 – Parking & Mobility Management	25
Section 7 – Conclusion & Contact Details	29
Contact Details	29
Aramark Key Service Lines	29
Document Control Sheet	30



01

INTRODUCTION

Section 1- Introduction

Executive Summary

Aramark Property have been instructed by CWTC Multi Family ICAV acting solely in respect of its sub fund DTBR SCR1 Fund, to provide a report on the property management strategy for their proposed development located at the Former Bailey Gibson Site, 326-328 South Circular Road, Dublin City Council land (formerly Boys Brigade site and part of St. Teresa's Gardens (all within Strategic Development Regeneration Area 12), South Circular Road and Donore Avenue, Dublin 8.

As with any residential scheme, the main challenge for the developer will be to maintain a secure, peaceful, and attractive environment on a 24/7 basis while each residential occupiers in the development carry out their business.

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



Development Description

This application relates to a proposed mixed-use strategic housing development (SHD) on a site of approx. 5.5 hectares in Dublin 8. It includes all of the former Bailey Gibson site and a small portion of the former Player Wills site, both of which are owned by the Applicant, CWTC Multi Family ICAV acting solely in respect of its sub fund DTBR SCR1 Fund. The balance of the proposed development site relates to land owned by Dublin City Council (DCC) known locally as the 'Boys Brigade pitch' and part of the St. Teresa's Gardens site, together with DCC controlled public roads.

The application area is predominately within Strategic Development Regeneration Area (SDRA) 12, St. Teresa's Gardens & Environs as identified in the Dublin City Development Plan 2016-2022. The part of the proposed development site not within SDRA 12 relate to works proposed in the public roads surrounding the site, South Circular Road, Donore Avenue and Rehoboth Place.

A comprehensive description of the proposed development is set out in the Planning Statement. The Statutory Notices should also be referenced.

Briefly, it is proposed to demolish the existing vacant buildings and structures on the Bailey Gibson site to make way for development of 345 new homes across 5 blocks, BG 1 - BG 5, ranging in height from 2-7 storeys. The residential blocks will be contained within the Bailey Gibson site. The typology is predominantly apartments with 4 townhouses proposed in block BG5.

This is a mixed tenure scheme, with 292 units proposed as Build to Rent (BtR) across blocks BG1-BG3 and 53 units proposed as Build to Sell (BtS) in blocks BG4 and BG5. It is proposed to deliver 34 social and affordable homes as part of the overall total.

All apartments have private amenity space. At ground floor this is in the form of terraces and on upper levels, balconies. Each of BG1-BG4 have communal amenity areas either as a courtyard or podium area.

Tenant amenities and facilities are proposed in the BtR blocks and include a gym, co-working space, kitchen/lounge areas, concierge, and waste facilities.

Over 2 hectares of public open space including a multi-sport play pitch, a playground, 'St. Teresa's Playground', a boulevard, 'St. Teresa's Boulevard', a park, 'Players Park', a plaza, 'Rehoboth Plaza'.

The proposed non-residential uses include in blocks BG1 and BG2 commercial units that have the capacity to support daily living needs e.g., a shop, pharmacy and professional services. A creche with capacity for approx. 60 children. In block BG2 the design includes floorspace for a café/restaurant/bar.

In total there are 89 car parking spaces allocated to the proposed apartments and all are contained within the Bailey Gibson site. Apart from 1 space at podium level, the parking is contained within a basement. Additionally, 10 'Go Car' spaces are proposed at podium level for residents use only. Each of the 4 townhouses has 1 on-curtilage car parking space.

Visitor parking is at street level and the proposed sport pitch will be serviced separately by new spaces on the public roads. The scheme includes set down parking for the creche, a loading bay for deliveries and coach parking area.

