













MCAULEY PLACE 2

SALLINS ROAD, NAAS

LIFE CYCLE REPORT MARCH 2026

INTRODUCTION | BEAUFORT, SALLINS RD.

| | | |
|---|---|---|
| Architects | C&S Engineers | M&E Engineers |
|  |  |  |
| Planning Consultant | Landscape Architect | Fire & DAC Consultant |
|  |  |  |
| Conservation Architect | Ecologist | Acoustic Consultant |
|  |  |  |
| Arborist | 3D Visualisation | Daylight & Sunlight |
|  |  |  |



The report demonstrates the measures which have been considered to effectively manage and reduce costs for the benefit of residents and the environment. We have included a template for an Asset Register to aid assessment of the long term running and maintenance costs of the proposed development.

Section 6 of the Sustainable Urban Housing; Design Standards for New Apartments - Guidelines for Planning Authorities 2020 (as amended) July 2023 includes the below sections which relate to the "Operations & Management of Apartment Developments" and require a Building Life Cycle Report to be submitted.

Section 6.10

"Certainty regarding the long-term management and maintenance structures that are put in place for an apartment scheme is a critical aspect of this form of residential development. It is essential that robust legal and financial arrangements are provided to ensure that an apartment development is properly managed, with effective and appropriately resourced maintenance and operational regimes."

Section 6.11

"In this regard, consideration of the long-term running costs and the eventual manner of compliance of the proposal with the Multi- Unit Developments Act, 2011 are matters which should be considered as part of any assessment of a proposed apartment development."




Section 6.12

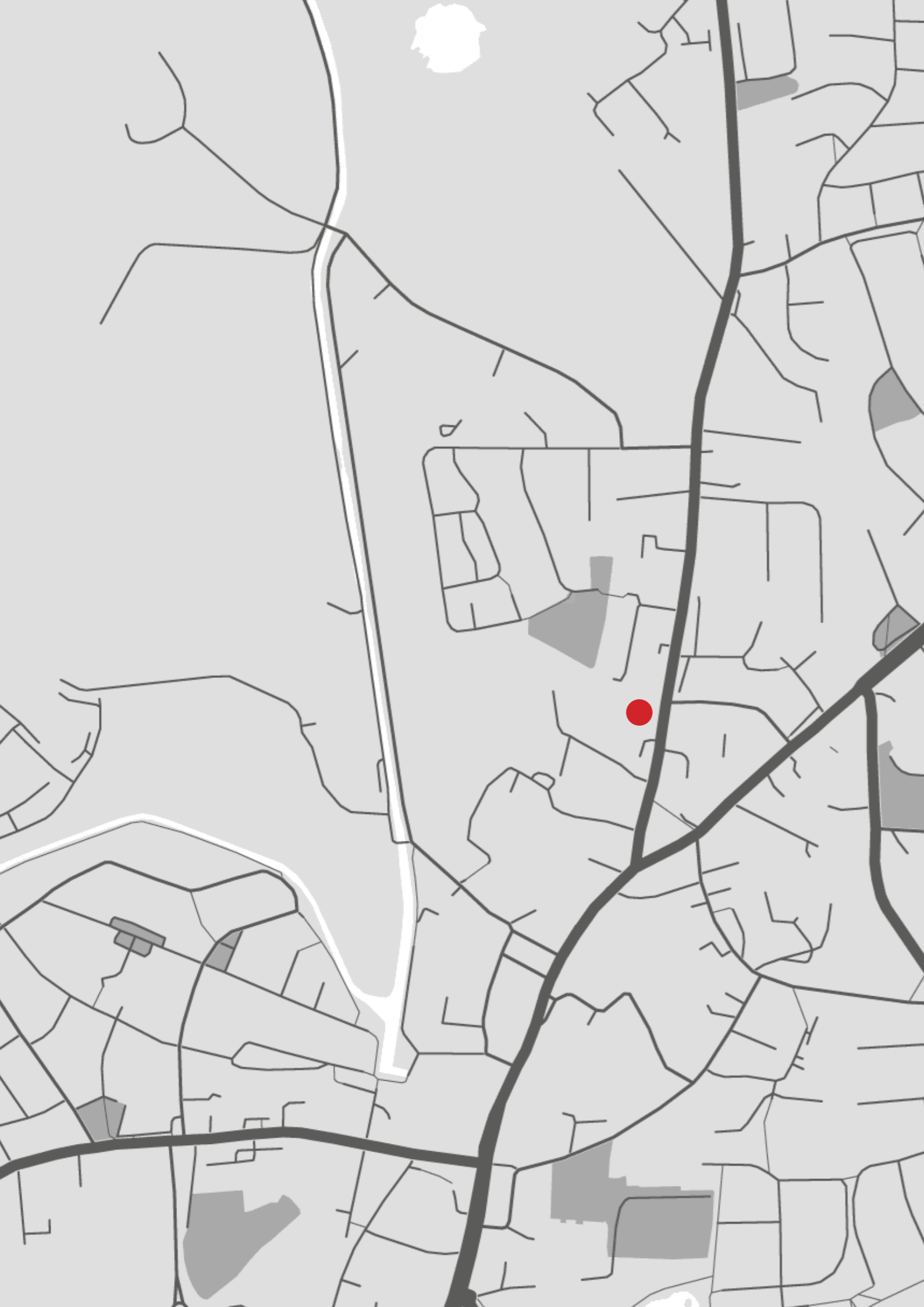
"Accordingly, planning applications for apartment development shall include a building lifecycle report which in turn includes an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application, as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents."

