

# Church Fields East Housing Development Mulhuddart, Dublin 15

**Building Lifecycle Report  
For Fingal County Council**



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**Rev 2**

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Disclaimer

The report is prepared by Walsh Associates Architects and Project Managers as Design Team Leaders and Design Team Members contributed to the report as required. Without Prejudice to the generality of this Building Lifecycle report, provides information which is indicative and subject to change following a review when a more detailed specification of scope of works becomes available and it is intended that this study would form the basis of pre-application discussions with the planning department and other relevant authorities

## Contents

1.0	Introduction	4
2.0	Proposed Development Description	5
4.	Long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application	6
4.0	Measures Specifically Considered by The Proposer to Effectively Manage And Reduce Costs For The Benefit Of Residents	7
4.1	Building Design	7
4.2	Building Construction Materials	8
4.3	Energy & Carbon Emissions	9
4.4	NZEB	9
4.5	Detailed Design	9
4.6	High Performance Construction Fabric	10
4.7	Noise Mitigation	10
4.8	Airtightness	11
4.9	Thermal Bridging	11
4.10	Ventilation	11
4.11	Heating Systems	11
4.12	Renewable Technologies	12
4.13	Lighting	12
4.14	Water Conservation Measures	12
4.15	Landscaping	13
4.16	Waste Management	13
4.17	Estate Management	<b>Error! Bookmark not defined.</b>

## 1.0 Introduction

This Building Lifecycle Report has been prepared by Walsh Associates Architects and Project Managers on behalf of Fingal County Council, to accompany a Part X planning application for construction of 217 residential units at Church Fields, Mulhuddart, Dublin 15.

This document has been prepared with reference to the requirements of the 'Sustainable Urban Housing: Design Standards for New Apartments (Guidelines for Planning Authorities), published in December 2022. These Guidelines provide policy guidance on the operation and management of apartment developments, to include a statement of the aim of certainty regarding their long-term management and maintenance structures. This certainty is to be provided via legal and financial arrangements supported by effective and appropriately resourced maintenance and operational regimes.

Holistic and careful scheme design and choice of building materials, together with the effective management by the FCC Housing Maintenance Department and each resident playing their part, will contribute towards a desirable, vibrant community into the future.

This document reviews the outline building specification for the proposed development and includes detail of measures proposed to manage and reduce costs for the benefit of future residents.

The report considers the use of durable materials and finishes for external elevations to reduce the need for regular maintenance and/or replacement, outside of general maintenance and housekeeping works. A similar approach is proposed in the choice of building material for internal finishes, for electrical and plumbing installations, and for landscaping of public and private open space areas.

As the building design develops and material choices are confirmed, this document is to be updated to help inform the FCC Housing Maintenance Department of expected running and maintenance costs for the development, and to aid more accurate scheduling of works and service charge budgets.

## 2.0 Proposed Development Description

This document has been prepared on behalf of Fingal County Council in support of a Planning Application at a site of c.5.52 hectares at Church Fields East, Mulhuddart, Dublin 15.

The development site is located south of Damastown Avenue; west of Church Road; east of previously permitted residential development at Church Fields (Planning Reg. Ref.: PARTXI/012/21); and north of a permitted linear park (Eastern Linear Park Planning Reg. Ref.: PARTXI/012/21), in the townland of Tyrrelstown, Dublin 15.

The proposed development seeks the construction of 217 no. residential units (ranging from 2 – 4 storeys in height) in a mixed tenure development, comprising of 121 no. houses and 96 no. apartments. The development will also include the provision of car parking, cycle parking, new pedestrian / cycle links, services, drainage and attenuation, and all associated site and infrastructural works.

The apartments are provided in 3 no. blocks as follows:

- Block D – 4 storeys comprising 32 no. apartments (12 no. 1 bed; and 20 no. 2 bed)
- Block E – 4 storeys comprising 32 no. apartments (12 no. 1 bed; 16 no. 2 bed and 4 no. 3 bed)
- Block F – 4 storeys comprising 32 no. apartments (12 no. 1 bed; and 20 no. 2 bed)

Associated site and infrastructural works include provision for:

- (i) water services, foul and surface water drainage and associated connections to the permitted Church Fields Part 8 residential scheme;
- (ii) Sustainable Drainage Systems, including permeable paving, green roofs and swales;
- (iii) all landscape works including:
  - (a) provision of Class 2 open space, pocket parks, private communal open space, playgrounds and kick about areas;
  - (b) new pedestrian and cycle connections to Damastown Avenue to the north, to the new Church Fields footpath cycleway (under construction) to the east; and to the linear park to the south; and
  - (c) a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road
- (iv) 306 no. car parking spaces and 897 no. bicycles spaces;
- (v) 6 no external bike stores and 16 free-standing bike bunkers
- (vi) 3 no. bin stores;
- (vii) 2 no. ESB substations; and
- (viii) infrastructure and services.

