



Irish Home Builders Association 'More Homes For More People' Housing Workshop 2023



Dublin, 25th May 2023



Agenda

- ❖ IHBA Update
- ❖ McCutcheon Halley
- ❖ Uisce Éireann
- ❖ Industry Sentiment Panel
- ❖ ESB Networks
- ❖ HBFi
- ❖ Enterprise Ireland
- ❖ Department of Housing
- ❖ HomeBond – Right on Site

Main Policy Items for Housebuilders

- ❖ Development Contributions & Uisce Uisce Éireann Waiver
- ❖ Land Value Sharing & Urban Development Zone Bill
- ❖ Planning and Development Bill
- ❖ Compact Growth Guidelines
- ❖ Residential Zoned Land Tax
- ❖ First Mover Disadvantage
- ❖ Stakeholder Engagement
- ❖ Communications

**Conor O'Connell –
Director IHBA**

Supplementary Housing for All Measures

The Government has recently announced the following supplementary Housing for All Measures:

- a) **Reducing the cost of construction:** waiving certain development levies (roads, water and other development levies).
- b) **Increasing the pace at which vacant and derelict properties are renovated** for new housing: this includes an increase in the Vacant Property Refurbishment Grant.
- c) **Government financing of the construction of affordable apartments under Cost Rental** to kickstart more development: additional funding committed to the LDA and other providers.

Supplementary Housing for All Measures



1. Development contribution Waiver Scheme

- Waiver will apply for one year to all permitted residential development that **commences on site between 25/04/2023 and 24/04/2024** and is **completed** by no later than **31/12/2025**.
- Waiver arrangements will be applied regardless of the date of planning permission.
- Waiver arrangements will also apply to developments where:
 - Commencement notices were submitted on or after 28/03/2023.
 - 7-day notices were submitted on or after 4th April 2023.
- The development contributions remain in place, but will be subject to waivers which will be administered by the Department who will pay the relevant charges to the local authority on behalf of whomever is liable for the contribution. Local authorities will be required to invoice the Department on a monthly in arrears basis regarding development contribution scheme charges payable once they have received a commencement notice from the home builder.

2. Uisce Éireann Water and Wastewater Connection Charges

- This will work by way of a rebate (rather than a waiver) arrangement.
- These charges will need to be paid as normal upfront by the home builder, with the monies being subsequently refunded by Uisce Éireann upon notification of works commencement.



Land Value Sharing & Urban Residential Zone Bill

- Following the Land Value Sharing Economic Appraisal public consultation, launched in June 2022, the IHBA made a joint submission with Property Industry Ireland (PII) and Irish Institutional Property (IIP) outlining the key issues that will affect the industry.
- On 14th April 2023, the Minister for Housing published the updated General Scheme of the Bill, which is expected to go through pre-legislative scrutiny by the Joint Oireachtas Committee on Housing over the coming weeks.

Land Value Sharing & Urban Residential Zone Bill



Updated General Scheme - Features that remain

- The payment of this contribution would be a condition of a grant of planning permission to develop the land.
- The rate of contribution would likely be 30% of the amount of the uplift in value targeted for capture.
- Phased payment arrangements may be entered into. A planning authority may also facilitate the transfer of land or the development of infrastructure by a landowner in full or partial discharge of LVS obligations arising.
- Local authorities would be charged with maintaining a register of lands subject to the LVS rules.
- Amounts received by local authorities under the contribution will be ringfenced as capital for the provision of public infrastructure, facilities and related measures.

Land Value Sharing & Urban Residential Zone Bill

- Original General Scheme to the Bill had intended to capture the uplift in value associated with both the decision to zone land for residential use and the grant of planning permission, it is now proposed that the amount of the uplift would only relate to the uplift in value associated with the zoning of the land. The amount of the uplift would be determined by the following formula: $MV - EUV$.
- **MV** is the market value of the land
- **EUV** is the value of the land as at the valuation date
- The **valuation date** is the latest date that the lands have been zoned in a local area plan or county development plan, or designated as a Strategic Development Zone (“SDZ”) or Urban Development Zone (“UDZ”).
- 30% of this uplift would then be captured via the LVS mechanism.

Land Value Sharing & Urban Residential Zone Bill

- In addition, the revised Bill would apply to zoned land regardless of when that zoning decision takes place (i.e., not just newly zoned lands).
- Transitional measures have been introduced such that the charge will first apply:
 - a) For in-scope lands (other than those zoned Commercial or Industrial) acquired since 21 December 2021, with respect to planning applications lodged from 1 December 2024.
 - b) For in-scope lands (other than those zoned Commercial or Industrial) acquired before 21 December 2021, with respect to planning applications lodged from 1 December 2025
 - c) Applications to develop lands zoned Commercial or Industrial will fall within scope from 1 December 2026.

Residential Zoned Land Tax

- The Residential Zoned Land Tax (RZLT) is a new tax that was introduced in Finance Act 2021. It applies to land that is both zoned as suitable for residential development and is serviced.
- Residential Zoned Land Tax will apply annually at a rate of 3% of the market value of the land, land must be revalued every three years on a self-assessment basis. The tax applies to land that is:
 - a) zoned suitable for residential development whether it be solely or primarily for residential use, or for a mixture of uses, including residential use,
 - b) serviced ('Serviced' means being connected or able to be connected to the necessary public infrastructure and facilities including road and footpath access, public lighting, foul sewer drainage, surface water drainage and water supply necessary for dwellings to be developed and for which there is service capacity available sufficient to enable housing to be developed)
 - c) not affected in physical condition by considerations which may impact the ability to provide housing on the land.

Residential Zoned Land Tax

Summary of key concerns and proposals

Concerns

- Economic environment has changed significantly since tax first considered in 2015 public consultation
 - Dramatic construction cost inflation
 - War/Covid impact on supply chains
 - Worldwide materials shortages e.g. copper
 - Reduced access to and increased cost of financing
- Impact on commencement expectations for next year
- Current RZLT legislation
 - does not take into account that where projects are not viable imposing an additional tax cost on owners will not change this
 - will tax those that are genuinely trying to progress developments and are being prevented due to circumstances outside of their control
 - will be frustrated in its goals of significantly increasing the number of residential units developed
 - will ultimately result in RZLT costs negatively impacting affordability for homeowners

Key Issues

Proposals

- Ensure the RZLT charge only arises at the point that barriers to commencement have been removed.
 - Should be excluded from RZLT charge if bona fide trying to progress the development (see earlier example)
 - Exclusion required rather than deferral for bona fide cases
- Address viability challenge
 - Option 1 – Postpone introduction of the RZLT for 3 years to allow current economic cycle to evolve
 - Option 2 – Introduce exclusion for non-viable projects or clarify that where projects are not viable valuations for RZLT purposes can be considered nil
 - Option 3 – Deal with viability
 - E.g. Target time limited reduction in the VAT rate applicable to residential developments and student housing
 - E.g. Allow a credit for RZLT paid against VAT arising on sale of residential property within a specific period
 - Others to be considered separately

“All agree in principle with the aim of the tax. However, in order for the tax to be effective all other aspects of the market need to be functioning correctly.”

Residential Zoned Land Tax

- Two submissions have been made to Department of Housing and Department of Finance listing out examples of how the RZLT could apply to active housebuilders trying to get housing developed on lands. Some examples include;
 - a) Phased Developments
 - b) Stock In Trade
 - c) Planning Delays – 3rd Party Appeals
- Further engagement necessary to ensure the tax does not increase delivery costs.

Availability & Objective of First Home Scheme

The scheme is available to 'first-time buyers' and individuals under the 'fresh start' principle seeking to purchase a newly-built home (house or apartment) in a private development anywhere in the country

The objectives of the First Home Scheme are to:

- Increase home ownership by bridging the gap for these buyers between their deposit and mortgage, and the price of the new home
- Encourage a **supply side response** and the construction of more new build homes

IHBA Submission to FHS Price Ceilings

Following the launch in July 2022, an examination of the market conditions in Q4 2022 highlighted the increase in the market value of new homes throughout Ireland, bringing new build homes beyond the limit of the original FHS price ceilings.

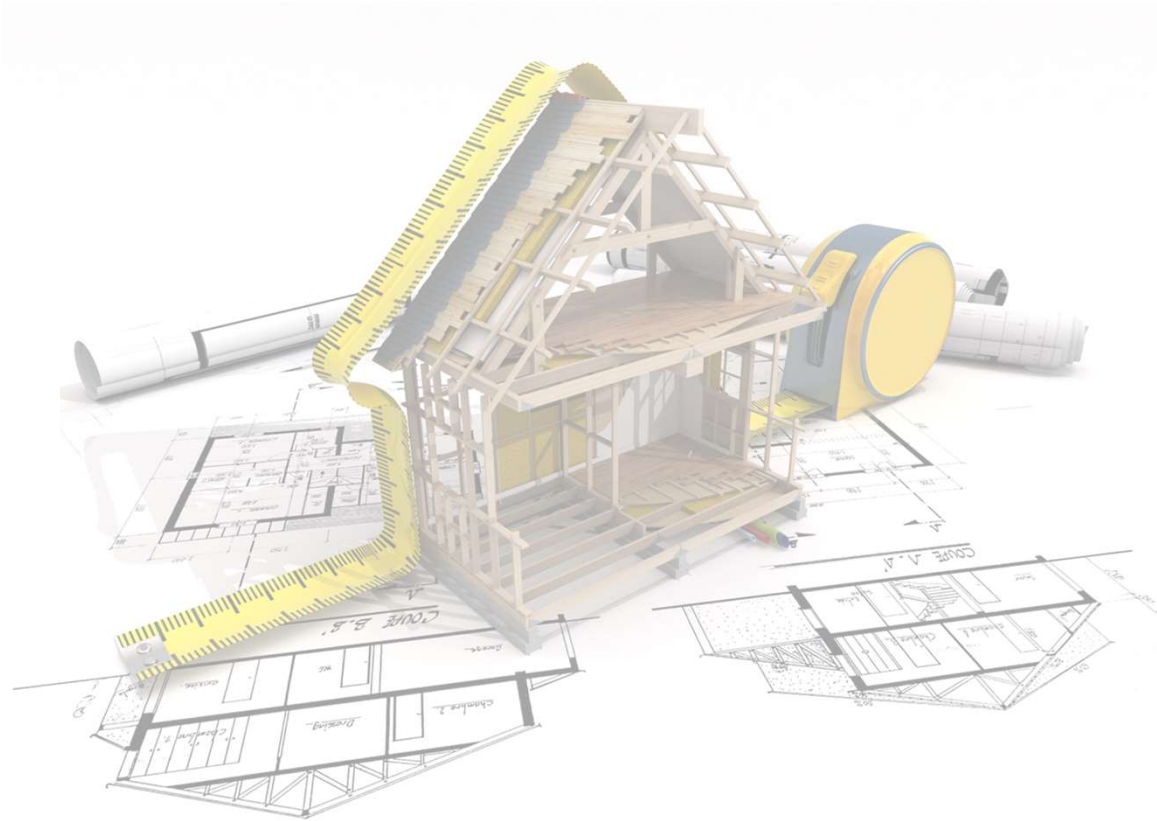
The IHBA made a submission to the First Home Scheme in December 2022, to further support the industry's call for a review of the price ceilings and a nationwide increase.

In general, the price ceilings have increased by €25,000 in most local authority areas, with some areas seeing an increase of €75,000. The minimum ceiling is now €325,000.

New Regional Price Ceilings for FHS

Local Authority Area	House Price Ceilings	Apartment Price Ceilings	All Property Price Ceilings
Dun Laoghaire-Rathdown, Dublin City Council, Fingal County, South Dublin County, Cork City	€475k	€500k	
Wicklow County Council			€475k
Kildare County, Cork County			€425k
Galway City	€425k	€450k	
Limerick City and County Waterford City and County	€375k €350k	€450k	
Kilkenny, Meath, Westmeath, Louth, Galway Country			€375k
Laois County			€350k
Carlow, Cavan, Clare, Longford, Mayo, Monaghan, Offaly, Kerry, Wexford, Roscommon, Tipperary, Donegal, Leitrim, Sligo			€325k

THANK YOU



Recent IHBA Submissions



Rosie James, Executive IHBA



Sustainable and Compact Settlements Guidelines for Planning Authorities

What?

- Proposed policy paper seeks to replace existing guidelines and is part of the preparation of Ministerial Guidelines on Sustainable and Compact Settlements.
- Consultation period closed on 27th April.