This Building Life Cycle Report document sets out how we have addressed the requirements of Section 6.13 of Apartment Guidelines 2020.

Section 6.13

"Include a building lifecycle report, which in turn includes an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application"
"Demonstrate what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents."

| REVISION RECORD | | | | |
|-----------------|------------|-------------------|-------------|--|
| ISSUE | DATE | STATUS | PREPARED | CHECKED |
| 1 | 02/05/2025 | MCAULEY PLACE OMC | RF/MC/RT/NG | NG  |
| 2 | 12/05/2025 | PLANNING | RF/MC/RT/NG | NG  |
| 3 | 06/03/2026 | PLANNING | RF/MC/RT/NG | NG  |



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OVERVIEW

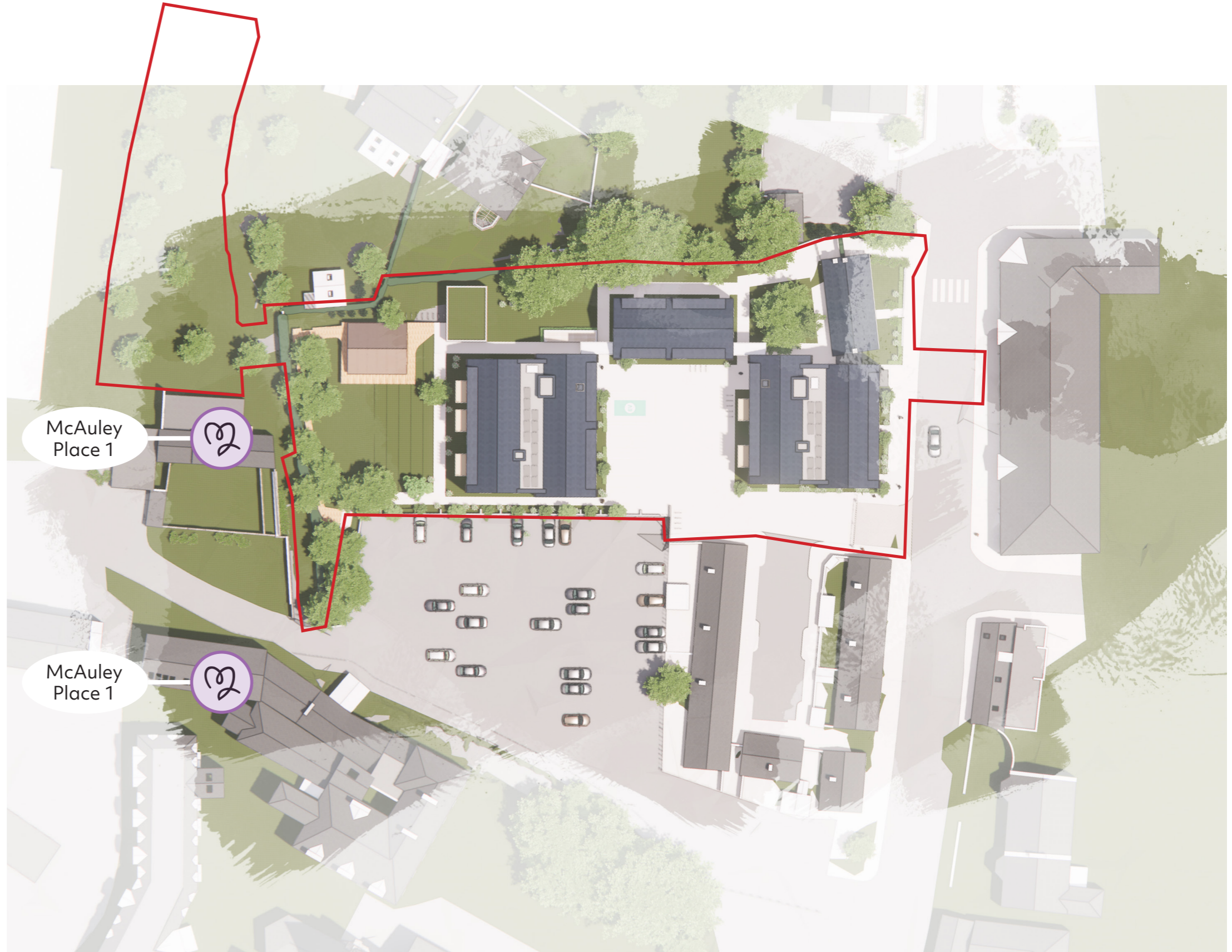
As architecture adapts to changes in society, including shifts in demographics such as the ageing population, it faces the task of enhancing the quality of life for older individuals. With people living longer and birth rates declining, there is a growing need to address the needs of the elderly in our towns .