### **3.0 Long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application.**

Units in this proposed development will be designed and constructed using quality materials and the skills of highly competent trade's people. The Applicant and Design Team have many years of experience to rely upon and the design has been informed from initial stages through discussion with the relevant Local Authority Departments and the DoHLGH, and published guidance including the Sustainable Urban Housing: Design Standards for New Apartments.

Careful consideration of long-term running and maintenance costs for the end-user have been accounted for from the outset of this project, and this conscious thought process is essential in providing housing which will require minimal maintenance into the future.

Certainty around long-term running and maintenance costs for the development will be further strengthened via robust legal and financial arrangements supported by Fingal County Council's effective and appropriately resourced maintenance and operational regimes.

## 4.0 Measures Specifically Considered by The Proposer to Effectively Manage and Reduce Costs for The Benefit of Residents

Long-term running and maintenance costs for the end-user have been central concerns during the design development process. The holistic incorporation of these concerns by the entire design team is essential to provide housing which minimises long-term costs to the resident.

Units proposed in this development will achieve a minimum A2 Building Energy Rating and will meet the standard required to be nearly Zero Energy Buildings (nZEB) as directed under the European Energy Performance of Buildings Directive Recast 2010 (EPBD). The tables below provide a summary of measures proposed to assist with the effective management and reduction of costs associated with the completed development for the end- user/occupant.

### 4.1 Building Design

The apartment buildings are designed in accordance with the Building Regulations, in Particular Part D Materials and Workmanship which include all elements of the construction, where the design principles and specification are applied to both the residential units and the common areas of the building.

Specific design measures investigated include:

MEASURE	DESCRIPTION	BENEFIT
<b>Building Aspect/ Daylight</b>	The design, separation distances and layout of the apartment blocks and other residential units aims to maximise provision of natural daylight.  Daylight & sunlight assessments have been carried out for habitable rooms to ensure they meet the recommendations of BRE document 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' Third Edition (BR 209 2022).	Reduces reliance on artificial lighting, thereby reducing costs
<b>Core Design</b>	<b>Daylighting to stair cores &amp; protected lobbies</b>	Avoids the requirement for continuous artificial lighting.
<b>Accessibility</b>	All units will comply with the requirements of Building Regs and Technical Guidance Documents Parts K and M.  Additionally, 11 Units, consisting of 6 Apartments and 5 houses have been designated Accessible Units in accordance with Fingal County Council's Strategic Plan for Housing People with a Disability 2016-2021.	Reduces the level of future adaptation and associated costs for residents.
<b>Ventilation</b>	All areas to be served with natural & or mechanical ventilation where required as per Building Regulation TGD Part F requirements.	Reduce energy usage costs of ventilation systems and

		associated maintenance/upgrade costs.
<b>Security</b>	The scheme is designed to incorporate principals of passive surveillance to promote a vibrant community life and deter antisocial behaviour. Allowance made for inclusion of CCTV monitoring details and secure bicycle stands for apartment blocks.	Helps to reduce potential security/ management cost
<b>Amenity Space</b>	Provision of a variety of communal open spaces which serve the needs of a wide range of residents.	Encourages community and social interaction among residents in an interesting, well maintained public realm.
<b>Private Open Space</b>	Provision of balconies and openable windows, provides access to the outdoors and allows individuals to clean windows themselves.	Facilitates interaction with outdoors. Reduces the cost and reliance on 3rd party contractors for cleaning & maintenance.

## 4.2 Building Construction Materials

The proposal seeks to meet the requirements of the Building Regulations with particular reference to BS 7543:2015, 'Guide to Durability of Buildings and Building Elements, Products and Components', which provides guidance on the design life and predicted service life of buildings and their parts, ensuring that the long-term durability and maintenance of materials is an integral part of the specification of the proposed development.