Key Changes Introduced

- Density standards.
- Minimum separation distance of 16m.
- Minimum private open space provision of **10 sqm per bedspace**.
- Minimum public open space requirement of 10% of the total site area.
- Car parking provision changes.



Additional IHBA Submissions

- CRU FMD Consultation
- Part B (Fire Safety) Building Regulations
- Draft Kildare Town Local Area Plan (2023 – 2026)
- Draft Planning and Development Bill 2022
- Residential Zoned Land Tax

cif.ie/ihba



An Coimisiún um Rialáil Fóntais
Commission for Regulation of Utilities

First Mover Disadvantage in Connecting to Water and Wastewater Infrastructure

Update to Irish Water's Connection
Charging Policy

Consultation Paper

Reference:	CRU/2022/979	Date Published:	17/11/2022	Closing Date:	12/01/2023
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The Exchange, Belgard Square North, Tallaght, Dublin 24, Ireland
T +353 1 4000 800 | F +353 1 4000 850 | www.cru.ie



Rialtas na hÉireann
Government of Ireland

Building Regulations

DRAFT Technical Guidance Document B 2023

Fire Safety - Volume 1
Buildings Other Than Dwelling Houses



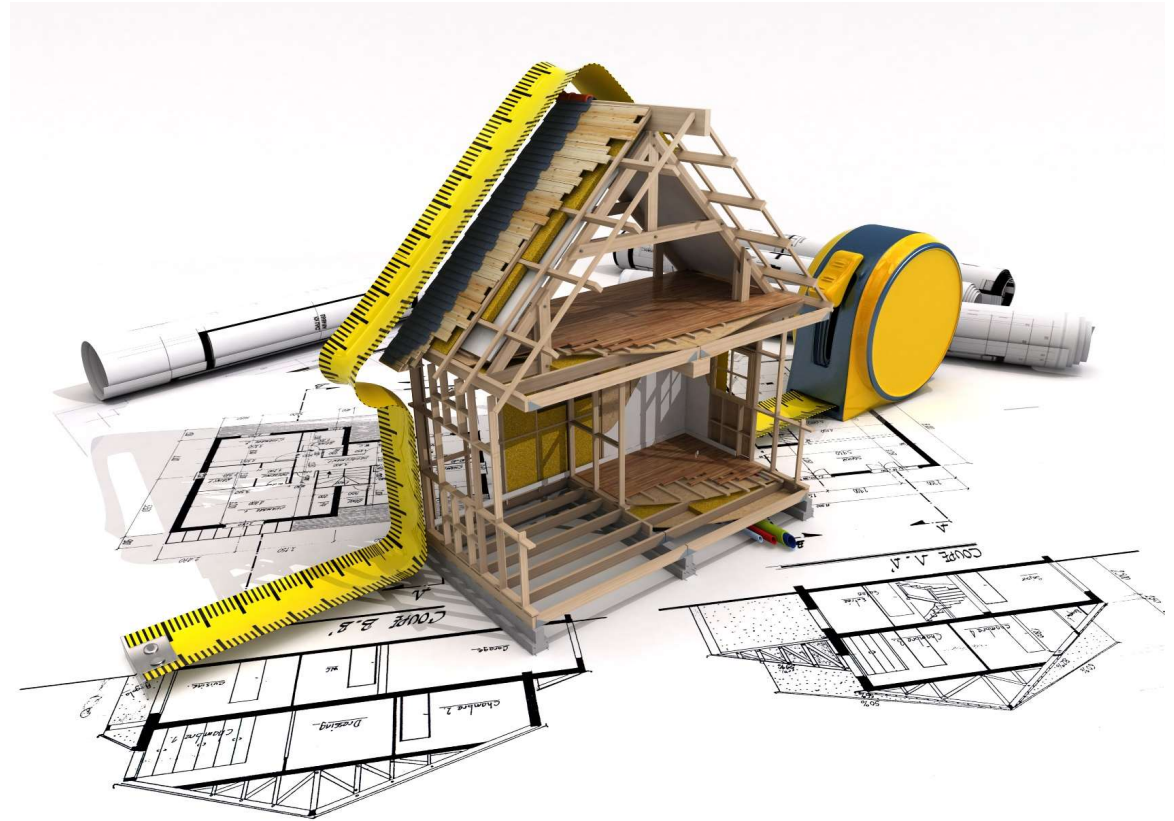
Draft Kildare Town Local Area Plan 2023 - 2029

Dréachtphlean Ceantair Áitiúil Chill Dara

21 March 2023



THANK YOU





Draft Planning & Development Bill

Housing Workshop 2023





- The 2000 Act has, due to multiple amendments over 23 years, become unwieldy and problematic to apply effectively, even for experienced planners, let alone lawyers.

- January 26, 2023: the Government published the draft Planning and Development Bill 2022.
- It proposes a significant consolidation and amendment of the existing planning legislation, the PDA 2000.

From Bill to Act – The Process

A Bill must pass through five Stages in both the Dáil and Seanad before it can be enacted.

- 1. Initiated
- 2. General principles are debated
- 3. Committee Stage - Oireachtas select committee
- 4. Report Stage - last opportunity for Members to make amendments to the text
- 5. Final Stage – Bill is passed by the House and is ready for Enactment

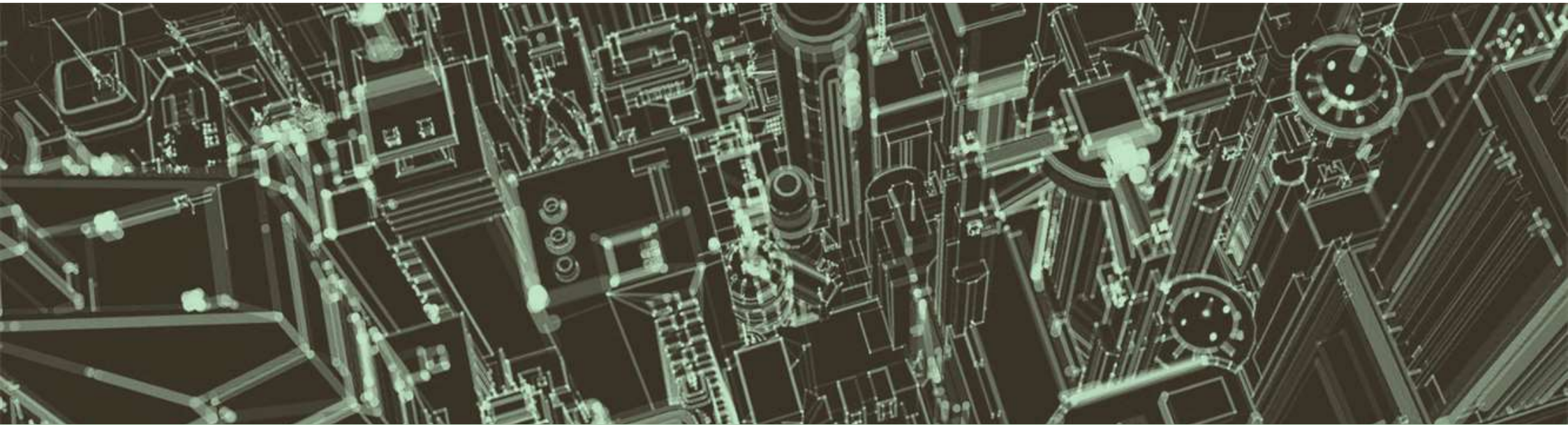


An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Bill Objective: “It will bring greater clarity, consistency and certainty to how planning decisions are made” and the planning system will be “more coherent and user-friendly”

“It presents a once in a generation opportunity to improve the functioning of the planning system for practitioners and the public.”

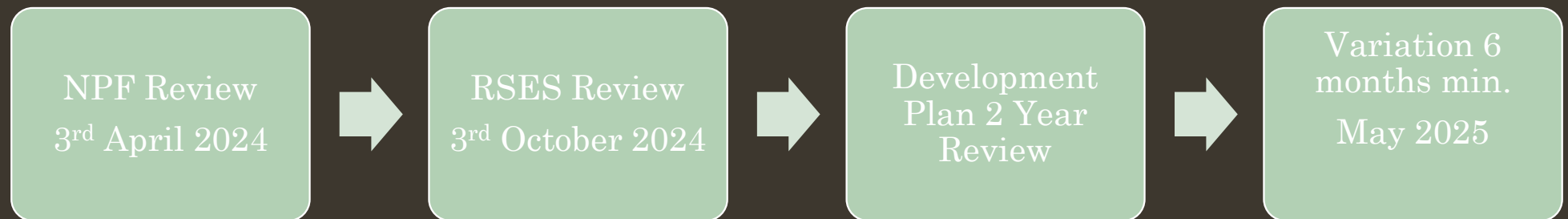
(Irish Planning Institute)



Some Context: NPF Review, Human Resources,
ABP Backlog, Judicial Reviews



Development Plan 2022-2028





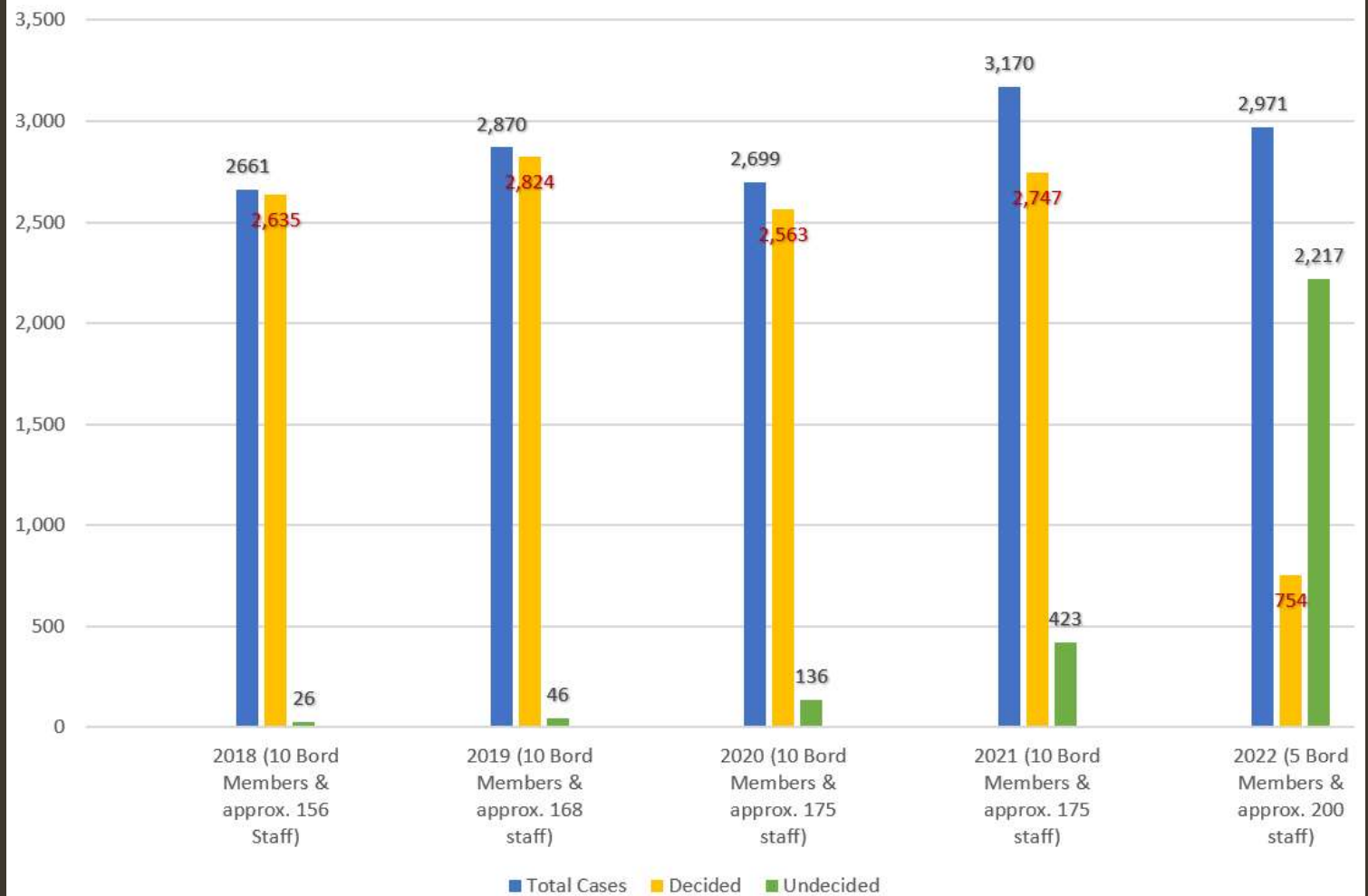
Human Resources

- CCMA's 2022 analysis of existing resource deficiencies within the Local Authority planning system found that there is an immediate need for at least **541** extra staff to meet existing requirements in the Local Authority planning system across technical and administrative roles.
- Planning Schools (5 across the Island) post the crash took in single digit classes. In 2022, there were 87 graduates and **48** entered the planning system.