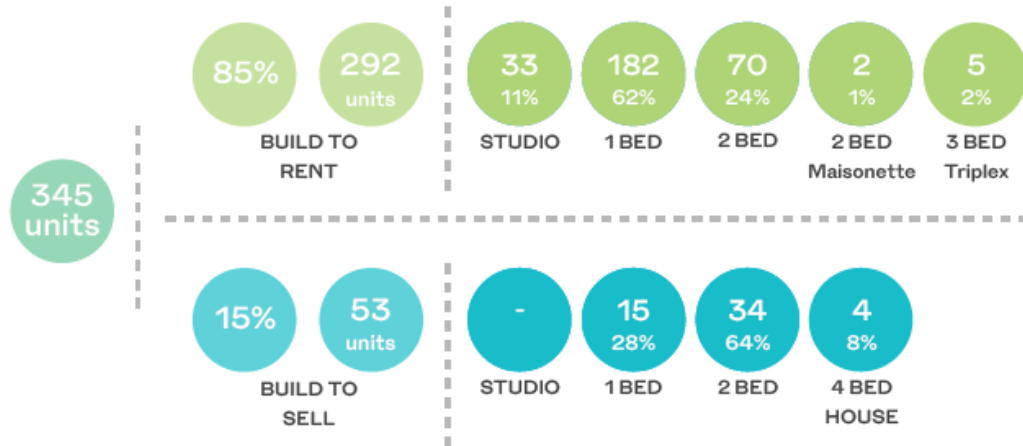
Provision is made for disabled parking, electric vehicle charging, a car sharing scheme and motorcycle parking.

784 spaces are proposed for cycle parking including secure residents parking, visitor parking and spaces for cargo bicycles.

Other works include the development of a network of streets across the proposed development site that will link with other sites within SDRA 12 and into the wider street network of Dublin 8. Improvement works within existing local streets to facilitate access and safe movement.

Ancillary development works includes the construction of electricity substations, meter rooms, plant rooms at basement level, waste storage areas, solar photovoltaics, drainage, landscaping, and lighting.

Schedule of Accommodation



	LVL.	Ancillary(SQM)	Creche (SQM)	BTL Amenity (SQM)	Commercial (SQM)	Residential GFA (SQM)	Total GFA (SQM)	Per Level	Studio	1 Bed	2 Bed	3 Bed	2 Level (2 Bed)	3 Level (3 Bed)	TownHouse (4 Bed)	Dual Aspect
BLOCK BG 1 (BTR)	0	129	141	104	322	1,143	1,710	19	1	13	0			5		6
	1	40	123			1,724	1,847	23	3	18	2					5
	2		83			1,590	1,673	23	3	18	2					5
	3					1,449	1,449	23	3	18	2					5
	4					1,449	1,449	23	3	18	2					5
	5					1,258	1,258	20	1	18	1					4
	6					1,159	1,159	20	14	5	1					4
Subtotal		169	347	104	322	9,772	10,545	151	28	108	10	0	0	5	0	34
BG1 TOTAL		Inc. Ancillary					10,714									
BLOCK BG 2 (BTR)	B1	4351														
	0	495		522	163	564	1,249	6	0	3	3					4
	1	44		187		1,049	1,236	13	0	6	7					8
	2	12				1,106	1,106	14	0	7	7					8
	3					1,106	1,106	14	0	7	7					8
	4					1,106	1,106	14	0	7	7					8
	5					1,106	1,106	14	0	7	7					8
6					1,106	1,106	14	0	7	7					8	
Subtotal		4902		709	163	7143	8015	89	0	44	45	0	0	0	0	52
BG2 TOTAL		Inc. Ancillary					12,917									
BLOCK BG 3 (BTR)	0	77.5		22		693	715	10	1	6	3	0	0	0	0	5
	1					778	778	12	1	6	3	0	2	0	0	6
	2					778	778	10	1	6	3	0	0	0	0	4
	3					685	685	10	1	6	3	0	0	0	0	4
	4					685	685	10	1	6	3	0	0	0	0	4
Subtotal		77.5		22	0	3619	3641	52	5	30	15	0	2	0	0	23
BG3 TOTAL		Inc. Ancillary					3,719									
BLOCK BG 4 (BTS)	0	84				1,107	1,107	13	0	5	8	0	0	0	0	11
	1					1,196	1,196	14	0	5	9	0	0	0	0	8
	2					1,196	1,196	14	0	5	9	0	0	0	0	8
	3					771	771	8	0	0	8	0	0	0	0	6
Subtotal		84		0	0	4270	4270	49	0	15	34	0	0	0	0	33
BG4 TOTAL		Inc. Ancillary					4,354									
BLOCK BG 5 (BTS)	0					233	233	4					0		4	
	1					242	242									
	2					242	242									
Subtotal				0	0	717	717	4	0	0	0	0	0	0	4	0
BG5 TOTAL		Inc. Ancillary					717									
TOTAL BLOCKS	Levels	Ancillary (SQM)	Creche (SQM)	BTL Amenity (SQM)	Commercial (SQM)	Residential GFA (SQM)	GFA Excl. Ancillary	Total	Studio	1 Bed	2 Bed	3 Bed	2-Level (2 Bed)	3-Level (3 Bed)	Town House (4 Bed)	Dual Aspect
	TOTAL	Inc. Ancillary					32,421	345	33	197	104	0	2	5	4	142
									10%	57%	30%	0%	1%	1%	1%	42%