Materials under consideration include brickwork, render systems, powder-coated aluminium framed double-glazed windows and doors, metal rainscreen cladding, powder-coated aluminium balustrades, steel frame deck and sedum roofing all require minimum on-going maintenance and reduce ongoing associated costs.

MEASURE	DESCRIPTION	BENEFIT
<b>Design &amp; Material Selection</b>	Materials have been selected and chosen with due consideration to their durability, design life and maintenance requirements.  Consideration given to Buildings Regulations and other relevant guidance e.g., BS 7543:2015 'Guide to Durability of Buildings and Building Elements, Products and Components'	Longevity, durability. Minimises ongoing maintenance and replacements requirement.
<b>Building Envelope</b>	Use of brick and silicone render systems to building envelope	Requires little or no maintenance aside from regular house-keeping
<b>Roofs</b>	Slate roof finish to houses and single ply roofing membranes with green roof finish to apartment flat roofs.	Requires minimal maintenance aside from regular house-keeping.
<b>External Windows &amp; Doors</b>	Use of aluminium windows and doors to be considered	Increased longevity and durability.

		Reduce energy usage costs of ventilation systems and associated maintenance/upgrade costs.
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### 4.3 Energy & Carbon Emissions

The proposed development will comply with Building Regulations Part L 2022 - Dwellings (NZEB).

As part of the development’s efforts to further reduce energy consumption, the project is targeting a minimum A2 BER (Building Energy Rating) throughout. Extensive work has been carried out to develop a balanced design approach to achieve these onerous targets with several sustainable features being incorporated into the design from the early stages.

A detailed energy statement has been prepared by Waterman Moylan Consulting Engineers to illustrate this balanced approach.

### 4.4 NZEB

Technical Guidance Document Part L – Conservation of Fuel and Energy – Dwellings sets out the requirements for the minimum fabric and air permeability requirements, maximum primary energy use and carbon dioxide (CO2) emissions as well as the minimum amount of energy derived from renewable sources.

In line with building regulations requirements an energy assessment procedure will be performed for each building to ensure compliance is achieved. A dwelling energy assessment procedure will be performed for each dwelling in the development. A non-domestic energy assessment procedure will be performed for the landlord internal common areas in the development. Provisional assessments will be carried out prior to commencement of the development on site to ensure full compliance is achieved for each building type.

The exact specification, including technologies used, will be determined at detailed design stage, to achieve an A2 BER rating for each apartment.

To demonstrate that an acceptable primary energy consumption rate has been achieved, the calculated Energy Performance Coefficient (EPC) of a building should be no greater than the Maximum Permitted Energy Performance Coefficient (MPEPC). To demonstrate that an acceptable CO2 emission rate has been achieved, the calculated Carbon Performance Coefficient (CPC) should be no greater than the Maximum Permitted Carbon Performance Coefficient (MPCPC).

### 4.5 Detailed Design

The dwellings shall include several energy conservation measures to achieve a high energy rating for each property, including

- High-performance thermal envelope with low U-values
- Airtight construction
- Ventilation system
- Heat Pump (HP) Technology
- Energy efficient lighting to be provided where appropriate

The sustainable design of the proposed development ensures that each unit in the development performs efficiently and complies with NZEB criteria. The sections below outline the elements (based on passive and active measures) that aid in the reduction of energy consumption, carbon emissions and cost throughout the building lifecycle. The table at Section 4.6 below also provides information to be used in the DEAP assessment for each specific unit in the development:

## 4.6 High Performance Construction Fabric

The construction U-values for each dwelling within the development is outlined in the Building Regulations Technical Guidance Document – Part L 2022 (Dwellings). Target U-Values for elements of construction, based on other recent housing schemes for FCC, are as follows:

U-Values	Range of Target Values Proposed	Part L 2022 (Dwellings) Compliant Values
Floor	0.10 to 0.18 W/m <sup>2</sup> K	0.18W/m <sup>2</sup> K
Roof (Flat)	0.12 to 0.20 W/m <sup>2</sup> K	0.20 W/m <sup>2</sup> K
Roof (Pitched)	0.10 to 0.16 W/m <sup>2</sup> K	0.16 W/m <sup>2</sup> K
Walls	0.10 to 0.18 W/m <sup>2</sup> K	0.18 W/m <sup>2</sup> K
Windows	0.9 to 1.4 W/m <sup>2</sup> K	1.4W/m <sup>2</sup> K

High-performance building fabric elements are being considered and selected to minimise unnecessary heat loss from the internal spaces. In addition to the reduction in energy consumption and associated carbon emissions for space heating and ventilation through a high-performance fabric, high efficiency heating systems are being proposed for use throughout the development.