An
Bord
Pleanála

Number of ABP Determinations 2018-2022



Judicial Reviews

- Since 2018 there have been approx. 200 applications seeking a judicial review (JR) of ABP decisions and
- Approx. half (98) relate to SHD determinations.
- Of the total SHDs granted permission almost one-quarter subjected to the JR process, with the loss rate for ABP at approx. 75%.

More than 45,000 homes stuck in planning system despite housing crisis, consultants say

Construction inflation expected to ease from 12% last year to between 5% and 7% this year, says Mitchell McDermott firm

Judicial Reviews

- ‘Sweet spot’ with respect to file numbers but decisions must be sound.
- Competency and skills of planning profession
- Complexity of the planning code and the high bar required with respect to interpreting Development Plans and EU environmental directives.
- Plan led system?
- Less Haste-More Speed?

ABP Snapshot 2023

- Average new cases is around 50 to 60 per week (excluding SID).
- The Board has been discharging around 28 to 30 cases per week (excluding SID, but including cases withdrawn or invalid). A significant proportion of the decisions are actually cases invalid or withdrawn.
- LRD appeals (21 total) being assessed and determined as priority.
- SHD decisions limited.
- Backlog is increasing not reducing.
- The RZLT appeals have seen a huge jump in the number of cases to the board in the last few weeks:
 - w/e 21/4/23 = 113 cases;
 - w/e 28/4/23 = 560 cases;
 - w/e 30/4/23 = 575 cases.
- ORE projects will place additional pressure on resources.
- Full Board complement of 15 now in place.

Meet the Board



Oonagh Buckley

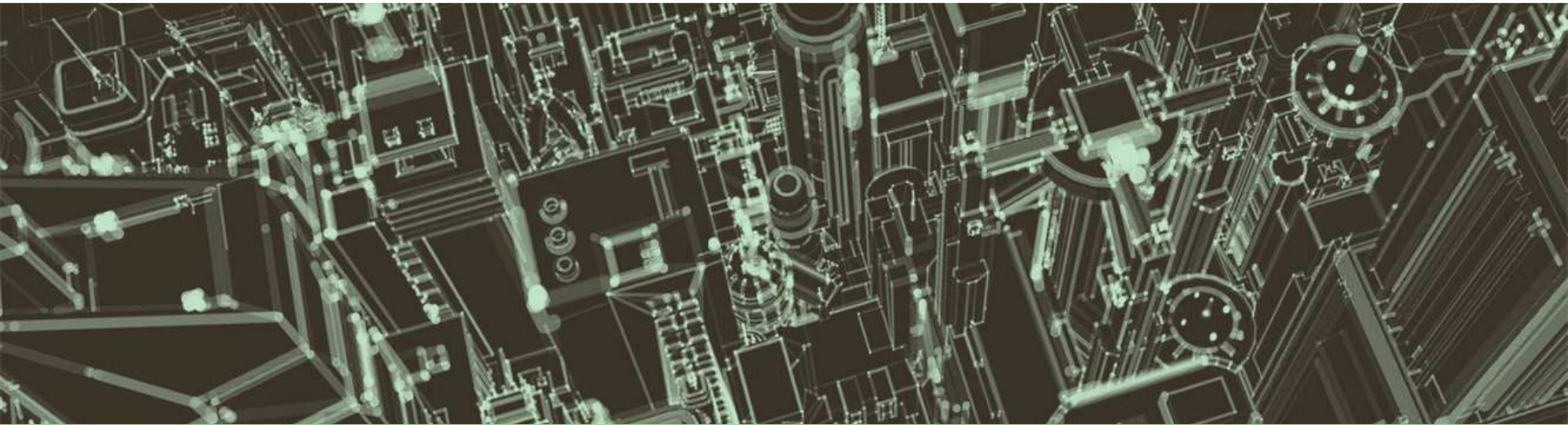
Chairperson



Chris McGarry

Deputy Chairperson

Plus 13 Ordinary Board Members
3 are temporary posts
1 due to retire in June/July 2023



Bill Provisions & Committee Recommendations



Main Bill Provisions

- Restructuring An Bord Pleanála
- National Planning Policy Statements
- Local Development Plans extended from 6 to 10 years
- Material Contravention of Plans – limited grounds
- Statutory mandatory timelines for all consent processes
- Changes (process, timelines and costs) to Judicial Review of planning decisions

Key Issues – Oireachtas Committee

- Access to Justice (standing, cost protection, correcting any error of law or fact)
- Forward Planning (plan led system, development plans, material contraventions)
- Timelines & Resourcing (resources, An Coimisiún Pleanála)
- Exempted Development
- National Planning Policy Statements
- Omissions (climate and biodiversity obligations)

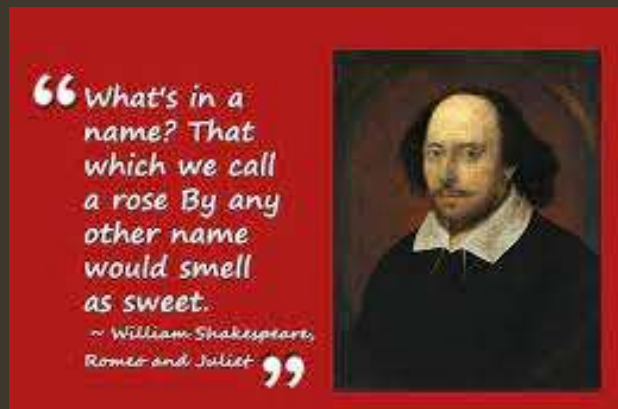
An Coimisiún Pleanála

- The Draft Bill reforms An Bord Pleanála, restructuring the organisation and renaming it An Coimisiún Pleanála.
- Decision making and governance structures will be separated.
- Mandatory timelines for decisions.
- Fines to be paid where the timeline is not met.



Oireachtas Committee Recommendation

- Consider retaining the name “An Bord Pleanála”.
- Paying of fines be removed, and the Draft Bill amended to reflect a requirement that An Coimisiún Pleanála present before the Oireachtas Committee in relation to meeting its decision-making timelines.
- A tiered system of statutory timelines which reflect the scale and complexity of applications is established for An Coimisiún Pleanála.



National Planning Policy Statements

- SPPRs will be replaced with NPPSs - no transitional arrangements
- Development Plans are required to be consistent with them - issue of Material Contravention?
- NPPSs will be the function of the Government and the Minister, with no role for the Oireachtas, the public or Local Authorities
- May Consult – Ministers, public bodies, stakeholders, or members of the public.

Oireachtas Committee recommendation

- Include a timeline for the adoption of the National Planning Policy Statements.
- Local and Planning Authorities be consulted on National Planning Policy Statements.
- Oireachtas Committee is given the responsibility to scrutinise any new NPPS and they must have approval before coming into effect.
- Shall not May consult with bodies and persons.
- Rural Housing Guidelines are published in conjunction with this Bill.
- Affordability should be a key consideration in housing strategies and the Bill should reflect this.

Development Plans

- Local Authority shall make a Development Plan every 10 years with a 5-year review period
- Rationale is to:-
 - reduce the process requirement on Planning Authorities.
 - allow for a longer arc in the pipeline of development which allows plans to be more flexible, agile, and responsive.
- Variations can be progressed by the Planning Authority (not Councillors) at mid-term review stage

Oireachtas Committee recommendation

- A robust statutory midterm review of the County Development Plan.
- Review that is more structured and enables meaningful input from Local Authority elected members and through public consultation.
- Planning Authorities must be fully resourced to enable community and public engagement on this.
- A change to the Development Plan can be initiated during the midterm review by elected members if more than two thirds vote on the need to debate a change.
- The amendment to the Plan would be passed by a simple majority of the Councillors present.

Exempt Development

Section 5 enables 'any person' to obtain a declaration from a planning authority or the Board as to whether works or a change of use is development or exempted development

Proposed section. 8 limits 'any person' to 'relevant person'

- (i) The owner
 - (ii) An occupier of land or a person who carried out work or proposes to make a change in use, with the consent of the owner.
 - (iii) an eligible person to make an application for maritime development
 - (iv) a prescribed person
-

Oireachtas Committee Recommendation

As the existing provisions are working well and no justification for this significant departure from the current regime has been provided, the Committee is of the opinion that the existing provisions in section 5 of the 2000 Act should be retained

Development Contributions

S.48 - Planning authorities may include conditions requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority and that is provided, or that it is intended will be provided, by or on behalf of a local authority

The draft Bill only references Development Contributions in the context of the Commissions obligations
“conditions requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the functional area of any planning authority in which the development concerned is (in whole or in part) situated or proposed to be situated.”

Planning Compliance

Currently and only since 2021 the Act sets out that the Authority shall be deemed to have agreed to the points of details as so submitted where none of the events referred to in the subparagraphs occur within those 8 weeks or such longer period as may have been so agreed.

“Where no agreement is reached under subsection (8) or the matter is not referred to the Commission within the period specified in subsection (8), or such longer period as may have been agreed, the authority shall be deemed to have not agreed to the points of detail as submitted.

Material Contraventions

- Bill provides for decisions on applications for planning permission for a development in material contravention of a Development Plan.
- Material Contravention not defined
- Circumstances are more restrictive but other provisions indicate it is acceptable where a development does not accord with a NPPS

Most fast-track housing applications defy local development plans

All but five of 116 Strategic Housing Initiative projects involve 'material contravention'

Current Circumstances (S37(2))

- Strategic or national importance,
- Conflicting objectives in the development plan, or the objectives are not clearly stated, insofar as the proposed development is concerned, or
- Permission for the proposed development should be granted having regard to RSES for the area, guidelines under section 28, policy directives under section 29, the statutory obligations of any local authority in the area, and any relevant policy of the Government, the Minister or any Minister of the Government, or
- Permission for the proposed development should be granted having regard to the pattern of development, and permissions granted, in the area since the making of the development plan.

Proposed Circumstances (S.105 (3))

- Strategic or national importance having regard to the policy of the Government.
- The development plan contains objectives that conflict with one another or are ambiguous with regard to their application to the development or proposed development concerned.
- Is consistent with the NPF, National Planning Policies and Measures or RSES as deal with the matters dealt with by provisions of the development plan to which the material contravention concerned applies.

Oireachtas Committee recommendations

Clarify what classifies a material contravention and the ability of Local Authorities or An Coimisiún Pleanála to make decisions that materially contravene a Development Plan.

The Committee recommends that section 105(3)(c) is deleted, leaving only grounds in sub-paragraphs (a) and (b).

Correction of Errors in Planning Decisions

- Under section 146A of the 2000 Act, the Planning Authority or An Bord Pleanála may correct any clerical error made in their planning decisions.
- Bill allows any body that has made a decision or performed a function under the Act any time within eight weeks from the date of the decision, the date of the act done or the date of the failure to perform a function, or at any time after the issuing of judicial review proceedings, to make an amended decision or act, correcting “any error of law or fact” contained .
- Provision is made for the relevant decision-making body to apply to the court for a stay on the determination of the JR proceedings pending the taking of any steps to amend the decision, or otherwise correct the error.