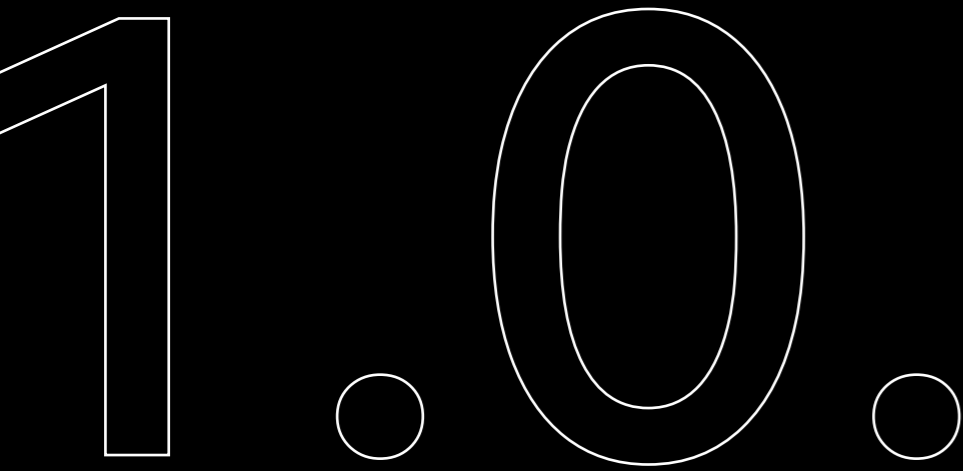
McAuley Place recognises this and aims to contribute to the well-being of its residents by fostering autonomy, dignity, and overall well-being. While there have been advancements in medical care and general accessibility to buildings, studies highlight the negative impact of loneliness and social isolation on independently living seniors.

The main aim of McAuley Place is to address these challenges by creating a thoughtfully designed neighbourhood that fosters a strong sense of community among residents, enhancing their quality of life while supporting their independence.

MCAULEY PLACE 2

The subject site, known as 'Beaufort,' is situated on the western side of Sallins Road, approximately 165m from the intersection of North Main Street and Poplar Square. The site area, including Luisne Gardens, is 0.48 Ha. 44 units are proposed. The zoning of the property falls under the 'B: Existing / Infill Residential' as outlined in the Naas Local Area Plan 2021 - 2027.





INTRODUCTION

An assessment of long term maintenance and running expenses.

1.1. INTRODUCTION | PROPERTY MANAGEMENT

PROPERTY MANAGEMENT OF THE COMMON AREAS OF THE DEVELOPMENT

McAuley Place will act as the property management company. They will be engaged at an early stage of the development to ensure that all property management functions are dealt with for the development.

The PMC will establish manage the maintenance regime, establish, manage and adjust the budget for the service charges and ensure that the running and maintenance costs of the common areas of the development are kept within the agreed annual operational budget.

The property management company will enter into a contract directly with the Owners Management Company (OMC) for the ongoing management of the built development.

The contract will be for a maximum period of 3 years and in the format prescribed by the Property services Regulatory Authority (PSRA).

The Property Management Company also has the following responsibilities for the apartment development once constructed:

- Formation of an Owners Management Company. This will be a company limited by guarantee having no share capital. All future purchasers will be obliged to become members of this OMC
- Fair and equitable apportionment of the Annual operational charges in line with the Multi-Unit Development Act 2011
- Engagement of independent legal representation on behalf of the OMC in keeping with the MUD Act - including completion of Developer OMC Agreement and transfer of common areas
- Transfer of documentation in line with Schedule 3 of the MUD Act
- Preparation of annual service charge budget for the development common areas

- Estate Management
- Third Party Contractors Procurement and management
- Reporting to OMC
- Accounting Services
- Corporate Services
- Insurance Management
- After Hours Services
- Staff Administration

Common Areas are areas including:

- The external walls, foundations and roofs and internal load-bearing walls
- The entrance halls, landings, lifts, lift shafts, staircases and passages
- The access roads, footpaths, kerbs, paved, planted and landscaped areas, and boundary walls
- Architectural and water features
- All ducts and conduits, other than those within and serving only one unit in the development
- Cisterns, tanks, sewers, drains, pipes, wires, central heating boilers, other than such items within and serving only one unit in the development
- Other areas that are from time to time provided for common use

1.2. INTRODUCTION | SERVICE CHARGE BUDGET

The PMC has a number of key responsibilities most importantly is the establishment of the Service Charge Budget. The budget will cover all items in connection to the maintenance, management, repair, upkeep, cleaning of common areas and equipment in accordance with the Multi Unit Developments Act 2011 (“MUD” Act).

A service charge budget should also include an allowance for a Sinking Fund and a Reserve Fund.

SINKING FUND

A fund formed by periodically setting aside money for the replacement of a wasting asset (for example, major items of plant and equipment, such as heating and air-conditioning plant, lifts, etc.). It is usually intended that a sinking fund will be set up and collected over the whole life of the wasting asset.

RESERVE FUND

A fund formed to meet the anticipated future costs of maintenance and upkeep in order to avoid fluctuations, or an anticipated large, one-off increase in the amount of service charge payable each year (for example, regularly recurring items such as external cleaning and redecorations).

The allowance for the sinking fund and reserve fund within the service charge budget is determined by establishing the Asset Register. The Asset Register will identify those works which are necessary to maintain, repair, and enhance the premises over the 30 year life cycle period, as required by the Multi Unit Development Act 2011 and the costs required to achieve it. The Asset Register will form part of the initial report for the OMC.

A sample format of the typical Asset Report is set out in Appendix 1.

Please Note: the sample Asset Report is based on an estimation of the types of assets that will ultimately be incorporated in to the developed scheme. The final specification and estimate of the costs to maintain, repair or replace, will only be determined after detailed design and the procurement and construction of the development as concluded.