High performance energy systems in combination with minimised heat losses through the building’s fabric and a lower than required air permeability rate, helps to ensure lower energy consumption rates and thus reduces the overall cost of heating for the end user.

## 4.7 Noise Mitigation

A detailed internal noise impact assessment was undertaken, and a report accompanies this application as part of the EIAR (Chapter 12). The study considers the site location adjacent to Damastown Avenue and current and projected noise levels.

Interior noise levels for the whole development are predicted to comply with interior noise level criteria (including both LAeq and LAFMax) from BS 8233 and ProPG, and noise mitigation measures are outlined which will ensure compliance. Sleep disturbance due to the predicted internal noise levels is unlikely to occur. Amenity areas and private balconies/terraces & gardens are predicted to comply with the desirable external amenity noise level criteria.

## 4.8 Airtightness

The building will be designed to ensure it will achieve compliance with the air tightness requirements outlined in the Part L (2021) TGD document. The current proposal for air tightness in the Part L document is set to a maximum value of 5.0 m<sup>3</sup>/hr/m<sup>2</sup> @50Pa. A reasonable target value for these buildings, based on other recently completed housing schemes, would be 4.0m<sup>3</sup>/hr/m<sup>2</sup> @ 50Pa.

## 4.9 Thermal Bridging

The limitation of thermal bridging will be achieved in accordance with guidance outlined in the Technical Guidance Document Part L (2022) regulations. This will be achieved by adherence to the Building Regulations Part L Acceptable Construction Details and monitoring during the construction.

## 4.10 Ventilation

The options presented in Waterman Moylan’s detailed energy statement set out three possible means of complying with Part L 2022 Dwellings for the apartments and houses.

The final selection and combination of technologies will most likely be selected from these options based on a more in-depth technical and financial appraisal of the technologies which will be carried out during detailed design.

To maintain indoor air quality and minimize the risk of condensation or mould growth, a mechanical ventilation system will potentially be provided for each apartment/house/unit to help achieve this. The following mechanical ventilation technologies shall be considered for the development

- Whole-house mechanical ventilation with heat recovery
- A centralized mechanical extract system that continuously extracts.

Whole-house mechanical ventilation with heat recovery would minimize the heat demand for air while maximize the quality of the indoor environment in terms of fresh air and CO<sub>2</sub> levels.

A centralized mechanical extract system continuously extracts moist, stale, and polluted air from the wet rooms of a dwelling such as bathrooms, utility rooms and kitchens. This air is exhausted directly to external via a centralized extract fan. Fresh supply air is provided via wall vents into habitable rooms such as bedrooms and living rooms.

These mechanical ventilation technologies will be analysed in the detailed design phase and with the preferred choice will be designed in compliance with TGD Part F.

Natural ventilation is being considered for use in the internal landlord common areas of the proposed development to provide sufficient controlled ventilation. Appropriate background & purge ventilation facilities will be provided as per TGD Part L & F.

## 4.11 Heating Systems

Space heating will potentially be provided by decentralised system with air to water heat pumps or exhaust air heat pumps within each dwelling. The dwelling shall be heated by means of steel panel radiators. In addition, electrical radiant panel heaters shall be considered for use within the landlord areas.

To meet compliance with the renewable energy requirements set out in Part L, a heat pump with the appropriate seasonal efficiency for space and water heating will be selected for all dwellings. For compliance for the landlord areas Photo voltaic, PV system for on-site electricity use will be considered as part of the detailed design.

Modern heat pumps will typically provide 4 to 5 times more heat energy to the dwelling than the electrical energy they consume. They have a lower consumption of energy and therefore lower carbon emissions.

The final selection and combination of technologies will most likely be selected from these options based on a more in-depth technical and financial appraisal of the technologies which will be carried out during detailed design.