Oireachtas Committee recommendation

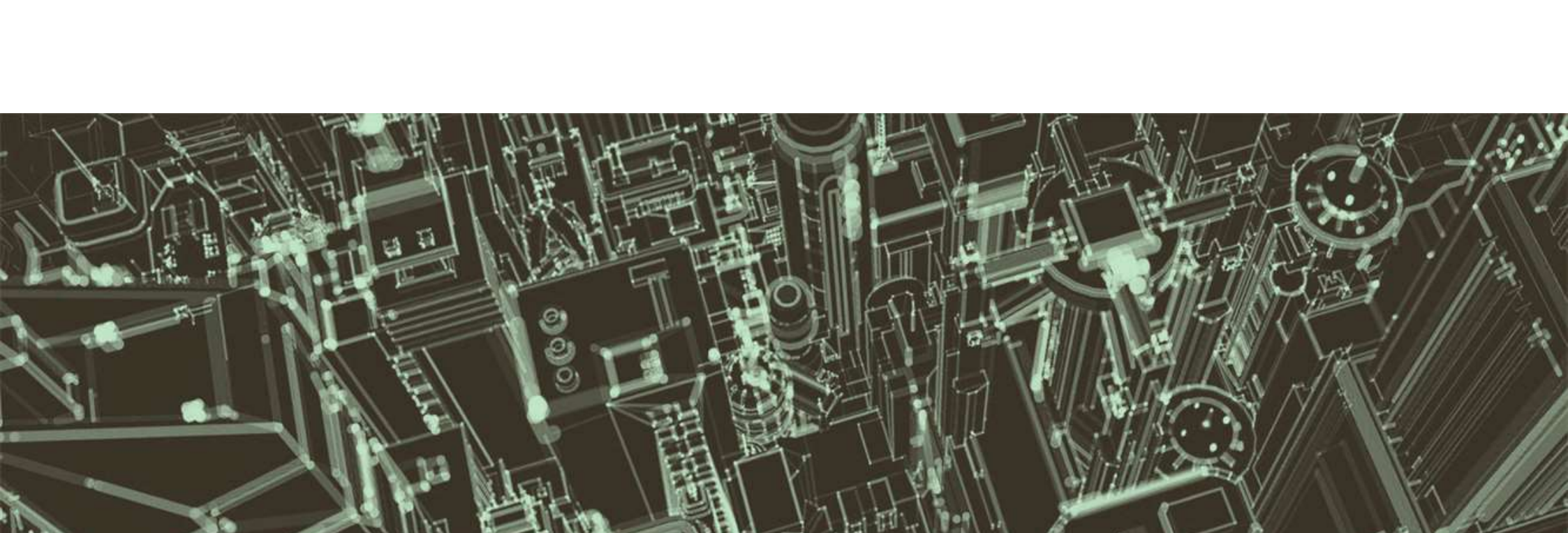
The Committee recommends that section 249(5) of the Draft Bill is reviewed to ensure only minor administrative errors can be corrected following the publication of a decision. It is further recommended that the position on costs is clarified where cases do not proceed as the error has been rectified.

Judicial Review

- Locus Standi - Significant changes to the definition of what constitutes sufficient interest. “is or may be directly or indirectly materially affected by the matters to which the application relates”. No definition of this phrase.
- Bill proposes to define sufficient interest in cases involving development that may have significant effects on the environment, or that is likely to have a significant effect on a European Site in respect of companies that meet certain prescribed criteria.
- Judgment should be delivered within eight weeks of the conclusion of the substantive judicial review hearing.

Costs in Judicial Review proceedings

- . The current special costs rule is a default position whereby the parties bear their own costs – subject to discretion of the judge and with exceptions to give effect to Ireland's obligations under the Aarhus Convention and EU Law to provide for access to justice in environmental matters that is not prohibitively expensive.
- The Bill proposes an important change:-
- That the court shall make no order as to costs in any proceedings relating to non-compliance with national law, or the law of the European Union, relating to the environment, unless the court considers, for stated reasons, that the proceedings are frivolous or vexatious, or constitute an abuse of process.
- This provision insulates an applicant from an award of costs against them save in exceptional circumstances similar to the existing provisions of the 2000 Act.



Thank you for listening.

Paula Galvin



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS



Connections & Developer Services Supporting the Delivery of Housing

Presentation to IHBA Members
Regional Workshops



Contents/ Agenda



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3. Experienced Based Accreditation & Self Lay in Public Road

4. Executing Connection Offer for your Development

5. Constructing your Development – Quality Assurance

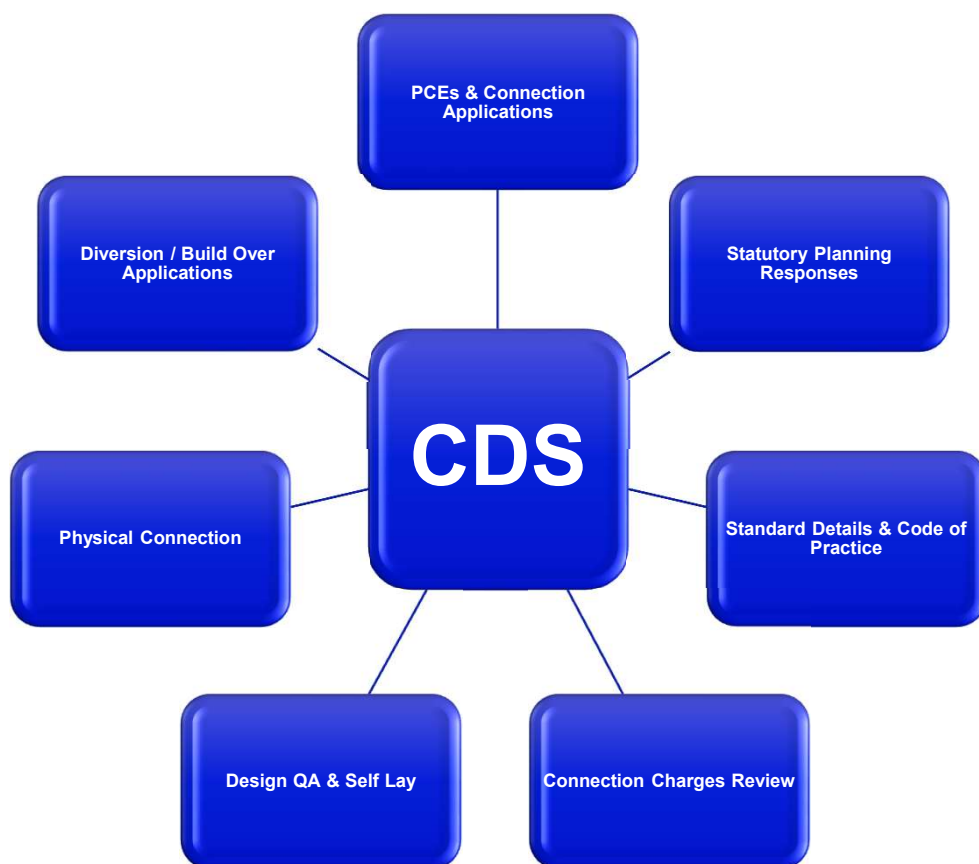
6. Key Messages

1

Introduction

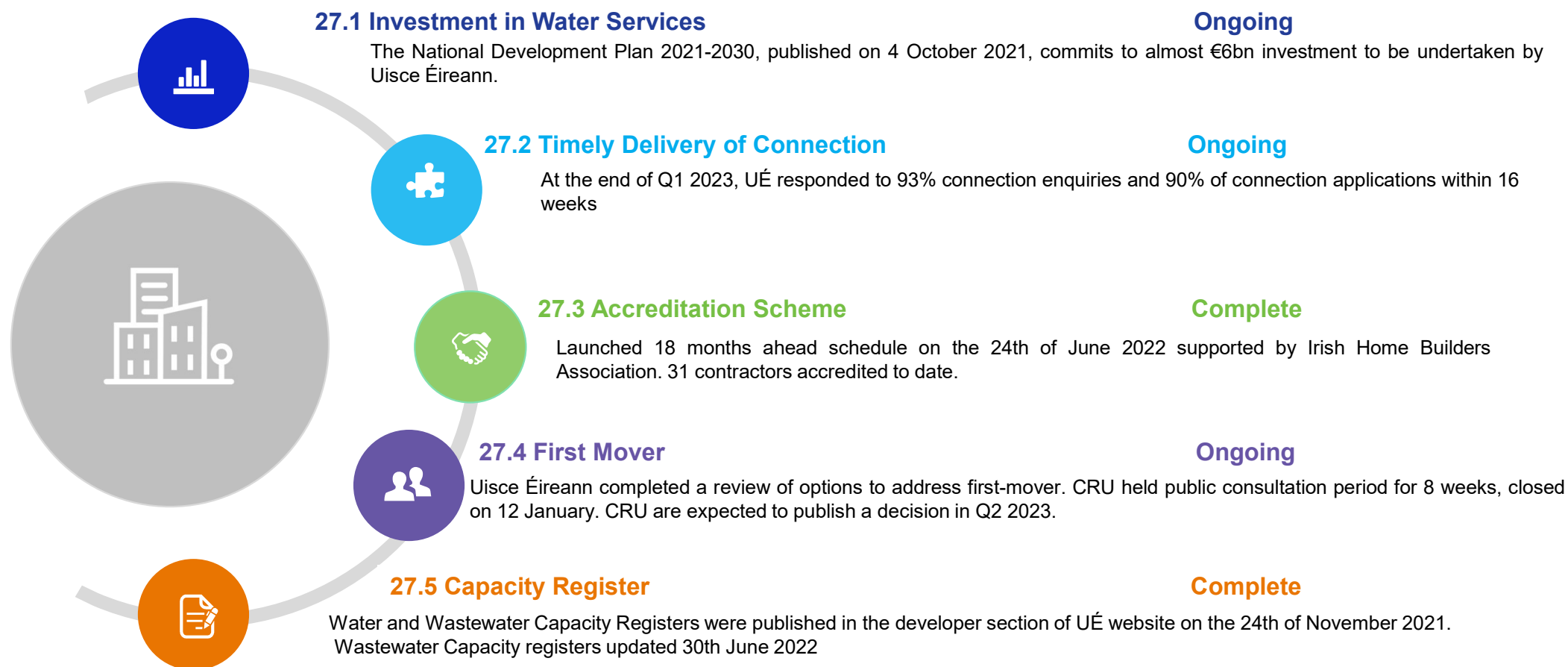


Connections and Developer Services



- PCE / Connection Application / Self Lay in Public Road - newconnections@water.ie
- Design vetting submissions - cdsdesignqa@water.ie
- Commencement notice or field engineer meeting - developerscheduling@water.ie
- Diversions - diversions@water.ie
- Self Lay Accreditation application- accreditation@water.ie
- Data request / map request – datarequests@water.ie
- Planning referrals / planning queries – planning@water.ie

Housing for All



2

First Mover



First Mover

Uisce Éireann identified 3 potential options and made a submission to CRU based on these:

Option 1

**Shared Quotable
Rebate**

Option 2

**Reasonable Cost
Reduction**

Option 3

Group Appraisal Rebate

- CRU consultation on UÉ proposal was carried out from 17th November 2022 to 12th January 2023.
- c.16 submissions provided to the CRU by the Industry.
- The CRU will publish their final decision in the coming weeks.
- The CRU will direct UÉ to implement the approved option by the agreed Go-Live Date.

3

Self Lay in the Public Road & Experienced Based Accreditation Scheme



Self Lay In Public Road Change in Criteria

Self Lay in Public Road Pilot 2020 – 2021

PROJECTS

- Network extensions (W&WW)
- Upgrades to WW networks

Synergies



100 houses



100 metres



Self Lay In Public Road Programme 2022 +

PROJECTS

- Network extensions (W&WW)
- Upgrades to WW networks
- Community Connections

Synergies



25 houses



20 metres



- As of July 1st 2022, submissions for inclusion in the Self Lay in Public Road Programme must nominate an Experienced Based Accredited Contractor to complete the relevant Self-Lay works.
- More Info [HERE](#)

Experience Based Accreditation Scheme – Key Principles

1. Applications

Applications to Include:

- Contractor contact details
- Contractor experience
- Confirmation site Co-Ordinator appointed

2. Experienced Contractor

(a) Completed self lay onsite with UÉ :

- minimum of 3 self lay housing developments
 - no outstanding non-conformances.
- or

(b) Completed laying networks project for UÉ

- minimum of 3 UÉ projects
- no outstanding non-conformances

3. Site Co-Ordinator

- Minimum experience or education
- Water hygiene training
- PE welding supervision training
- Pressure testing training

4. Accreditation

- 2 Year accreditation
- Compliance measures:
 - Comply with UÉ technical requirements
 - Comply with statutory requirements
 - Appoint a site co-ordinator



Experience Based Accreditation Scheme

31

Contractors Accredited

48

Applications Received

17

Applications In Progress

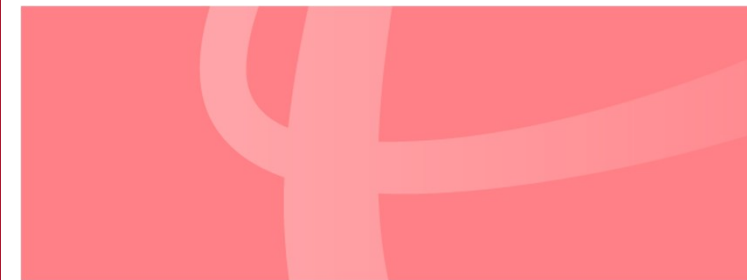
Experienced Based Accredited Contractors

- | | |
|-------------------------------------|--|
| 1 Carty Contractors Ltd | 17 Rowlands Civil Ltd |
| 2 B&C Contractors | 18 Comiskey Plant Hire Ltd |
| 3 John Somers Construction Ltd | 19 Shannon Valley Plant Hire Ltd |
| 4 Coffey Construction | 20 Joe Reilly Plant Hire Ltd |
| 5 Liffey Contracts Ltd | 21 Woulfe Civils Ltd |
| 6 Rossmore Civils Ltd | 22 Shareridge Ltd |
| 7 David Walsh Civil Engineering Ltd | 23 Edmund Lavin Services Ltd |
| 8 Glenveagh Homes Ltd | 24 Murnane & O'Shea Ltd |
| 9 Smith Groundworks Ltd | 25 HML Plant Hire & Construction Ltd |
| 10 Clonmel Enterprises Ltd | 26 Tower Plant & Civil Engineering Ltd |
| 11 S&K Carey Ltd | 27 Shawport Ltd |
| 12 Haely Rae Plant Hire Ltd | 28 Bally Developments Ltd |
| 13 Capethorne Developments Ltd | 29 Morgan & Sons Civils Ltd |
| 14 Harrison Contracts NI Ltd | 30 John Madden & Sons Ltd |
| 15 DOB Construction Ltd | 31 Pat Keogh Construction Ltd |
| 16 B&M O'Brien Brothers Ltd | |

Download application form : [Here](#) **Submit application to :** accreditation@water.ie

4

Executing Connection Offers for your Development



Executing Connection Offers for your Development

Acceptance Criteria

- Payment of Connection Charge (UÉ Connection Charging Policy).
- Return signed Letter of Acceptance.
- Pay Self-lay Surety.
- Return Self-lay Surety Deposit Agreement.
- Legal team happy to engage with Customer / Solicitors via cdslegal@water.ie.