OMC ANNUAL REPORT

The OMC must prepare an annual report and hold an annual meeting to discuss the report. The report must include details of income and expenditure, annual service charges, the sinking fund account, planned expenditure on maintenance and repair, insurance cover and contracts entered into by the company.

The members must be given 21 days’ notice of the meeting and be provided with the report 10 days before the meeting. The annual general meeting must take place reasonably close to the multi-unit development unless 75% of the members of the company agree otherwise. The Asset Register is subject to annual review and updates.

SERVICE CHARGES

The company must establish a scheme for annual service charges to pay for the maintenance, insurance and repair of common areas within its control and for the provision of common services (for example, security) to unit owners. The initial charge may be set without holding a meeting of the members but, in general, these charges must be approved by a general meeting of the members. If over 75% of the members do not approve the proposed charge, the existing charge must remain in place.

The service charge may not be used to pay for matters that are the responsibility of a developer or builder unless this is agreed in writing by 75% of the members of the company. This approval may only be given if 65% of the units are sold and can only come into effect 3 years after the transfer of ownership of the common areas to the owners’ management company.

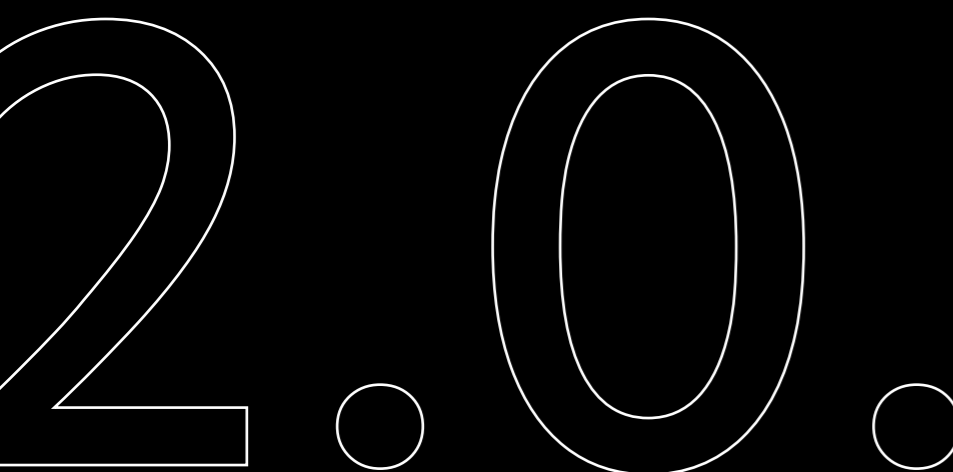
Unit owners are obliged to pay the service charge (including developers in the case of unsold units). The service charge must be calculated on a transparent and fair basis and expenditure must be properly recorded.

ESTABLISHMENT OF THE SINKING FUND

Within 3 years of the transfer of ownership to it, the owners’ management company must establish a sinking fund for spending on refurbishment, improvement or maintenance of a non-recurring nature of the multi-unit development. Unit owners are obliged to make contributions to it (including developers in the case of unsold units). The Act provides that the amount is to be €200 annually or such other amount as the members agree.

Contributions to the sinking fund must be held in a separate account.





LIFE CYCLE

Measures considered by the developer and design team to manage, mitigate and reduce the ongoing costs of the development costs for the benefit of residents and environment.

2.1. LIFE CYCLE | ENERGY AND CARBON EMISSIONS

The following are an illustration of the energy measures that are planned for the units to assist in reducing costs for the occupants.