## 4.12 Renewable Technologies

To comply with building regulations, 20% of the primary energy delivered to a dwelling must be achieved using renewable energy technologies. The following Low Zero Carbon (LZC) technologies shall be considered for the development

- Individual Air Source heat pumps.
- Individual Exhaust Air Heat Pumps
- Photo voltaic, PV system for on-site electricity use

Air Source Heat Pumps, Exhaust Air Heat Pumps and PV panels systems are classified as renewable technologies under Part L. The building fabric standards and the technology solutions discussed will all be assessed in greater detail during the detailed design stage of the project.

## 4.13 Lighting

Provision for natural daylight in buildings helps to create a better internal environment for occupants and helping to assist in the well-being of the inhabitants. The careful design of façades allows greater levels of natural daylight to enter occupied spaces.

Each building will be fitted with high-performance energy efficient light fittings, such as LEDs. LED lighting consumes the least amount of power while providing the highest light output and is therefore the most efficient source of artificial light. Combined with a long lifespan this minimises whole life costs and reduces the carbon footprint of each home. LED technology results in 30-35% reduction in electrical energy usage over the CFL equivalent.

Intelligent lighting controls in the form of presence detectors shall be used in common areas to ensure that lighting is not in operation when areas are not in use.

Street Lighting and Amenity Lighting shall be as per the proposed FCC designs or a similar design that must be approved by FCC. Streetlights shall be chosen to match existing Streetlights in the area so as to maximise the service levels that can be provided by FCC, and Public Lighting Reports have been undertaken to demonstrate the levels achieved. To conserve energy the lights shall be photocell controlled and shall be dimmed to 75% between midnight and 6 a.m.

## 4.14 Water Conservation Measures

The requirements for Low flow sanitary ware (circa 6 ltrs/min) in each dwelling shall be considered in the detailed design. This is a water conservation initiative and reduces waste by restricting water flowrates to a shower within the

dwelling. The shower head fittings could be provided with a reduced flow to allow for the conservation of water use as well as reducing energy used to heat hot water. Dual flush toilets will be provided which reduces overall water use.

## 4.15 Landscaping

High quality landscape design strategies and the use of robust materials are employed to minimise ongoing maintenance and ensure the costs to the residents are reduced. See Brady Shipman Martin’s Landscape Architects’ report for further detail.

MEASURE	DESCRIPTION	BENEFIT
Natural Amenity	Landscaped areas to be created as part of landscaping design, with existing trees and hedgerows retained where practicable.	Facilitates community interaction, socialising and play resulting in improved well-being of residents
Landscaping	Detailed landscape design included as part of this application. Planting proposals intended to complement the local setting as well as being fit for purpose in respect of private and public realm uses. Planting with pollinator friendly native trees and shrubs planted in prepared beds.	Reduction in frequency and associated maintenance costs.
Permeability	Cycle and Pedestrian permeability prioritised throughout the development with generous links toward neighbouring residential areas, community facilities to the North and the emerging transport and travel infrastructure.	Facilitates improved well-being of residents and promotion of a less car dominated lifestyle and neighbourhood.
Paving & Decking Materials	Sustainable, robust materials, with high slip-resistance to be used. Design to incorporate principals of SUDs to aid on site attenuation. Tree pits and swales to reinforce SUDs objectives.	Robust materials and elements reduce the frequency of required repair and maintenance
Maintenance & Management	Maintenance and management requirements have been considered throughout the design process. Complex planting arrangements have been omitted to avoid onerous maintenance and management requirements	Maintenance costs reduced

## 4.16 Waste Management

MEASURE	DESCRIPTION	BENEFIT
Operational Waste Management Plan	Operational Waste Management Plan, prepared by AWN. Operational Waste management details are included.	The report demonstrates how the scheme complies with best practice.

Storage of Non-Recyclable Waste and Recyclable Household Waste	The domestic waste management strategy will include: - Centralised bin storage and collection area for apartments - Separate grey, brown and green bin. - Regular competitive tender for waste management collection.	Helps reduce potential waste charges
Composting	Organic waste bins will be available throughout.	Promote reuse of organic waste material and reduction of
Resource and Waste Management Plan	The application is accompanied by a Resource and Waste Management Plan, prepared by AWN.	The report demonstrates how the scheme complies with best practice.

## 4.17 Estate Management

Fingal County Council owns and manages many properties throughout various areas of the county. The Council recognises that it has a duty of care to promote the peaceful occupation of all dwellings.