Customer Engagement

- Process in place to ensure that all acceptance criteria are met.
- 30, 60, 90 Day follow-up by contact centre team.
- Please engage in this process and return outstanding documentation and associated charges.

Refund of Self-lay Surety

- Once Completion Cert is received customer must submit to UÉ (via newconnections@water.ie) bank and tax details on company headed paper signed, by authorised individual.
- UÉ Accounts team will carry out compliance checks.
- Please engage in the compliance process, as failure to provide relevant detail may result in delays in surety refund.

Connection Charging Policy

Standard Charges	Water Charge / Unit	Waste Water Charge / Unit
Domestic Development (1 - 5 Units)*	€2,272	€3,929
Domestic Development (6 - 100 Units)*	€1,848	€3,499
Domestic Development (>100 Units)*	€1,708	€3,381

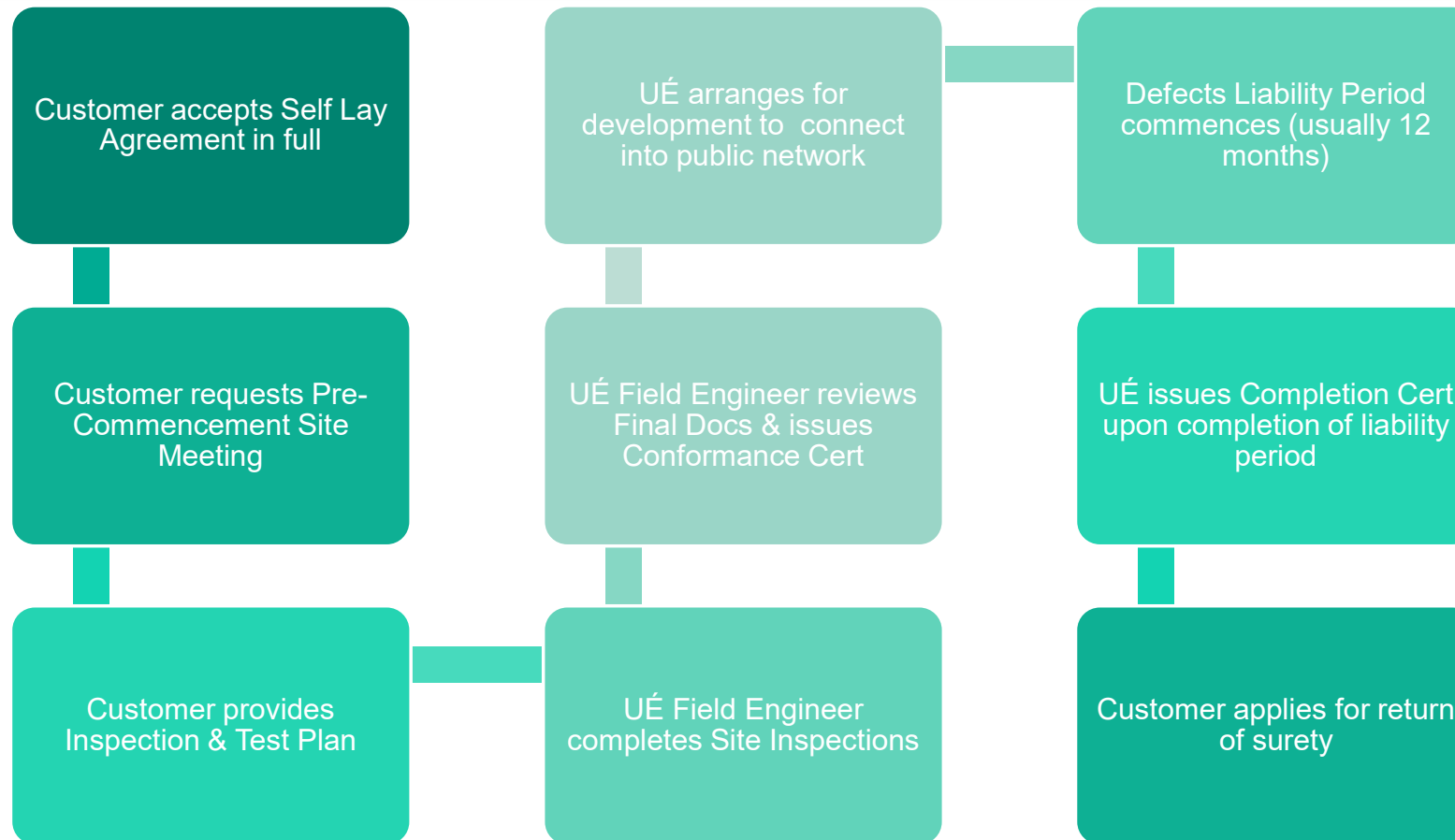
- Standard charges apply to all housing developments being constructed today.
- Some connections may have Quotable Charge elements,
- New regional contractors are being procured to deliver connections.
- Full cost associated with your development is detailed in your connection agreement.
- Applications and payment can be phased to the construction of your developments
- Refundable Surety – payment options in line with Financial Security Policy

5

Constructing your Development - Quality Assurance



Quality Assurance Process



Critical Path to Connection – Actions for the Customer

Pre-commencement Meeting

- Ensure customer's key site personnel attend.
- Site safety.
- Provide Inspection & Test Plan to UÉ Field Engineer.
- Review design – identify complexities / phasing / wayleaves / arterial route?
- Discuss UÉ Technical Requirements.

Construction Phase

- Maintain accurate construction records.
- Refer to Uisce Éireann Technical Requirements / Toolbox Talks.
- Engage with UÉ Field Engineer.
- Complete any remedial works to arterial route (if applicable).
- Continually review Inspection & Test Plan.

Pre - Connection

- Ensure all Non-Conformances are closed out.
- Complete all testing and commissioning.
- Request Walk-off Inspection with UÉ Field Engineer.
- Provide Chartered Engineer sign-off letter.
- Submit final documents to UÉ Field Engineer for review.

Top 5 QA Areas for Greater Focus

1. Arterial Route Requirements

- This occurs when the connection is provided via existing assets not yet Taken in Charge by LA and not vested to UÉ. A wayleave must be provided and the assets assessed. Remedial work may be required and completed by Developer.

2. Wayleave Requirements

- Wayleave maps must be executed in PRA format, the Wayleave Agreement must be signed and then provided to UÉ in a timely manner.

3. Completed Premises & Bulk Meter Schedule

- Templates provided with Connection Agreement, need to be submitted early to avoid delays in the connection process.

4. Final As-built Drawings

- Final as-constructed drawings, must be compliant with Uisce Éireann CAD standards.

5. Final Documents

- Requirements listed in Section 1.7 of Code of Practice (Water) & Section 1.8 of Code of Practice (Wastewater)

Top 5 QA Areas That Are Working Well

1. Industry Engagement

- Uisce Éireann QA process requirements becoming increasingly embedded in industry.

2. Workmanship

- Site personnel becoming more familiar with Uisce Éireann CoP's and Standard Details.

3. Materials Specification

- Uisce Éireann requirements increasingly met by suppliers and specifiers.

4. Roles and Responsibilities

- The Customer, their Construction Engineer & Design Engineer plus role of UÉ Field & Design Engineers.

5. Reduction in Special Conditions

- Site Works commencing after Pre -Construction meeting with UÉ Field Engineer.

Irish Water Toolbox Talks Guidance

- 8 Toolbox Talks provide key pieces of information for the workforce involved in Self lay developments.
- Outline Uisce Éireann's requirements for common activities.
- Complimentary to the Water and Wastewater CoP and Standard Details.
- Topics covered:
 1. Electrofusion Welding
 2. Chambers and Marker Posts
 3. Manholes & Inspection Chambers
 4. Foul Sewer Pipe Laying
 5. PE Pressure Testing
 6. Line and Level
 7. Water Main Pipe Laying
 8. Water Main Fittings

Irish Water Self Lay Quality Assurance Toolbox Talk 1 of 8: Electrofusion Welding

Step 1 - Before You Start

- Ensure safety is considered during the planning and execution of the works, if working on behalf of Irish Water, adhere to Irish Water's MSD requirements.
- All operatives should complete Water Hygiene Training and adhere to the requirements.
- All fusion welding operatives should be in possession of a current relevant training certificate.
- All equipment should be in good working order and, where applicable, have a relevant calibration certificate and CE marking.
- Materials are to be in accordance with the Irish Water Codes of Practice (CoP) and have CE marking.
- All fusion welding is to be carried out in accordance with WIS 4-32-08 and as per the manufacturer's instructions provided these instructions do not contravene good site practices.
- Before installation of any water or wastewater infrastructure works refer to Irish Water's Codes of Practice and Standard Details which are available, along with the full library of Quality Assurance Toolbox Talks, on the Irish Water website water.ie/connections/

Step 2 - Required Equipment Checklist

- | | |
|--------------------------------|-------------------------------------|
| ✓ Portable Welding Unit | ✓ Tapping Tee Clamp (if applicable) |
| ✓ Generator | ✓ Indelible Marker |
| ✓ Mechanical Scraper | ✓ Lint Free Cloth |
| ✓ Hand Scraper | ✓ Ground Sheet |
| ✓ Pipe Cutter | ✓ Tent |
| ✓ Alignment Clamp | ✓ Mirror |
| ✓ Re-rounding Clamp and Insert | |

Step 3 - Site Set up

- All welding should be carried out in a clean, safe working environment - you can use a groundsheet/base board and a tent to achieve this.



Step 4a - Pipe Joint

- The pipe end should be flush - use a pipe cutter to attain a flush end.
- The pipe end should be circular - use a re-rounding clamp and insert to correct the ovality of pipes which are out of shape.
- Coils are only permitted for pipe diameters 125mm and below. Re-rounding is especially important when joining coils.
- Clean down the pipe with clean water and dry off with a lint free cloth.
- Mark the insertion length (half the length of the coupler) +20mm on the pipe with an indelible marker, and then hatch the area between this line and the end of the pipe.
- Use a mechanical scraper to remove between 0.2mm - 0.4mm of the hatched area of the pipe. Ensure to leave a tight press fit for the coupler (the pipe should be scraped immediately prior to welding).
- A mirror can be used to view underside of pipe following scraping to confirm pipe has been adequately scraped.
- The scraped section of the pipe should not be cleaned again unless it is contaminated.
- Remove rough edges at the end of the pipe using a hand scraper.
- Open one side of the fitting bag and slide the coupler fully home without removing it from the bag, mark its final location on the pipe.
- Prepare the end of the second pipe in the same manner.
- Remove the bag from around the coupler and insert the second pipe home, mark its final location on the pipe.
- The alignment of the pipe assembly must be maintained during the welding process and until after the cooling time has elapsed.
- Use a clamp to maintain alignment, however, the use of a clamp does not guarantee alignment is maintained and welding operatives should not rely solely on the clamp.