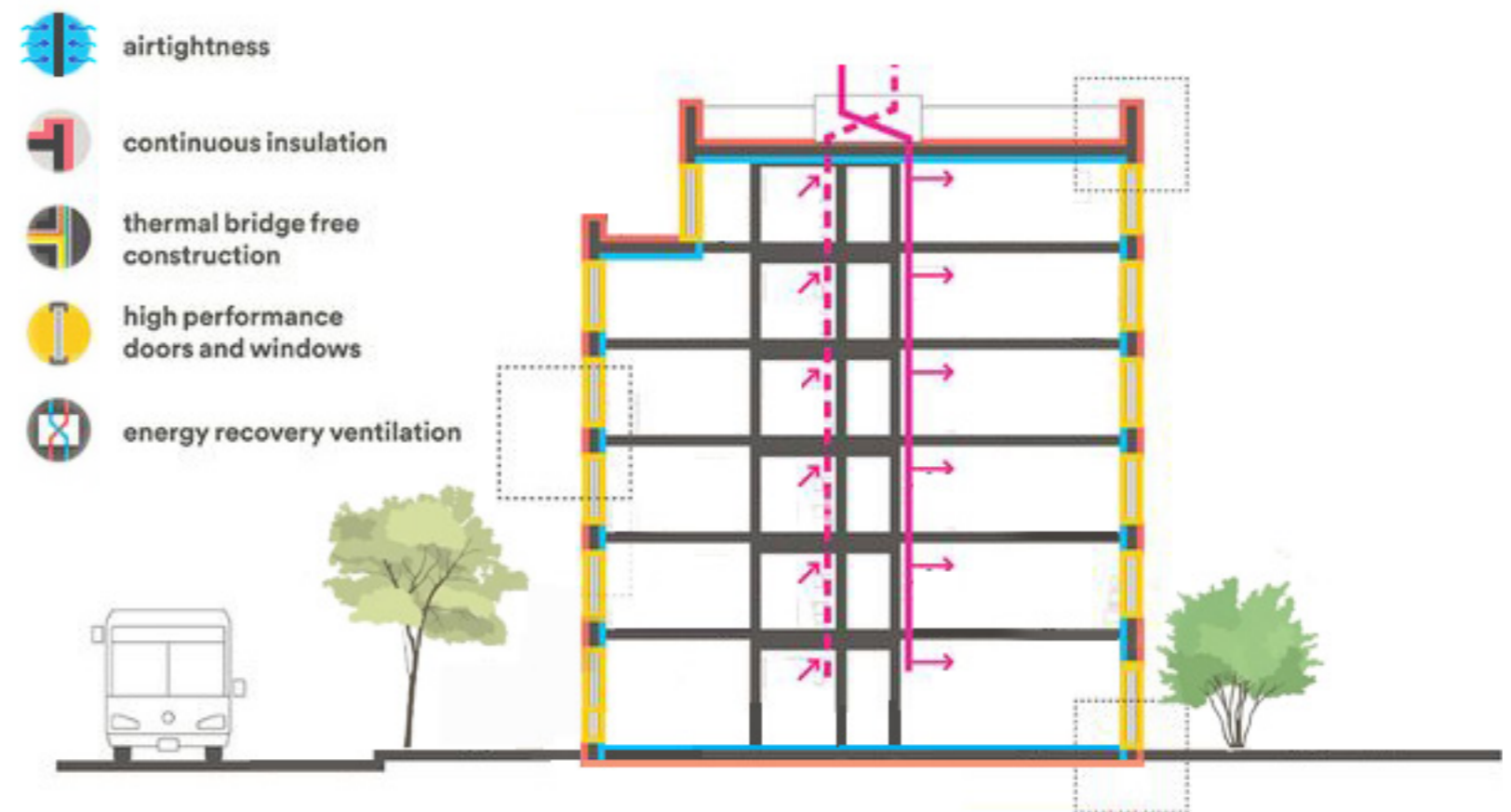
| MEASURE | DESCRIPTION | BENEFIT |
|------------------------------------|--|--|
| BER Certificates | A Building Energy Rating (BER) certificate will be provided for each dwelling in the proposed development which will provide details of their energy performance. A BER is calculated based on the amount of energy the home requires for space and hot water heating, ventilation and lighting. It is proposed to target an A2 rating for the apartments which will equate to the following emissions: A2 – 25-50 kWh/m2/yr. with CO2 emissions approx. 10 kgCO2/m2/yr | Higher BER ratings reduce energy consumption and running costs. |
| Fabric Energy Efficiency | The U-values being investigated will be in line with the requirements set out by the current regulatory requirements of the Technical Guidance Documents Part L, "Conservation of Fuel and Energy Buildings other than Dwellings". Thermal bridging at junctions between construction elements will be minimised in accordance Paragraphs 1.2.4.2 and 1.2.4.3 within the Technical Guidance Documents Part L. Details will be in accordance with the ACD's or will be modeled for thermal bridging analysis. | Lower U-values and improved air tightness will help minimise heat losses through the building fabric, lower the energy consumption and minimise carbon emissions to the environment. |
| Energy Labelled White Goods | The white goods package planned for the apartments will be of a very high standard and have a high energy efficiency rating. It is expected that the below appliance ratings will be provided: <ul style="list-style-type: none"> • Oven - A plus • Fridge Freezer - A plus • Dishwasher - AAA • Washer/Dryer - B | The provision of high rated appliances reduces the amount of electricity required by occupants. |
| External Lighting | A combination of lighting types is proposed across the site to support the desired lighting and landscaping plan. All light fittings will be equipped with photoelectric cell units (PECUs) to enable automatic operation. Warm white light will be used to minimise disturbance to bats. No lighting is permitted within a 20-metre riparian corridor from the edge of the riverbank, in accordance with environmental guidelines. Lighting will be programmed to switch on at dusk and off at dawn, with an integrated pre-set dimming function. All lighting will use low-energy LED technology and be carefully designed to prevent light spill onto adjacent properties. The proposed lighting scheme within the development consists of: <ul style="list-style-type: none"> • 5M High Pole Mounted LED light Fitting • 1M High Bollard LED light Fitting • Ground Recessed light LED light Fitting • Wall Mounted Up & Down LED light Fitting | The site lighting has been carefully designed to ensure a safe environment for pedestrians and cyclists, while also acting as a deterrent to anti-social behaviour. Additionally, the design prioritises minimising the environmental impact of artificial lighting on existing flora and fauna. The incorporation PECUs ensures optimal lighting operation, allowing for automatic adjustment based on ambient light levels and contributing to reduced energy consumption and operational costs. |

2.1. LIFE CYCLE | ENERGY AND CARBON EMISSIONS

The following are the Low energy strategies that are being considered for the development and during the design stage of the development.