### Social Housing

In this regard, the Council aims to achieve its role as Landlord by ensuring tenants abide by the Tenancy Agreement which they sign, and by exercising its statutory powers to deal with any instances of Anti-Social Behaviour. Estate Management is primarily about making local authority housing better places to live in.

The Council employs Housing Liaison Officers (HLO's) who each deal with their own designated area of the county, and carry out a range of services, including;

- Advice to Tenants on all details of their tenancy and house management
- Development of Residents Associations
- Assist in problems which may occur in estates
- Investigate complaints of anti-social behaviour

Fingal County Council encourages and facilitates the formation of Residents Associations, and where problems in estates are reported through the Residents Association or otherwise, the Council will also utilise all legislative means available, and a multi-agency approach with the Gardai Siochana and HSE, to combat any instances of anti-social behaviour.

All reported incidents are dealt in confidence and investigated in a fair, impartial and objective manner. Fingal County Council recognises the importance of resident and tenant participation in estate management and is committed to working in partnership with residents and tenants to promote estate management in their estates.

MEASURE	DESCRIPTION	BENEFIT
Housing Liaison Officer and Residents Associations	Provides advice to Tenants on all details of their tenancy and house management. Assists in development of Residents Associations. Assists in problems which may occur in estates, and investigates complaints of anti-social behaviour	Residents are informed and can be assisted when issues arise

Tenants' Pack	A Tenants' Pack prepared by FCC Housing Maintenance Department will be provided to each resident. This will typically provide a range of detail including information on contacts for maintenance issues, 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.
Handover Pack	A handover pack will be issued to new residents. This pack will contain important information regarding the new home, including: GPRN, MPRN, Contact details for all relevant suppliers, and user instructions for appliances and devices in the property.	Residents are as informed as possible so that any issues can be addressed in a timely and efficient manner.

## Affordable Housing

These homes are private sales to the market and the Council will not be involved once these properties are sold. The developer must comply with their obligations under the [Multi-Unit Developments Act 2011](#).

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 maintenance and running costs of the development's common areas are kept within agreed budgets. The Property Management Company will enter a contract directly with the Owner's Management Company for the ongoing management of the completed development (it is intended that this contract will be for a maximum period of c.3 years and in the form prescribed by the PSRA).

The following is a non-exhaustive list of services provided by a Management Company to the Development in accordance with the Multi Unit Development (MUD) Act 2011:

- Cleaning and Janitorial Services
- Maintenance of all external spaces
- Maintenance of all internal common areas
- Legal Services & Accounts Preparation
- Waste Management
- Pest Control Maintenance
- Fire Alarm & Emergency Lighting
- Fire Extinguishers
- Smoke Ventilation Systems
- Intercom System
- Smoke Ventilation Systems
- Vehicular Gate
- Insurances and Sinking Fund

Measure	Description	Benefit
Handover pack	A handover pack will be issued to new homeowners. This pack will contain important information regarding the new home, including: GPRN, MPRN, Contact details for all relevant suppliers, and user instructions for appliances and devices in the property.	Homeowners are as informed as possible so that any issues can be addressed in a timely and efficient manner.

## Cost Rental

The Council employs an agent to carry out a range of services, including;

- Advice to Tenants on all details of their tenancy and house management
- Development of Residents Associations
- Assist in problems which may occur in estates
- Investigate complaints of anti-social behaviour

Fingal County Council encourages and facilitates the formation of Residents Associations, and where problems in estates are reported through the Residents Association or otherwise, the Council will also utilise all legislative means available, and a multi-agency approach with the Gardai Siochana and HSE, to combat any instances of anti-social behaviour. All reported incidents are dealt in confidence and investigated in a fair, impartial and objective manner.

Measure	Description	Benefit
Landlord Agent	Provides advice to tenants on all details of their tenancy and house management. Assists in problems which may occur in estates and investigates complaints of anti-social behaviour.	Residents are informed and can be assisted when issues arise.
Tenant's Pack	A tenant's Pack prepared by the agent will be provided to each resident. This will typically include information on contacts for maintenance issues and tenant responsibilities.	Residents are as informed as possible so that any issues can be addressed in a timely and efficient manner.
Handover pack	A handover pack will be issued to new homeowners. This pack will contain important information regarding the new home, including: GPRN, MPRN, Contact details for all relevant suppliers, and user instructions for appliances and devices in the property.	Homeowners are as informed as possible so that any issues can be addressed in a timely and efficient manner.