Document No: 196-AMT-C25-GL-001 Effective Date: 29/10/2020
Revision No: 1.00

<https://www.water.ie/connections/developer-services/on-site-guidance>

Quality Assurance Summary

- Continually improving onsite.
- Providing good quality infrastructure.
- Providing householder confidence.
- Helping reduce leakage.
- Protecting the environment.
- Building sustainable communities.
- Embedding Uisce Éireann requirements across the industry.



6 Key Messages



Key Messages

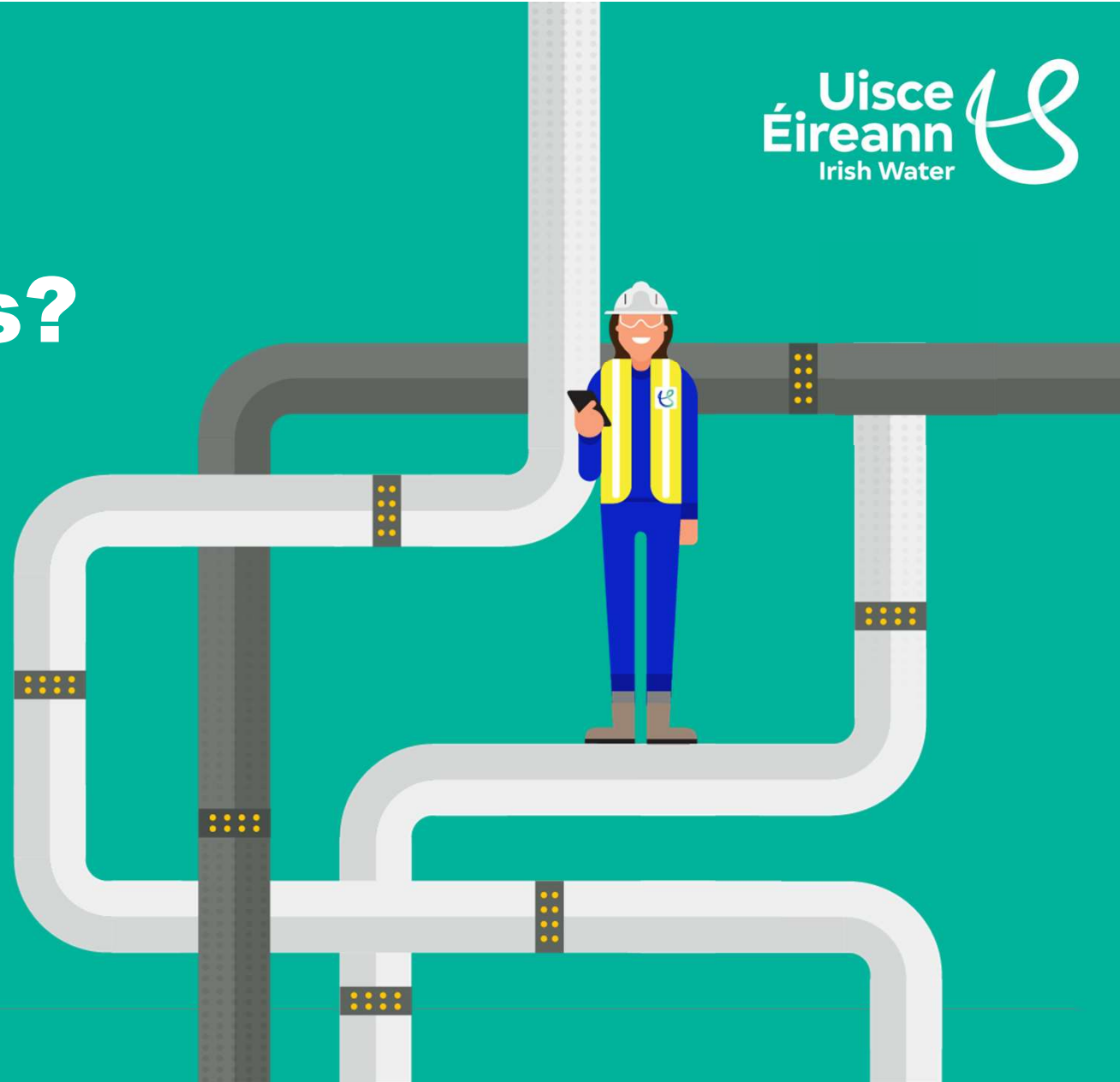
Positive Collaboration

Continuous
Improvement

Quality Infrastructure

Supporting Sustainable
Communities

Any questions?



Thank you.



NETWORKS

Presentation to IHBA

April & May 2023



1. ESB Networks – Responsibilities and Who we are
2. New Connections – What did we do last year
3. New Connections Journey
4. Improving the Journey for you
5. What we need from you
6. Safety Reminders
7. Appendices

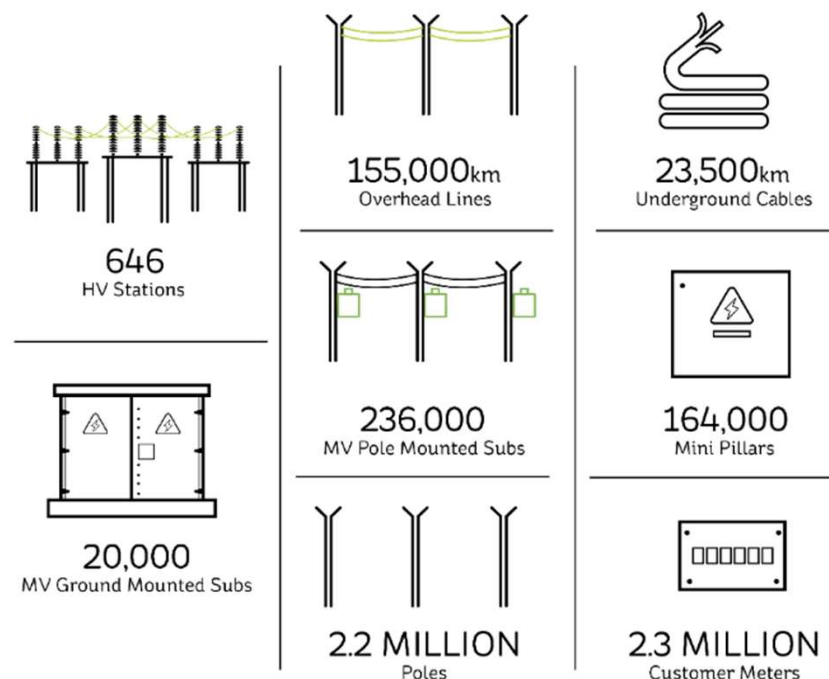
1. ESB Networks

Responsibilities and Who we are

ESB Networks – Responsibilities



- We carry out all the functions relating to the electricity **Distribution System** including:
 - planning,
 - construction,
 - maintenance and operation,
 - metering of customer end use
- We also finance, build and maintain the **Transmission System** through which electricity flows from generation stations to bulk supply points near cities and towns across Ireland.

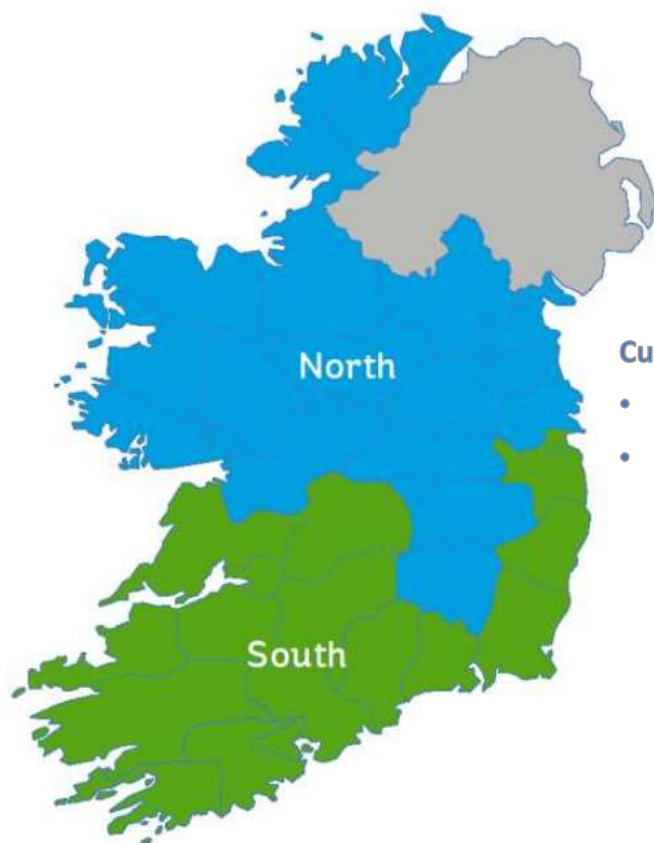


ESB Networks Assets

What else do we do?

Planned Asset Replacement	LV/MV OHL	Response	Metering Replacement Programmes
20kV Conversions	Line Diversions	Continuity	Area Operations
PSPs and Follow Ons	Planned Maintenance	Reinforcement	FMR

Customer & Project Delivery Structure



Customer & Project Delivery

- North – Brendan Kennedy
- South – Alan Rossiter



Regional Managers

- North East – Brian Tapley
- South East – Eoghan Judge
- North West – Mary Kehoe
- South West – Jim Hernan
- Central – Siobhan Wynne
- South Central – John Connolly

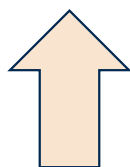
2. New Connections

What did we do last year?