02

RELEVANT EXPERIENCE

Section 2 - Summary of Relevant Experience

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

- Beacon South Quarter
- Fernbank
- OPUS
- Capital Dock

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



BEACON SOUTH QUARTER



FERNBANK



OPUS



CAPITAL DOCK



03

APPOINTMENT OF
PROPERTY MANAGING
AGENT

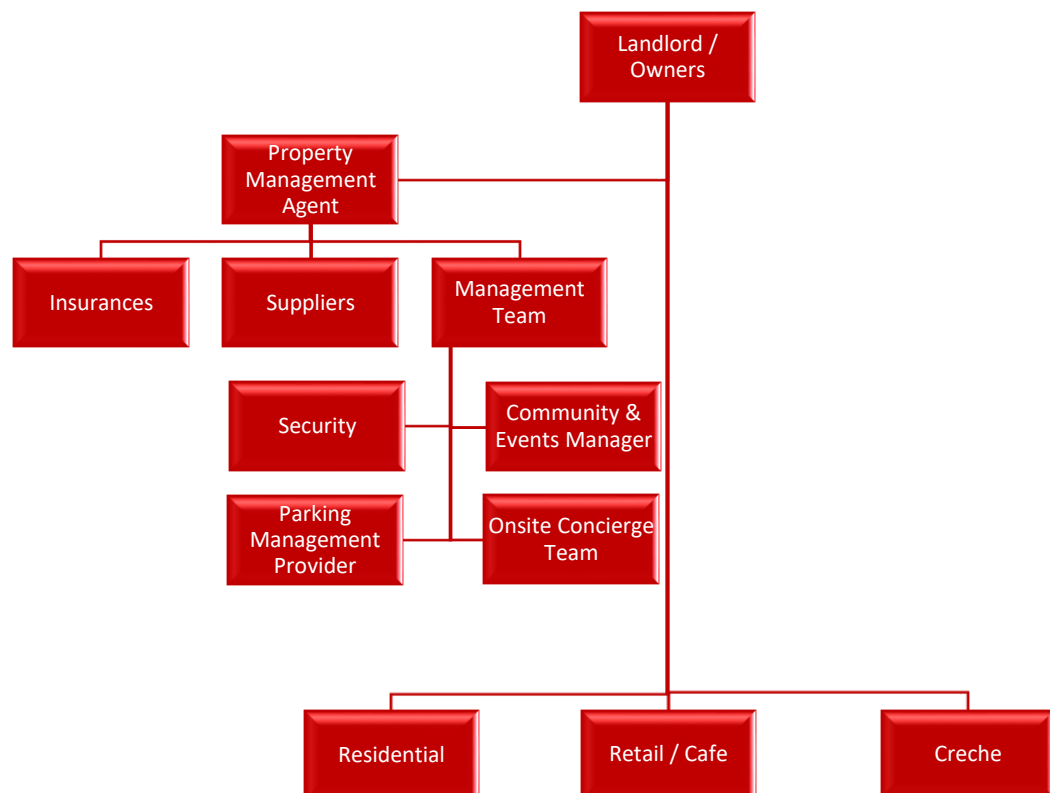
Section 3 - Appointment of Property Managing Agent & Associated Responsibilities

