

# PROPERTY MANAGEMENT STRATEGY REPORT

PROPOSED  
DEVELOPMENT:  
LRD AT LEYDENS  
WHOLESALEERS &  
DISTRIBUTORS DUBLIN



CLIENT:  
MALKEY LIMITED

# Contents

<b>Section 1- Introduction</b>	<b>4</b>
Executive Summary	4
Development Description	5
Schedule of Accommodation	6
<b>Section 2 - Summary of Relevant Experience</b>	<b>8</b>
<b>Section 3 - Appointment of Property Managing Agent &amp; Associated Responsibilities</b>	<b>10</b>
<b>Section 4 - Amenity Considerations &amp; Management</b>	<b>13</b>
Considerations	13
<b>Section 5 – Summary of Service Charge Budget</b>	<b>15</b>
Management Costs	15
Utilities	15
Cleaning	15
Waste Management	16
Health and Safety	16
Open Spaces & Landscaping	17
Access Control	17
CCTV	18
Water Management	18
Fire	18
<b>Section 6 – Parking &amp; Mobility Management</b>	<b>21</b>
<b>Section 7 – Conclusion &amp; Contact Details</b>	<b>24</b>
Contact Details	24
Aramark Key Service Lines	24
Document Control Sheet	25



01

INTRODUCTION

# Section 1- Introduction

## Executive Summary

Aramark Property have been instructed by Malkey Limited, to provide a report on the property management strategy for their proposed mixed-use development on lands at Leydens Wholesalers & Distributors Dublin, 158a Richmond Road, Dublin 3

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

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 property management and public realm maintenance will work in practice and be maintained to the highest standards.



## Development Description

Malkey Limited intend to apply for permission for development (Large-scale Residential Development (LRD)) at this c. 0.55 hectare site at the former Leydens Wholesalers & Distributors, No. 158A Richmond Road, Dublin 3, D03 YK12. The site is bounded to the north-east by Richmond Road, to the west/south-west by No. 146A and Nos. 148-148A Richmond Road (pending application ABP Reg. Ref. TA29N.312352), to the south/south-west by a residential and commercial development (Distillery Lofts) and to the east/south-east by the Former Distillery Warehouse (derelict brick and stone building). Improvement works to Richmond Road are also proposed including carriageway widening up to c. 6 metres in width, the addition of a c. 1.5 metre wide one-way cycle track/lane in both directions, the widening of the northern footpath on Richmond Road to a minimum of c. 1.8 metres and the widening of the southern footpath along the site frontage which varies from c. 2.2 metres to c. 7.87 metres, in addition to a new signal controlled pedestrian crossing facility, all on an area of c. 0.28 hectares. The development site area and road works area will provide a total application site area of c. 0.83 hectares.

The proposed development will principally consist of: a Large-scale Residential Development (LRD) comprising the demolition of existing industrial structures on site (c. 3,359 sq m) and the construction of a mixed-use development including artist studios (c. 749 sq m), a creche (c. 156 sq m), a retail unit (c. 335 sq m), and a gym (c. 262 sq m), and 133 No. residential units (65 No. one bed apartments and 68 No. two bed apartments). The development will be provided in 3 No. blocks ranging in height from part 1 No. to part 10 No. storeys as follows: Block A will be part 1 No. storey to part 4 No. storeys in height, Block B will be part 1 No. storeys to part 10 No. storeys in height (including podium) and Block C will be part 1 No. storeys to part 9 No. storeys in height (including podium). The proposed development has a gross floor area of c. 14,590 sq m and a gross floor space of c. 13,715 sq m.