2022 v 2021 National Overview



74%



Apartments up 74% Year on Year



**80% Apartments in Dublin (7,831) and
34% Housing Schemes in Dublin (5,211)**



39%



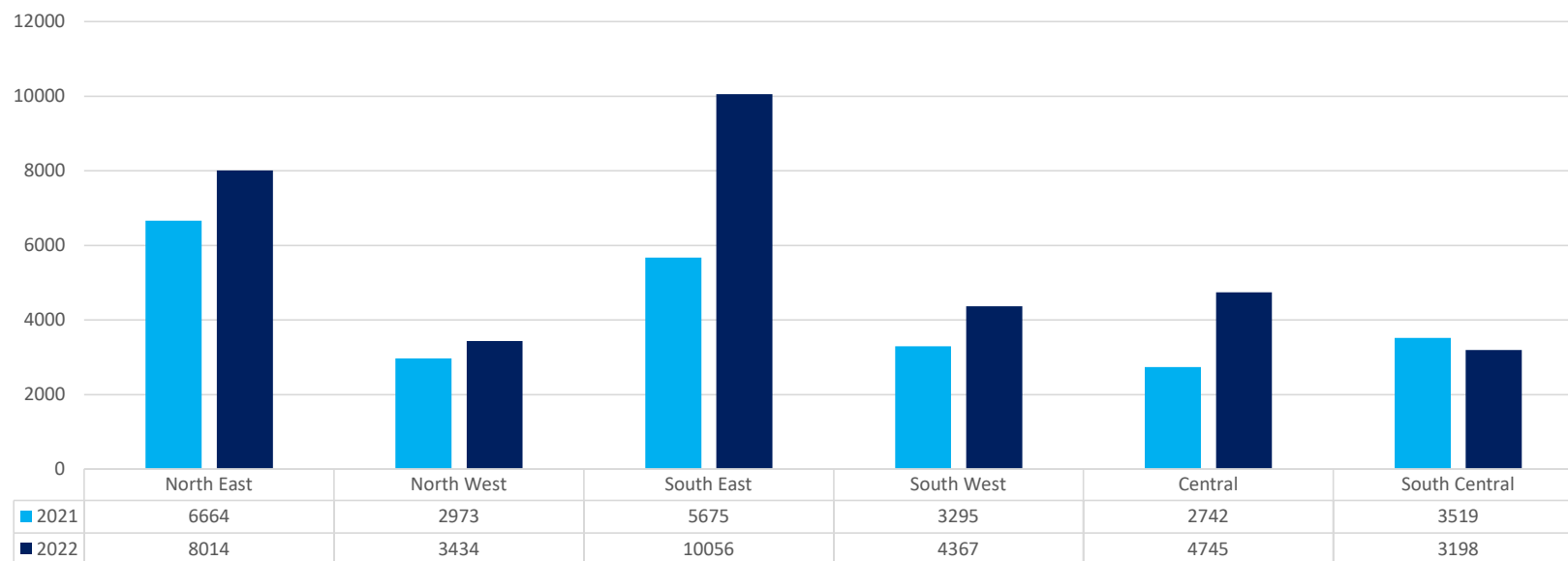
Housing Schemes up 39% Year on Year



**2022 Delivery circa 33,800 homes.
Housing target of 33k homes per annum**

Year on Year Housing Connections 2022 v 2021

G1 & G2 Connections

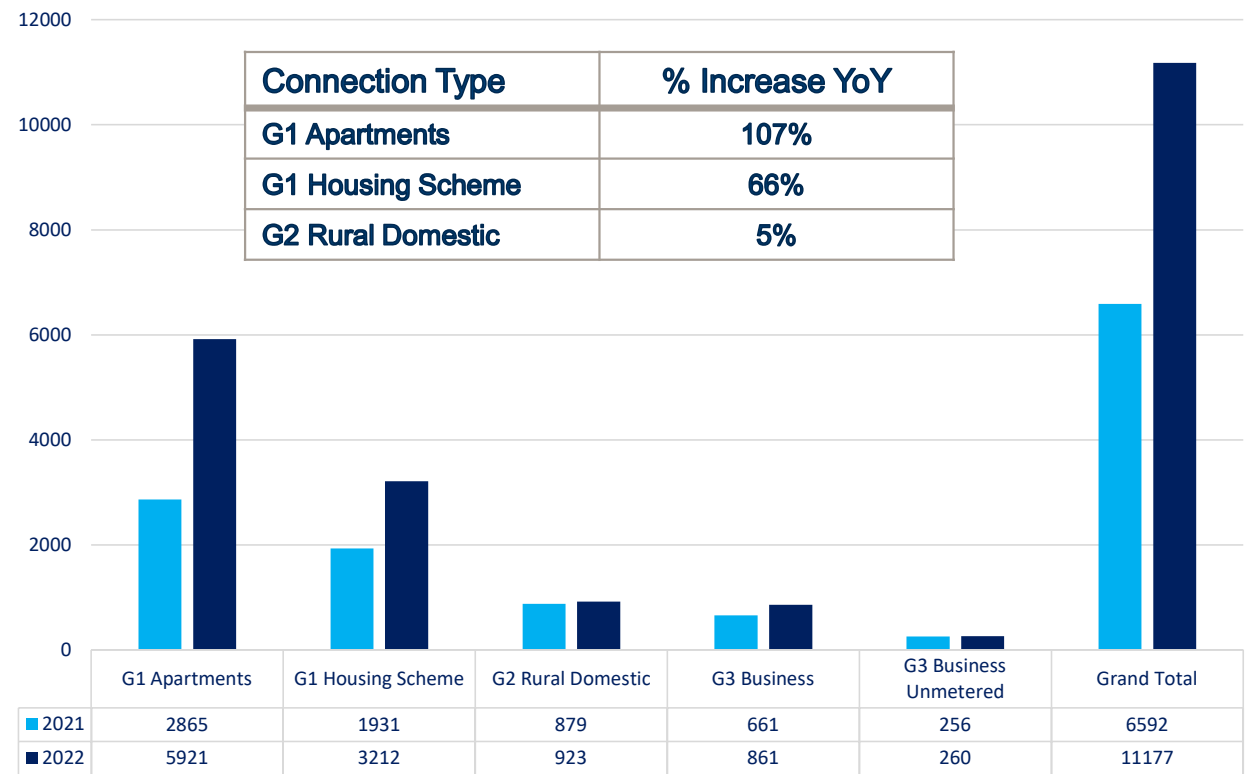


G1 & G2 Percentage YoY Increase 2021/2022

North East	North West	South East	South West	Central	South Central
20%	16%	77%	33%	73%	-9%

South East Regional Manager – Eoghan Judge

➤ 578k Customers



- Arklow & Enniscorthy – David Phelan
- Dublin South – Frank Murphy
- Dublin Central – Mark Stewart

3. New Connections Journey

Application, Quotation and Terms Accepted Phases

Average Days to Quote and to Connect

Average Days to Quote		
Connection Type	2022	ESB Networks Charter Commitment
G1. Large Developments, Houses and Apartments*	42	90 Working Days
G2. Single House Builds	34	15 Working Days

Average days to Connect		
Connection Type	2022	ESB Networks Charter Commitment
G1. Large Developments. Houses and Apartments^	23	At pace with construction
G2 Single House Builds	24	10 Working Days

Quotation Timelines

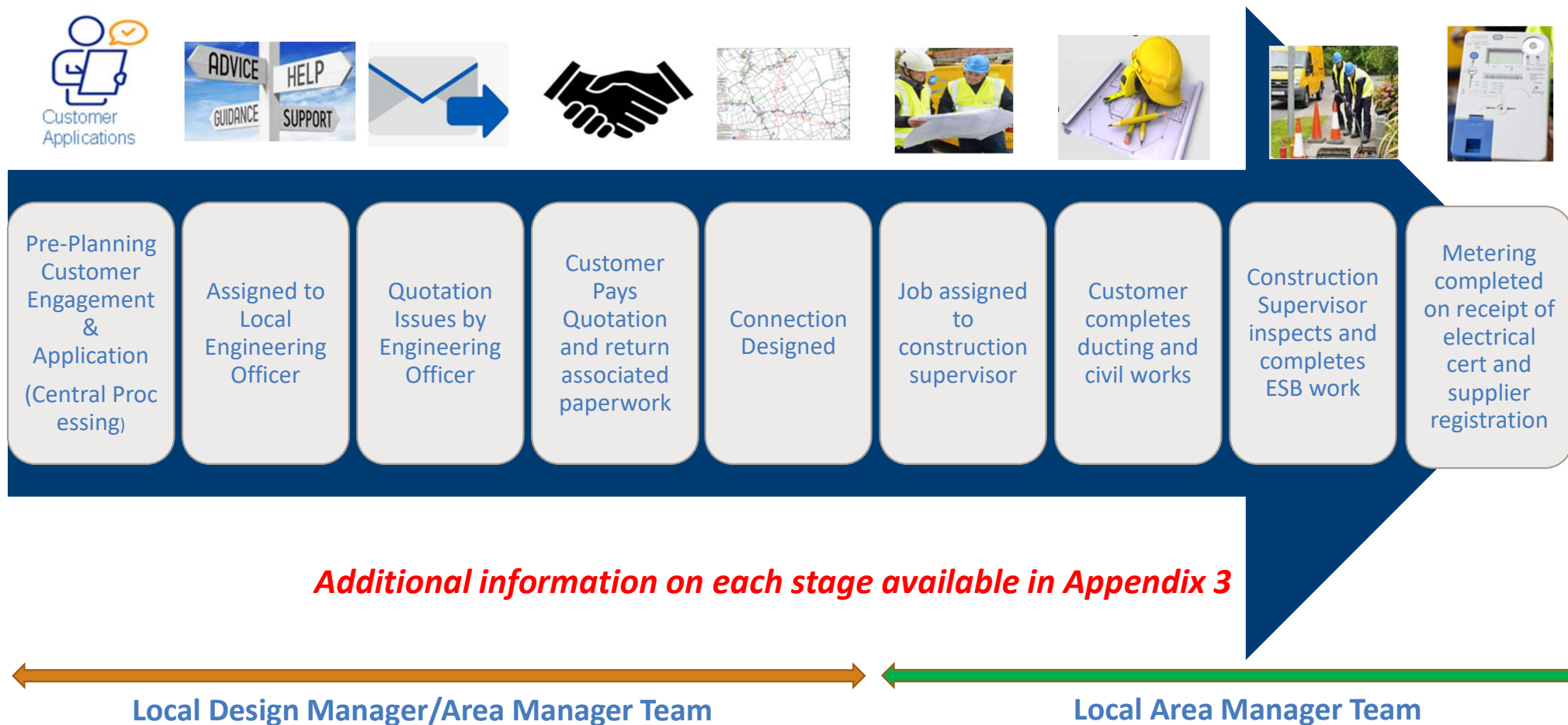
*Large developments or connections over 100 kilowatts or at MV require planning input.



Connection Timelines

^Connecting developments can involve significant network reinforcement, construction work, wayleaves and Planned Outages. In the case of housing schemes, we commit to keep pace with the build. It is important that Completions Certificates have been submitted, Ducting has been confirmed and the Customer has registered with a supplier. Our commitment is to complete the connection within 10 working days.

New Connections Journey



4. Improving the Journey for You

Our Action Plan to Improve the Journey – Short/Medium Term

- Significant Investment in our Network to meet Climate Action Plan requirements – €10bn by 2030
- Increased Network Technician Recruitment – 200+ New NTs by 2024.
- Use of Contractor Partners on New Connections – Multiyear framework established.
- Stakeholder engagement sessions – Increased accessibility & customer service.
 - Pre-planning meetings for major developments
 - Clear points of contact and handovers throughout the Connection process
 - Liaising with Customers to share information on safety and quality specifications
- Introduction of a streamlined design structure – improved T2Q
- Digital Connection Agreements and Quotations – Online Portal
- Additional Online Forms – NC4 Unmetered, NW1 Relocate Pole/Line, NC6 Microgen
- Ongoing trial in Dublin – Single Point of Contact (SPOC) initiative; SPOC from start to end of journey



5. What we need from you

What we need from you

- **Initiate early engagement for major developments**
- **Clear points of contact throughout the Connection Journey**
- **Application is fully complete**
- **Capital Contribution & Return of Connection Agreement**
- **Only proceed per ESB Design/Specification**
 - **Housing Scheme Guidelines books etc**
- **Wiring certs/supplier registration are submitted**
- **If in doubt, ask the Engineering Officer, Supervisor or the Manager prior to construction – this may prevent delays in the future.**



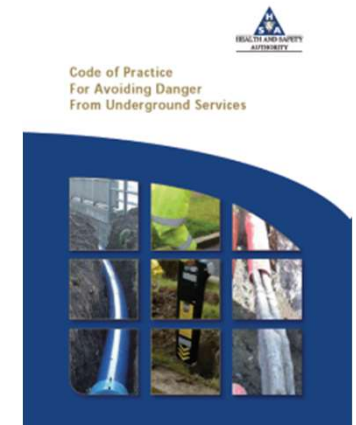
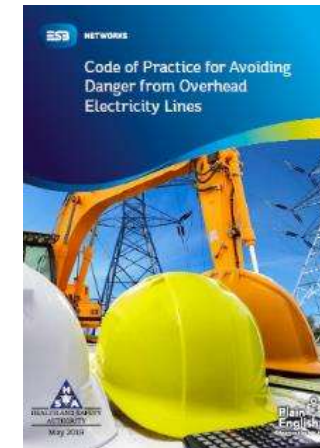
6. Safety Reminders

Avoiding the Dangers of Electricity – Compliance is Key



Coming into contact with overhead or underground electricity wires or cables is extremely dangerous.
The power of electricity is such that any accidental contact or even coming close to contact may result in serious injury or a fatality.

- Compliance with the Health and Safety Authority Approved Codes of Practice in conjunction with your own documented safe systems of work will keep you and your fellow construction workers safe.
- The Codes of Practice are comprehensive safety documents which require that you understand all requirements and that you implement all the necessary controls to ensure the risk from the overhead and underground electricity network is managed effectively.
- For further safety information to help you stay safe and avoid the dangers of electricity please refer to www.esbnetworks/stayingsafe



Always Dial Before you Dig

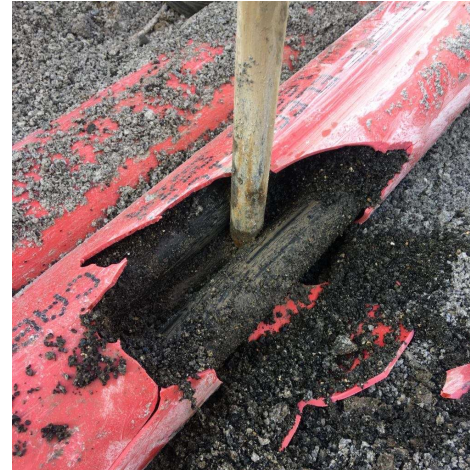


SAFE DIGGING

Email your request, with your site map to dig@esb.ie

Call 1800 928 960

Poor Construction Practices Put You At Risk



“Always check for overhead wires before you start construction work. Serious accidents have occurred when using cranes, concrete delivery trucks, tipper trucks, scaffolding, telescopic lights or carrying long objects near overhead wires.”



“Before you start excavation work, contact ESB Networks' 'Dial Before You Dig' service for up-to-date cable maps at dig@esb.ie or 1800 928 960.”



NETWORKS

7. Appendices



Appendix 1.