The timing of the appointment of an experienced property management agent by the applicant and subsequent engagement between the agent and the developer would be recommended to take place at least twelve 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 to consult and advise on the operational management strategy.

The property management agent would be appointed to manage the estate & common areas on behalf of the owners 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 and the estate. To effectively manage the development an annual budget would be billed to the owners on a quarterly in advance basis to ensure enough funds are received to enable effective management of the scheme.

Proposed Structure – Hierarchy of Title



Proposed Management Company Structure

It is the developer's intention that the development will be run by a management company which will in turn appoint a property management agent to manage the common area and estate of the development.

The purpose of this management company will be to establish a controlling entity that will assume ownership over the development post construction phase. This will ensure the estate common areas, public realm and shared areas of the development are retained as the legal responsibility of this Management Company.

The constitution of the management company is drafted by legal counsel and the shareholding will be calculated by the apportionment of the buildings and tenants that occupy the scheme. The management company will retain control of all shared areas and external public realm. Each owner / tenant will be legally contracted to contribute to the service charge regime through leasing and sale arrangements established.

Legal Entity

The Management Company will be formed as a separate legal entity for the sole purpose of management of the shared common areas. The entity will be formed prior to the sale of any of the blocks or units within the development so as the structure and legal entity is set out prior to any sale. In order to effectively maintain the development, the Management Company will then be responsible for appointing an independent property management agent to manage the operational, financial and legal aspects associated with the estate common area management.





04

AMENITY
CONSIDERATIONS
& MANAGEMENT

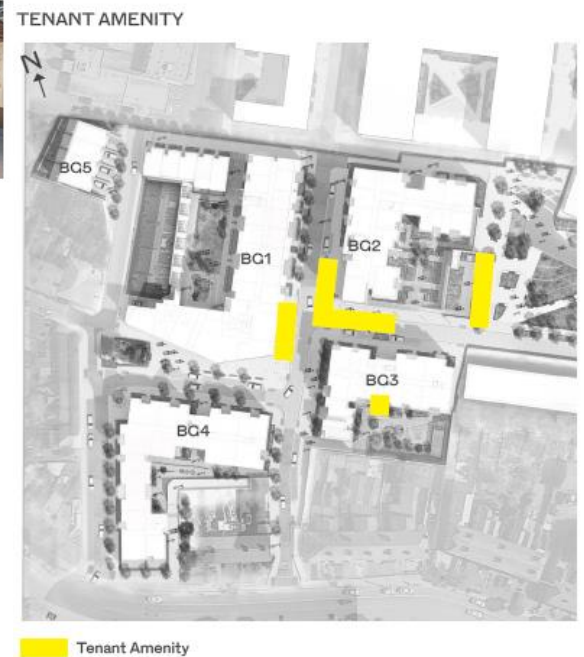
Section 4 - Amenity Considerations & Management