The development also proposes the construction of: a new c. 204 No. metre long flood wall along the western, southern and south-eastern boundaries of the proposed development with a top of wall level of c. 6.4 metres AOD to c. 7.15 metres AOD (typically c. 1.25 metres to c. 2.3 metres in height) if required; and new telecommunications infrastructure at roof level of Block B including shrouds, antennas and microwave link dishes (18 No. antennas enclosed in 9 No. shrouds and 6 No. transmission dishes, together with all associated equipment) if required. A flood wall and telecommunications infrastructure are also proposed in the adjoining Strategic Housing Development (SHD) application (pending decision ABP Reg. Ref. TA29N.312352) under the control of the Applicant. If that SHD application is granted and first implemented, no flood wall or telecommunications infrastructure will be required under this application for LRD permission (with soft landscaping provided instead of the flood wall). If the SHD application is refused permission or not first implemented, the proposed flood wall and telecommunications infrastructure in the LRD application will be constructed.

The proposed development also provides ancillary residential amenities and facilities; 25 No. car parking spaces including 13 No. electric vehicle parking spaces, 2 No. mobility impaired spaces and 3 No. car share spaces; 2 No. loading bays; bicycle parking spaces; motorcycle parking spaces; electric scooter storage; balconies and terraces facing all directions; public and communal open space; hard and soft landscaping; roof gardens; green roofs; boundary treatments; lighting; ESB substation; switchroom; meter room; comms rooms; generator; stores; plant; lift overruns; and all associated works above and below ground.

## Schedule of Accommodation

### Mixed Use Scheme with 30% Mixed Use and 70% Residential

Total Area: 14,590 sqm  
 Mixed Use GFA: 1,704 sqm  
 Residential GFA: 12,886 sqm  
 No. Units: 133

Accommodation Mix	Units (No.)	%
1 Bed 2 Person Apartment	65	49%
2 Bed 3 Person Apartment	9	7%
2 Bed 4 Person Apartment	59	44%
Total Residential Units	133	100%
Dual Aspect	93	70%
Density	241.82	dph
Part V	27	20%





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 management would include:

- Beacon South Quarter
- Walled Garden
- OPUS
- Capital Dock

Our role within these developments includes the property management of the common areas, internal demises, and estate areas, as well as management of some individual stakeholder's properties. 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**



**WALLED GARDEN**



**OPUS**



**CAPITAL DOCK**





03

APPOINTMENT OF  
PROPERTY MANAGING  
AGENT

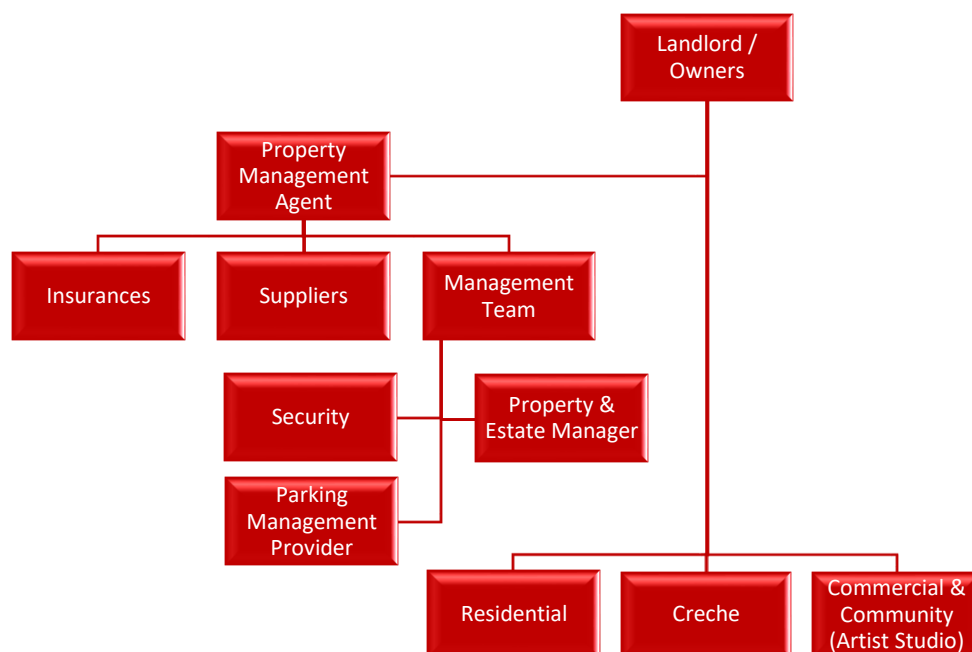
## Section 3 - Appointment of Property Managing Agent & Associated Responsibilities

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 nine 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.