The specific combination from the list below will be decided and implemented to achieve A2 BER Rating.

| MEASURE | DESCRIPTION | BENEFIT |
|---|---|--|
| Natural Ventilation | Natural ventilation is being evaluated as a ventilation strategy minimise energy usage and noise levels. | <ul style="list-style-type: none"> • Low noise impact for occupants and adjacent units. • Completely passive. • Minimal maintenance required. • Reduced environmental impact as minimal equipment disposal over life cycle. • Full fresh air resulting in healthier indoor environment. |
| Mechanical Ventilation Heat Recovery | Mechanical heat recovery ventilation will be considered to provide ventilation with low energy usage. | Mechanical Heat Recovery Ventilation provides ventilation with low energy usage. The MVHR reduces overall energy and ensures a continuous fresh clean air supply. |
| Air to Water Heat Pumps | Air to Water Heat Pumps will be considered to provide space heating & domestic hot water with low energy usage. | Air to Water Heat Pumps offer the benefit of reducing fossil fuel consumption and carbon emissions to the environment. |



2.2. LIFE CYCLE | MATERIALS

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

2.2.1. BUILDINGS

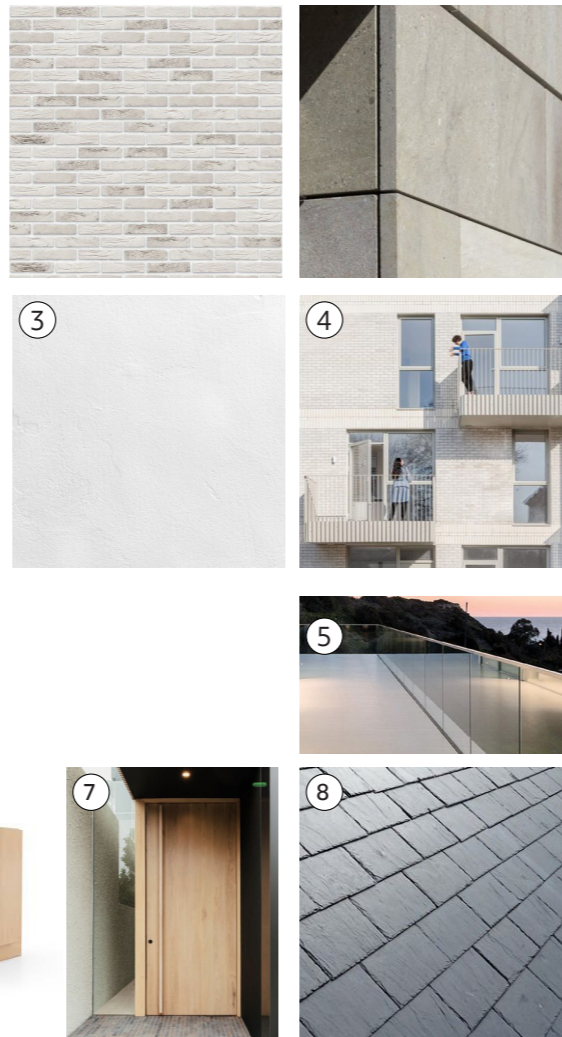
Apartment Buildings are designed in accordance with the Building Regulations, in particular Part D 'Materials and Workmanship', which includes all elements of the construction. The Design Principles and Specification are applied to both the apartment units and the common parts of the building and specific measures taken include:

2.2.2 MATERIAL SPECIFICATION

Consideration has been given to the requirements of the Building Regulations particularly includes reference to BS 7543:2015, 'Guide to Durability of Buildings and Building elements, Products and Components', which provides guidance on the durability, design life and predicted service life of buildings and their parts.

All common parts of the proposed Apartment building and, the durability and performance of this are designed and specified in accordance with Figure 4; Phases of the Life Cycle of BS7543; 2015. The common parts are designed to incorporate the guidance, best practice principles and mitigations of Annexes of BS 7543: 2015 including:

- Annex A Climatic Agents affecting Durability
- Annex B Guidance on materials and durability
- Annex C Examples of UK material or component failures
- Annex D Design Life Data sheets



MATERIAL LEGEND

1. White Buff Brick
2. Light Grey Stone
3. White Render
4. Metal Balcony RAL 1013
5. Glass Railing Gallery
6. Timber Colour Window Double Glazed
7. Own Door Units Timber Panelled Doors
8. Slate Roof

| MEASURE DESCRIPTION | BENEFIT |
|--|---|
| Daylighting to circulation areas | Avoids the requirement for continuous artificial lighting |
| Natural/Passive ventilation system to circulation areas where possible | Avoids costly mechanical ventilation systems and associated maintenance and future replacement. |
| Secure ground level cycle and refuse storage areas | Avoids access lifts /ramps and any handling/moving equipment. |
| External paved and natural landscaped areas | All of the materials in these areas are selected to require low/minimal maintenance |

| MEASURE DESCRIPTION | BENEFIT |
|---|---|
| Consideration is given to the requirements of the Building Regulations and includes reference to BS 7543:2015, 'Guide to Durability of Buildings and Building elements, Products and Components', which provides guidance on the durability, design life and predicted service life of buildings and their parts. | Ensures that the long-term durability and maintenance of Materials is an integral part of the Design and Specification of the proposed development. |
| Use of stone and brickwork | Requires minimal on-going maintenance. |
| Use of factory finished alu-clad/aluminium windows and external doors. | Requires minimal on-going maintenance. |
| Use of powder coated steel balconies handrails. Composite self-finished board for deck of the balcony. | Requires minimal on-going maintenance. |

2.2. LIFE CYCLE | MATERIALS



2.3. LIFE CYCLE | LANDSCAPE

2.6 HARD LANDSCAPE

Landscape Plans and schedules included in the application, prepared by SRLA Landscape Architects includes a detailed schedule of proposed materials and levels, including delineation of paving, kerbs, benches, bollards and all hard landscape elements proposed.