Considerations

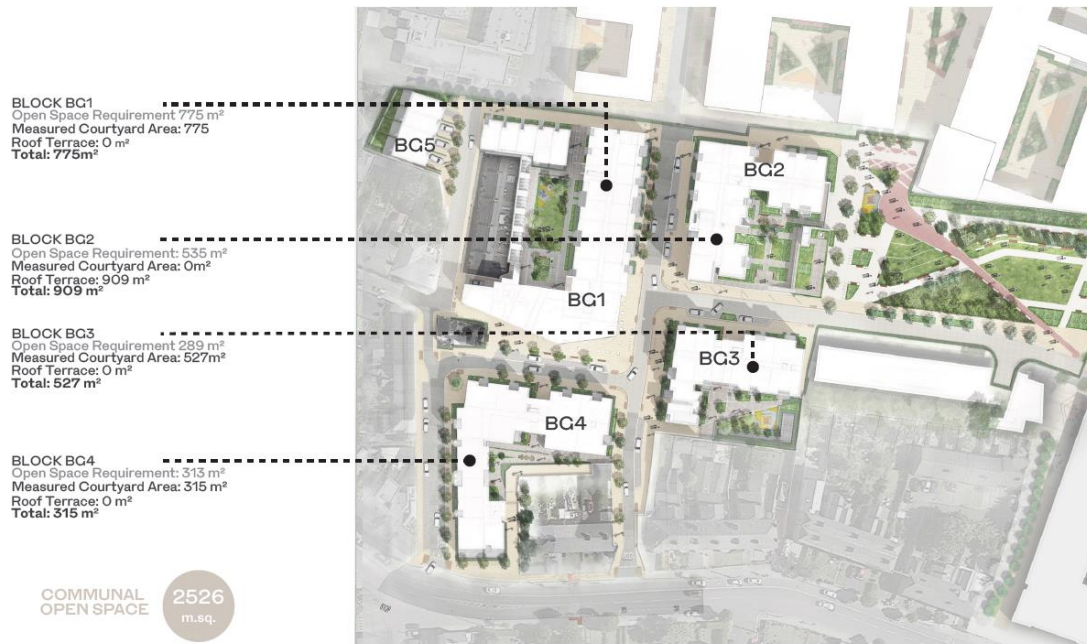
The development has been designed with quality of tenant and resident amenity space as a central consideration for the occupiers. In addition to public, communal and private open space, residents have access to enjoy a range of residential amenities totaling 857sqm. The offering ensures that residents will enjoy an enhanced overall standard of amenity.

Tenant Amenity Spaces

- Block BG1, there is a concierge office (104 sq.m at ground floor level).
- Block BG2, there is a gymnasium (261 sq.m), combined concierge/marketing/coworking space (193 sq.m) at ground floor and communal living/ kitchen (171 sq.m) and residents lounge (29 sq.m) at first floor level.
- Block BG3, there is a resident's lounge (22 sq.m) that connects with the communal garden



There are a number of outdoor communal open spaces that residents and occupiers can use for their enjoyment. The courtyards are designed to be useful, inviting spaces for social interaction that enhance and build upon the biodiversity in the area.



Management of Resident Community and Amenities

Management Offices

The development will have a designated management office / concierge suite. This area is located at the main entrance of Block BG2. Additionally, the flexible space is strategically placed centrally in the development to provide a gathering space and passive street surveillance for all residents.

The area will focus on management of the residential and the overarching management of the scheme, with an emphasis on security, surveillance of vehicular & pedestrian access, waste marshalling area, parcel deliveries, car parking, events management and community and stakeholder engagement.

The management and residents support services area will serve as a meeting place for residents, additional security, and a central hub where key estate and resident management services will be offered. For the management team, it will provide a single space or base from which these elements can be pooled and managed efficiently.

Onsite Property Manager

The development may have an Onsite Property Manager who would also be responsible for overseeing and coordinating resident move in/out strategy in terms of deliveries.

The property manager would be responsible for achieving a sense of community within the scheme.

The Property Management Team will be primarily responsible for the following: -

- Management and implementation of the parking and mobility strategy.
- Management of lease agreements and operational budgeting for the effective management of the common areas.
- Management of contractors and other requirements of efficient building operation.
- Co-ordination of stakeholder and community events and engagement.
- Ensuring that the appropriate standards for resident behaviour are upheld, creating a secure and friendly environment.
- Management of delivery strategies to ensure full access to facilitate deliveries as required.