Depending on the development split and selling strategy, the owners or occupiers may appoint a managing agent to manage the development 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 have overall responsibility for setting the service charge budget for the development. In order to effectively manage the development an annual budget would be billed to the Landlord / Owner's on an annual 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 owners that occupy the scheme. The management company will retain control of all shared areas and external public realm which is not taken in charge. Each owner 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, that may include roads and open space 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. 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 aspect with the common area management.



04

AMENITY  
CONSIDERATIONS  
& MANAGEMENT

## Section 4 - Amenity Considerations & Management

### Considerations

The development has been designed with quality of amenity space as a central consideration for both residents and the wider community. A provision has been made for high-quality, well-integrated public open spaces.

The public spaces are open and accessible, with level changes minimised and barriers to movement eliminated to the greatest extent possible. The proposed development takes careful consideration of creating a high quality, safe and functional public realm using attractive, durable, and sustainable materials.

The aim is to create an inclusive environment for everyone, meeting the needs of a wide range of users and being sufficiently flexible to be able to adapt changing needs. Childcare facility provisions have also been made to accommodate different ages groups which will cater for residents of the proposed development and families in the wider community.





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 within the boundaries that the agent has been appointed to manage. 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 (public lighting) and gas (if any).

### **Soft Services**

#### **Security**

- This element of the budget will allow for any security guarding or patrol requirements that may be required. 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.
- Apartment 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 to 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.

### **Access Control**

- Provision for all electronic access control systems including access control devices that control access 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

### **Car Parking Management Strategy**

The development proposals include a total provision of 25 car park spaces, 2 of which are accessible spaces. The car park is located to the rear of the site and is covered, but not enclosed. A single vehicular access point minimises potential conflict with pedestrians and cyclists and reduces the proposal's impact on Richmond Road. 7no. motorbike spaces are proposed. There are two loading bays accommodated in the scheme, one in the undercroft parking area, and one off Richmond Road between Block A and B.

The managing agent will ensure an active parking management strategy is regularly enforced in the development via the on-site estate management team. Car parking spaces will be allocated in accordance with Management Company policies and leasing structure for perspective owners within the development.

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.

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 occupier will be informed of this prior to occupation of a residential unit.

### **Bicycle Parking Management Strategy**

A total of 424 no. bicycle parking spaces are proposed as follows:

The long stay storage is separated into separate uses, with secure residential bicycle storage areas provided in Block A and Block B/C. The larger storage area in Block B/C includes provision for electric scooters, larger cargo bicycles and a pump and repair station.

Longer term parking for commercial staff is provide separately. A third area of long term covered bicycle parking is proposed to serve the artist studios.

Short term bicycle parking to serve all uses is provide in the form of Sheffield stands and is distributed throughout the public open space of the site with locations convenient to all block entrances.

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.



Site Plan with Bicycle Parking Highlighted

**Legend**

- Secure Enclosed Long Term Residential Bicycle Parking
- Secure Sheltered Long Term Retail Bicycle Parking
- Bicycle Parking
- Sheltered Long Term Artist's Bicycle Parking
- Short Term Bicycle Parking



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](mailto:Davidson-darren@aramark.ie)

M: +353 83 450 8794

D: +353 1 871 5494

W: [www.aramarkproperty.ie](http://www.aramarkproperty.ie)

### Aramark Key Service Lines





## Document Control Sheet

<b>Client:</b>	MALKEY LIMITED
<b>Project Title:</b>	LRD LEYDENS WHOLESALERS & DISTRIBUTORS
<b>Document Title:</b>	PROPERTY MANAGEMENT STRATEGY REPORT

Rev.	Status	Author	Reviewed By	Issue Date
AP 01.	DRAFT	Darren Davidson	Louise Phillips	01/02/2023
AP 02.	FINAL	Darren Davidson	Louise Phillips	24/02/2023