The selection of hard landscape materials is determined by function but also to provide a cohesive palette of materials throughout. Materials are chosen for durability, but where practical are proposed to be constructed in a way which is sensitively integrated with lawn and soft landscape, in order to minimise the impact of hard landscape surfaces. Primary vehicular, pedestrian and cycle circulation are proposed as a durable, limited range of neutral materials with robust construction.

Typically, roads in bituminous macadam and all other roads in a selected coloured or High Friction asphalt. Self-binding gravel and high quality paving are proposed for pedestrian routes in open spaces.

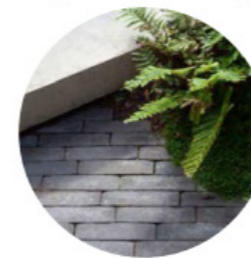
| MEASURE DESCRIPTION | BENEFIT |
|--|-----------------------------------|
| Use of robust, high quality paving and decking materials, with robust and proven details | Requires no on-going maintenance. |
| Use of durable and robust equipment (e.g. play, fencing etc.) to be used throughout. | Requires no on-going maintenance. |

Surface Finishes

The hard materials palettes have been selected to represent and respond to use and character of specific spaces. They will be durable and of high quality with patterning developed in the latter stages to indicate moments and celebrate thresholds.



High Quality Paving



Edge Treatment



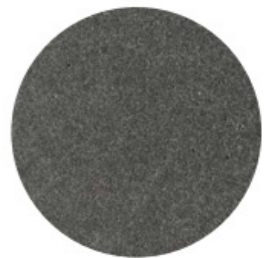
Exposed Aggregate Concrete



Self Binding Gravel



Asphalt



Walls + Fences

The boundaries between the site both external and internal will be of high quality and provide a degree of visual transparency.

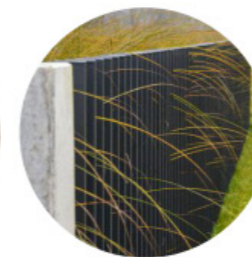


Walls



To boundaries + GF terraces

Fences



To secure boundaries (behind planting)

Green Walls



To screen

Furniture

Bins, bollards and seating have been selected as appropriate to the design language and surroundings within which they fit. these for the most part will be off the shelf products and specified accordingly.



Bike Stand



To bike parking

Bins



To pedestrian areas

Tree Grille



To trees in paving

Exercise



To fitness areas

2.4. LIFE CYCLE | WASTE MANAGEMENT

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

| MEASURE | DESCRIPTION | BENEFIT |
|---|---|---|
| Construction Waste Management Plan | A Construction Management Plan will be completed prior to commencement on site. The management plan will cover waste management, licensing etc. | The report will ensure that the construction phase will be managed to comply with best practice. |
| Operational Waste Management Plan | The apartments share a bin compound conveniently located within the development. Waste collection will be overseen by McAuley Place. An Operational Waste Management Plan will be on place to demonstrate how the scheme has been designed to comply with local, regional, and national waste legislation along with best practice. | The bin compound is strategically situated within the development to ensure convenient access for all residents. The report will ensure that the operational waste can be managed in an efficient and cost effective manner. |
| Storage of Non-Recyclable Waste and Recyclable Household Waste | Inclusion of centralised waste storage areas, with enough space to accommodate a weekly/bi-weekly collection of bins. Domestic waste management strategy: 1) Grey, Brown and Green bin distinction 2) Competitive tender for waste management collection | Easily accessible by all residents, minimises potential littering of the scheme, reduce potential waste charges and not limit waste contractor selection. This, in turn, contributes to more efficient and cost-effective waste disposal. |
| Composting | Organic waste bins to be provided in waste storage area. | Helps reduce potential waste charges. |

2.5. LIFE CYCLE | HEALTH AND WELL BEING

The following are illustrations of how the health and well-being of future residents are considered.

| MEASURE | DESCRIPTION | BENEFIT |
|----------------------------|--|---|
| Natural / Day Light | The design, separation distances and layout of the apartment blocks have been designed to optimize the ingress of natural daylight/sunlight to the proposed dwellings to provide good levels of natural light. | Reduces reliance on artificial lighting thereby reducing running costs. |
| Accessibility | All units will comply with the requirements of Part M/K. | Reduces the level of adaptation, and associated costs, potentially necessitated by residents' future circumstances. |
| Security | The scheme is designed to incorporate passive surveillance with all entrances to apartment buildings overlooked. All public open spaces are also passively overlooked. The following security strategies available for adaptation into the design: <ul style="list-style-type: none"> • CCTV monitoring details • Secure bicycle stands • Controlled access to individual circulation cores • Appropriately lit external spaces. | Aids in reducing potential security/management costs. Enhances safety for residents and visitors. |

2.6. LIFE CYCLE | MANAGEMENT

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

| MEASURE | DESCRIPTION | BENEFIT |
|------------------------|--|---|
| Home User Guide | A homeowner file will be provided to the residents which will include: <ul style="list-style-type: none"> • Homeowner manual – this will provide important information for the purchaser on details of their new property. It typically includes details of the property such as Meter Point Reference Number (MPRN) and Gas Point Reference Number (GPRN), Information in relation to connect with utilities and communication providers, Contact details for all relevant suppliers and User Instructions for appliances and devices in the property. • A Residents Pack prepared by the OMC which will typically provide information on contact details for the Managing agent, emergency contact information, transport links in the area and a clear set of rules and regulations. • Tenant manual – this will provide important information for the tenant on details of their rental property. It typically includes details of the property such as MPRN and GPRN, Information in relation to connect with utilities and communication providers, Contact details for all relevant suppliers and User Instructions for appliances and devices in the property. | Residents are as informed as possible so that any issues can be addressed in a timely and efficient manner. |