Residential Concierge Team

The development will have a Residential Concierge Team. The service hours are envisaged to be from 08.00 to 20.00 Monday to Friday, Saturday - Sunday 09.00 to 14.00. There may be a requirement change these times depending on residents' requirements.

Contact details of the key Residential Concierge 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. This will encourage communication on events, maintenance alerts and other notifications.

The Residential Concierge Team will be primarily responsible for the following: -

- Resident communication.
- Management of the move-in and move-out process.
- Management of contractors and other requirements of efficient building operation.
- Co-ordination of post/parcel deliveries.
- Co-ordination of resident events and engagement.
- Ensuring that the appropriate standards for resident behavior are upheld, creating a secure and friendly environment.





05

SUMMARY OF SERVICE
CHARGE BUDGET

Section 5 – Summary of 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 development. 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, electricity, and gas.

Soft Services

Security

- This element of the budget will allow for any Security Guarding or patrol requirements that may be required outside of the onsite staff teams working hours. It will also make a provision for the maintenance and repair to any security systems including CCTV and access control systems.

Cleaning

- The cleaning of the external and internal common areas will be covered under this section. It is vitally important that the common areas are kept as clean as possible, and any vandalism or graffiti is addressed as quickly as possible.
- A maintenance schedule will be put in place and will ensure common areas are checked and cleaned daily.
- Any common furniture, water features, sculptures and litter bins will form part of the cleaning and maintenance protocols which will be defined by the onsite team.
- Window cleaning and external façade cleaning to be carried out 2 – 4 times per annum using boom lift / cherry picker / abseiling or reach and wash systems where appropriate.
- Any common areas with furniture will form part of the cleaning and maintenance protocols.

Waste Management

- Bin stores will be regularly inspected to ensure the area is clean, secure and free from hazards. The residents will 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 to encourage a reduction of waste. Residents will be required to segregate waste within their own units. This will be closely monitored by the onsite resident's management team.
- Signage will be posted on or above the bins to show which wastes can be put in each receptacle. Residents will be informed by the management company where they are required to deposit their waste and fobs/keys for access will be provided to their dedicated storage areas.
- Collection's frequency and designated collection points to be communicated to residents upon move in.
- Please refer to the Operational Waste Management Plan for further details.

Health and Safety

- The Management Team post-handover will design a health and safety strategy and Occupiers' Handbook that will ensure the development has the utmost health and safety standards. This will be provided to the residents and also staff/contractors that will be managing and working in the development.
- The Handbook will contain protocols for the times of operation, weather events and planned shutdowns of the water amongst other things.
- The amenity areas will be the focal point of the development and will have a specific health and safety focus. The Management Team will work with the insurance surveyors to ensure that a policy is suitable for an area with use of this nature. There will be an individual set of risk assessments and method statements relating to any outdoor areas.
- This document will also govern the protocols for contractors visiting site to carry out works.
- A comprehensive General Risk Assessment to be completed by an appointed surveyor prior to occupation of the building.

Hard Services

- An allowance will be made for any maintenance required on plant and equipment. This includes the servicing and management of any pumps, lifts, gates, and any other items of plant located within the external and internal common areas.
- There will be a budget for general repairs which will cover basic works such as lighting repairs and any rectification to areas of the common areas that may become damaged or dilapidated.

Open Spaces & Landscaping

- Based on the landscape plans received, the communal areas will be of the forefront of management's maintenance priorities.
- Given the scale of the proposed public/communal space it will be essential for an appropriate maintenance schedule to be devised and implemented by the managing agents, with a focus on the planting scheme as envisaged by the landscape architects.
- A schedule of maintenance will be implemented for cleaning of hard surfaces and garden features throughout the landscaped areas and open spaces.
- 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 residents of the overall estate.
- The outdoor communal amenity areas would allow outdoor events, such as barbecues, outdoor cinema, and other events. These would be organised by the on-site team to the benefit of the residents. Attendance at all community events will be organised and controlled centrally through the management team, with the assistance of the on-site security team.

Access Control

- Provision for all electronic access control systems including access control devices that control barriers to bicycle storerooms and block entrance doors will be made.
- Apartment access: Residents will be provided with keys/fobs/app enabled access control depending on the system installed. The property management team would be granted the ability to access the apartment for purposes of inspection, emergencies and

maintenance works in line with management policies and leases. Visitors will be required to request access through electronic intercom/access system installed at the block entrance doors and gates.

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 management office.
- Maintenance: Provision will be in place for camera maintenance and routine checks in accordance with manufacturer guidelines.
- GDPR compliance will be paramount.

Water Management

- Cold Water Storage & Feed: The cold-water storage and feed will be maintained in accordance with manufacturer guidelines.
- Risk Assessment: An independent and comprehensive Legionella Risk Assessment and Water Testing will be completed. Both are to be completed by an approved surveyor prior to occupation.
- Tanks: The water tanks will be maintained in accordance with manufacturer guidelines.
- Pumps: The pumps will be maintained 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 displayed in high traffic areas advising of the fire action policy.
- Prevention Equipment: The Management Team will ensure Fire Protection Equipment is provided.
- A Risk Assessment will be instructed to be carried out by an independent consultant and

a comprehensive Fire Risk Assessment will be completed prior to occupation of the building.

- Alarm: The fire alarm panel will be maintained and serviced in accordance with manufacturer guidelines. Each unit will have its own fire alarm system.
- Dry and wet risers: Dry and wet risers will be maintained in accordance with manufacturer guidelines.
- Sprinklers: 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 risers.



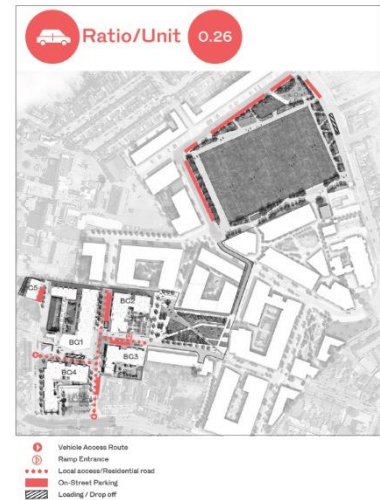


06

PARKING & MOBILITY
MANAGEMENT

Section 6 – Parking & Mobility Management

Schedule of Car Parking



Car Parking Management Strategy

A total of 51 no. car parking spaces have been provided within the development, representing a ratio of 0.26.

The managing agent will ensure an active parking management strategy is regularly enforced in the development via the on-site management team. Car parking spaces will be allocated in accordance with Management Company policies for the development. The purchase /rental of a unit will not guarantee the right to a designated parking space. Residents who request a private car parking space will be allocated on a ‘first come, first served’ basis.

Residents will only be able to utilise their allocated car parking space and the onsite management team will provide a permit to the resident who will display it on the window of the vehicle.

No additional car parking will be provided by the proposed development. If no car parking spaces are available, the future owner / resident will be informed of this prior to occupation of a unit.

The recommendation to combat abuse of parking facilities and abandonment of cars is generally to implement a clamping regime. A clamping regime can be tailored to suit the management structure and would start off by engaging in a contract with a preferred supplier.