2.7. LIFE CYCLE | TRANSPORT

| MEASURE | DESCRIPTION | BENEFIT |
|--|--|---|
| Access to Public Transport (Bus Services) | The site is located in the centre of Naas, a well-established town with its own unique character. The main street is populated with small to medium-scale businesses. It is conveniently located in terms of public transport links and the road network. The nearest bus stop is across the road from the site, located on Sallins Road. | The proximity, frequency and range of destinations served by these local bus services enhance the accessibility levels of the proposed residential development in addition to providing a viable and practical sustainable alternative to journeys undertaken by the private motor car. |
| Permeable Connections | The redevelopment of the site presents significant opportunities to enhance local permeability and connectivity, fostering stronger integration with the neighbouring area and the wider community. | Ensure the long-term attractiveness of walking and cycling to a range of local education, retail and community facilities and services. |
| Bicycle Storage | The provision of high quality secure bicycle parking facilities, for both short term and long-term parking requirements. | Accommodates the uptake of cycling and reducing the reliance on the private motor vehicle. |
| E-Car Facilities | <p>Long-term parking spaces are not provided on-site; however, McAuley Place has an agreement with the shopping centre across the road to accommodate residents who may require long-term parking, ensuring convenience and accessibility.</p> <p>A total of three short-term parking spaces are provided for drop-off purposes, along with one universally accessible (UA) parking space equipped with an electric vehicle (EV) charging point.</p> | This arrangement ensures convenient and secure long-term parking nearby, optimises on-site space for residents, encourages a walkable environment, supports inclusive access, and promotes sustainable transport through the provision of EV charging. |

APPENDIX 1 | SAMPLE ASSET REGISTER

| REF | ELEMENT | LIFE EXPECTANCY | YEARLY ESTIMATE OF COSTS YEAR 1 TO YEAR 30 |
|-------------|---|-----------------|--|
| 1.00 | Roofs | | |
| 1.01 | Replacement felt roof covering incl. insulation to main roofs | 18 | |
| 1.02 | Replacement parapet details | 18 | |
| 1.03 | Replace roof access hatches | 25 | |
| 1.04 | Specialist Roof Systems - Fall arrest | 25 | |
| 2.00 | Elevations | | |
| 2.01 | Decorate rendered panels to apartments | 18 | |
| 2.02 | Minor repairs and preparation for decorations of rendered areas | 18 | |
| 2.03 | Replace exit/ entrance doors | 25 | |
| 2.04 | Replace Rainwater goods | 25 | |
| 2.05 | Recoat powder coated Finishes to balconies | 20 | |
| 2.06 | Periodic replacement and overhauling of external fixings | 5 | |
| 2.07 | Replace Balcony floor finishes | 25 | |
| 2.08 | Paint external rendered elevations | 3 | |
| 3.00 | Stair cores & lobbies | | |
| 3.01 | Decorate Ceilings | 7 | |
| 3.02 | Decorate Walls | 7 | |
| 3.03 | Decorate Joinery | 7 | |
| 3.04 | Replace fire doors | 25 | |
| 3.05 | Replace carpets (stairwells & lobbies) | 12 | |
| 3.06 | Replace entrance mats | 10 | |
| 3.07 | Replace nosings | 12 | |
| 3.08 | Replace ceramic floors tiles | 20 | |
| 3.09 | Fixed Furniture & Equipment - Provisional Sum | 18 | |

| REF | ELEMENT | LIFE EXPECTANCY | YEARLY ESTIMATE OF COSTS YEAR 1 TO YEAR 30 |
|-------------|--|-----------------|--|
| 4.00 | M&E Services | | |
| 4.01 | General - Internal relamping | 7 | |
| 4.02 | Replace Internal light fittings | 18 | |
| 4.03 | Replace External light fittings (lights at entrance lobbies) | 18 | |
| 4.04 | Replace smoke detector heads | 18 | |
| 4.05 | Replace manual break glass units | 18 | |
| 4.06 | Replace Fire alarm panel | 18 | |
| 4.07 | Replace lift car and controls | 25 | |
| 4.08 | Replace AOV's | 25 | |
| 4.09 | Replace security access control installation | 15 | |
| 4.10 | Sump pumps replacement | 15 | |
| 4.11 | External Mains Water connection | 20 | |
| 4.12 | Electrical Mains and Sub Mains distribution | 20 | |
| 4.13 | Emergency Lighting | 20 | |
| 5.00 | Exterior | | |
| 5.01 | Entrance Gate - motor renewal | 12 | |
| 5.02 | Entrance Gate & pedestrian gate - redecoration | 60 | |
| 5.03 | External boundary treatments - Recoat powder coated Finishes to railings | 60 | |
| 5.04 | Replace cobbleblock areas | 18 | |
| 5.05 | 15-year cutback & thinning of trees. Overhaul landscaping generally | 15 | |
| 5.06 | Replace CCTV provision | 12 | |
| 5.07 | External Handrails and balustrade | 18 | |

APPENDIX 2 | PHASES OF THE LIFE CYCLE OF BS7543; 2015

Figure 4 Phases of the life cycle