Schedule of Bicycle Parking

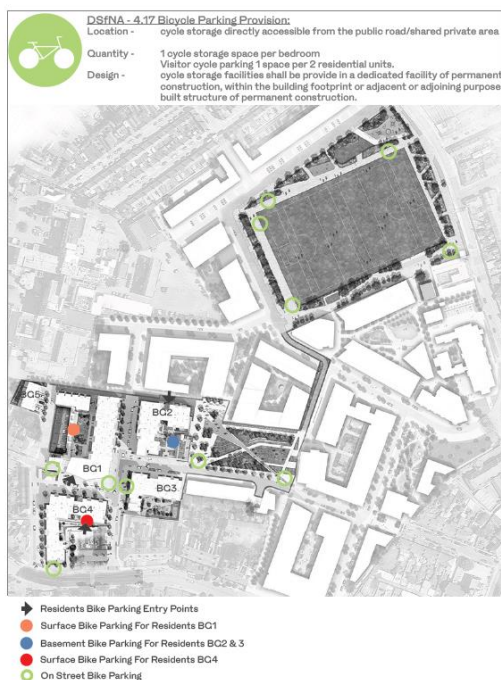
<p>Total</p> <hr/> <p>BC1</p> <p>BC2</p> <p>BC3</p> <p>BC4</p>	<p>784 Bicycle Spaces</p> <p>174 Bicycle Spaces <u>BC1 Bike Shed:</u> Resident spaces - 171 spaces Creche allocated - 3 spaces</p> <p>142 Bicycle Spaces <u>Level BC1 - Basement Bike Store:</u> Residential spaces - 134 spaces Podium - Cargo - 4 spaces Commercial staff - 4 spaces</p> <p>69 Bicycle Spaces <u>BC1 Basement Bike Store:</u> Residential spaces - 69 spaces</p> <p>83 Bicycle Spaces <u>BC4 Bike Store:</u> Residential spaces - 83 spaces</p>	<p>On-Street</p> <p>Pitch</p> <hr style="border-top: 1px dashed #ccc;"/> <p>Cargo Bike</p> <p>CRECHE / STAFF</p>	<p>172 Bicycle Spaces Players Park - Standard - 48 spaces Cargo - 4 spaces Street-scape Standard - 116 spaces Cargo - 4 spaces</p> <p>144 Bicycle Spaces Standard - 136 spaces Cargo - 8 spaces</p> <p>20 Cargo Bicycle Spaces BC2 Podium - 4 spaces On-street - 4 spaces Player's Park - 4 spaces Pitch - 8 spaces</p> <p>7 Bicycle Spaces BC1 Bike Shed - 3 spaces (Creche) B01 Basement Bike Store - 4 spaces (Staff)</p>
---------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Bicycle Parking Management Strategy

A total of 784 bike spaces have been incorporated into the design representing a ratio of 1 per bedroom.

A secure facility will assist in preventing theft or abandoned bikes becoming common and taking up spaces, however in the event of significant abandoned bicycles, managing agents typically “cull” bicycle parking by removing abandoned bicycles after a short time has elapsed.

Each storage system will be carefully chosen and set out through consultation between the design team members to ensure the best system is used in the best and most practical locations.



Mobility Management Strategy

The onsite management team will perform the function of a mobility manager while creating a mobility management plan for the site. The primary duties of the Mobility Manager are:

- To develop and oversee the implementation of the initiatives outlined in the plan
- To actively manage the resident and visitor car & bicycle parking
- To manage public transport discount fare schemes, cycle promotion schemes and events
- To provide “travel advice and information” to residents.
- To monitor progress of the plan and to promote and market the plan.





07

CONCLUSION & CONTACT
DETAILS

Section 7 – Conclusion & Contact Details

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

Contact Details

Darren Davidson

Director

E: Davidson-darren@aramark.ie

M: +353 83 450 8794

D: +353 1 871 5494

W: www.aramarkproperty.ie

Aramark Key Service Lines



Document Control Sheet

Client:	CWTC MULTI FAMILY ICAV ACTING SOLELY IN RESPECT OF ITS SUB FUND DTBR SCR1 FUND
Project Title:	BAILEY GIBSON 2 SHD
Document Title:	PROPERTY MANAGEMENT STRATEGY REPORT

Rev.	Status	Author	Reviewed By	Issue Date
AP 01.	DRAFT	Darren Davidson	Louise Phillips	20/05/2022
AP 02.	FINAL	Darren Davidson	Louise Phillips	08/06/2022