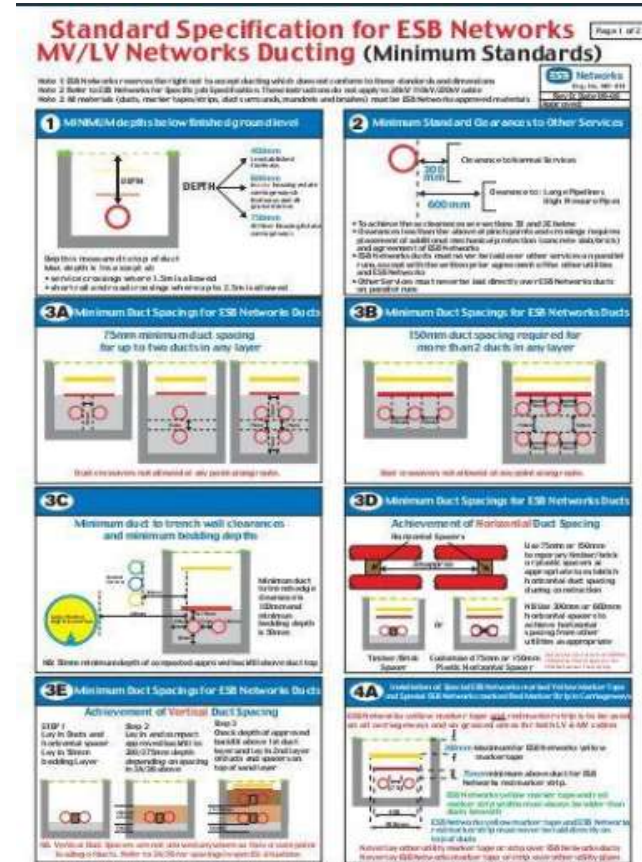
Examples of Standard Documentation

Examples of Standard Documentation to Issue

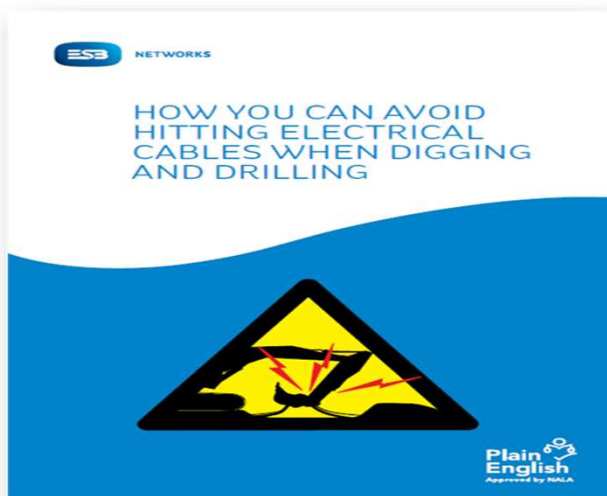
HOUSING SCHEMES: GUIDEBOOK FOR ESB NETWORKS STANDARDS FOR ELECTRICAL SERVICES

YOUR METER CABINET

Location, installation and specification
esbnetworks.ie



Relevant Documentation on Safety



Appendix 2.

Relevant ESB Networks Contacts

Customer & Project Delivery – National Contact Details



Manager, Customer and Projects Delivery, NORTH , Brendan Kennedy 087 207 9842			
MANAGER	NORTH EAST	BRIAN TAPLEY	087 630 8758
Area Manager	Dublin North	Liam Shankey-Smith	087 787 0218
Design Manager	Dublin North	Declan Slevin	087 796 7001
Area Manager	Dundalk/Drogheda/Navan	Keith Moore	086 345 1066
Area Manager	Cavan/Monaghan	Alan Page	087 258 4145
Project Leader Station	Dublin North	Ciara Dolan	087 258 2730
Project Leader Stations	North East	Niall Whitmarsh	087 797 5695
Project Leader Lines & Cables	North East	Stephen Quinn	086 605 7158
Technical Manager	North East	Diarmuid O'Neill	087 755 0908
Claims & Site Acquisition Manager	Dublin North	Peter O'Loughlin	087 285 4086
MANAGER	CENTRAL	SIOBHAN WYNNE	087 278 8400
Area Manager	Portlaoise & Kilkenny	Patrick Nugent	087 205 8573
Area Manager	Athlone & Longford	Jarlath Doyle	087 987 7236
Area Manager	Tullamore & Mullingar	Martin Griffith	087 687 1023
Project Leader Stations		Diarmuid Mullen	087 1234 830
Project Leader Lines & Cables		Louise Kelly	087 125 0922
Technical Manager		Eoghan O'Scanail	085 723 9781
MANAGER	NORTH WEST	MARY KEHOE	087 907 7704
Area Manager	Letterkenny & Killybegs	Gerry Gallagher	087 981 2852
Area Manager	Galway & Tuam	Matthew Cunningham	087 225 1128
Area Manager	Sligo, Castlebar & Ballina	Kevin Staunton	087 637 0072
Project Leader Stations		Oliver Moran	087 904 2089
Project Leader Lines & Cables		Liam Boland	087 796 8333
Technical Manager		Christopher Fitzgerald	087 235 2081
DELIVERY ASSURANCE MANAGER	NORTH	NIALL LYNCH	087 836 9937
Risk & Compliance		Adrian Walsh	087 226 9082
Continuity, Public Lighting		Vacancy	
Contracting Project Leader		John McGloin	087 677 1578
Design Manager		Eoin Waldron	087 418 4579
Programme, Perf & Outage Manager		Barry Comiskey	087 685 3485

Manager, Customer and Projects Delivery, SOUTH PC Lynch/Alan Rossiter, Temp 087 647 0462			
MANAGER	SOUTH EAST	EOGHAN JUDGE	087 266 2003
Area Manager	Dublin South	Frank Murphy	087 946 4414
Area Manager	Dublin Central	Mark Stewart	087 625 1330
Area Manager	Arklow & Enniscorthy	David Phelan	086 409 8109
Design Manager		Noel Heffernan	087 205 8893
Design Manager		Denis Oulhane	087 259 0253
Project Leader, Lines Stations & Cables SE		Peter Graham	087 162 4771
Project Leader Dublin South		David O'Connell	087 680 4428
Project Leader, Lines & Cables	National	John O'Donoghue	087 177 9218
Technical Manager		John Doyle	087 289 7681
Claims & Site Acquisition Manager	Dublin, Central & Dublin South	Peter O'Loughlin	087 285 4086
MANAGER	SOUTH CENTRAL	JOHN CONNOLLY	087 220 9262
Area Manager	Ennis, Limerick & Roscrea	Alan Hogan	087 914 1258
Area Manager	Tipperary & Newcastle West	Sean Kelly	087 918 0809
Area Manager	Waterford & Clonmel	Ed Hunt	087 967 6500
Project Leader Stations		Shane Rochford	087 694 9830
Project Leader Lines & Cables		Michael Sammin	087 416 1332
Technical Manager		Michael McElligott	087 980 4801
MANAGER	SOUTH WEST	JIM HERNAN	087 283 3913
Area Manager	Tralee & Kilarney	Sean Scannell	087 392 5167
Area Manager	Cork City & Fermoy	Michael Coomey	087 230 3852
Area Manager	Bandon & Dunmanway	Kevin Flynn	087 267 8790
Design Manager		Thomas Foody	087 932 2243
Project Leader, Lines & Cables		Liam Lynch	087 223 0897
Technical Manager		Evan Boyle	087 237 4613
DELIVERY ASSURANCE MANAGER	SOUTH	JOHN MCMANUS	087 243 2926
Risk & Compliance		Sarah Gallagher	087 419 3623
Continuity, Live Working		Robert Grimes	087 647 0162
Contracting Project Leader		Donal Caples	087 997 4797
Design Manager		Vacancy	
Programme, Perf & Outage Manager		Seamus Berry	087 226 0172

Appendix 3.

New Connections Journey in more detail: Application, Quotation and Terms Accepted Process and Phases

New Connections Journey



Pre-Planning
Customer
Engagement
&
Application
(Central
Processing)

Assigned to
Local
Engineering
Officer

Quotation
Issues by
Engineering
Officer

Customer
Pays
Quotation
and return
associated
paperwork

Connection
Designed

Job assigned
to
construction
supervisor

Customer
completes
ducting and
civil works

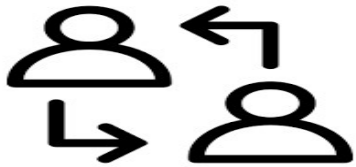
Construction
Supervisor
inspects and
completes
ESB work

Metering
completed
on receipt of
electrical
cert and
supplier
registration

Local Design Manager/Area Manager Team

Local Area Manager Team

Pre Planning Customer Engagement Phase

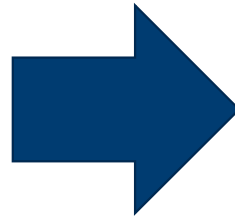


Pre-Planning
Customer Engagement

Who: Area Manager/Design Manager
When: 12-18 months pre application
Why: Collaborative Approach, identify critical issues early

Key Tasks / Information

- Understand Scale of Development
- Existing on site conflicts e.g. line diversions
- Identify ESB Requirements in Planning Permission Submissions



Benefits of Engagement

- Understand impact on the ESB network
- Enabling works can be undertaken prior to commencement of development
- Include ESB requirements in planning permission submission

Online Applications for NC1, NC2 & NC3



Domestic

- New Connection & Reconnection

Commercial < 100kVA

- New Connection & Reconnection



CUSTOMER

1. Register
2. Logon & Password create
3. Completes Application
4. Submits Application

NEW CONNECTIONS TEAM

1. Process Application
2. Share Electronic File with Local Office for assigning to Engineering Officer



Auto-Emails



Commercial MIC >= 100kVA

- New Connection
- Reconnection
- Multi-Unit New Connection
- All - Change Capacity

Quotation to Terms Accepted Phase



Who : Engineering Officer
When: During Quote – Terms Accepted Phase
Why: Accurate Quote, Terms accepted on time

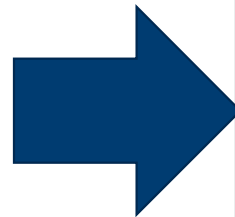
Key Tasks / Information

Quotation Phase

- Site Meeting
- Agree substation locations and associated designs
- MPRN's generated
- All MIC levels confirmed

Terms Accepted Phase

- Signed Connection agreement
- Capital Contribution
- Cable easements/SWA1 for Substation Site Acquisition



Benefits

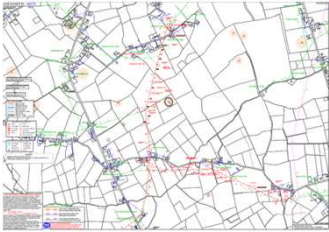
Quotation Phase

- Provides Clarity for Quote

Terms Accepted Phase

- Ensures smooth transition to design completion phase
- MPRNs live for registration

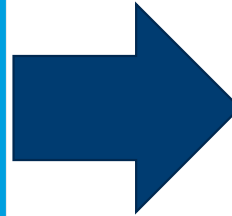
Design Phase



Who: Engineering Officer
When: Throughout Design Phase
Why: Program works, agree metering locations etc

Key Tasks / Information

- Site Meetings
- Site Layout Drawing completed
- Scheduling of Materials
- Construction Work Package Created



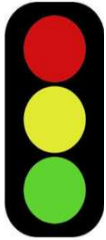
Benefits

- Finalise Substations, Minipillars and Metering locations, right first time designs
- Site Layout and Ducting drawings available promptly,
- Early Civil Inspector Engagement
- No material delays



Engineering Officer hands over to Construction Supervisor

Construction Phase - Civil Inspector

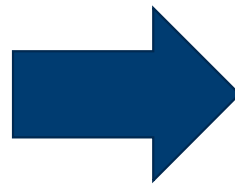


Inspector Review and Compliance Certs

Who: Civil Inspector
When: Prior to ESB civil works start and throughout civil works
Why: Ensure compliance, eliminates rework and reduces delays to program

Key Tasks / Information

- Engagement with Civil Inspector throughout
- Review of ducting and civil works
- Submission of substation compliance certification and MV tensioning certs prior to final inspection



Benefits

- Clear understanding of standards, avoids rework, quality construction, on time delivery
- No delay to connection
- Enables sign off and no delay to connection

Civil Inspector Sign Off Complete

Connection Phase

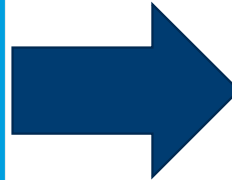


Connection and Commissioning

Who: Construction Supervisor / Customer Service Supervisor
When: Approx 4 - 6 weeks prior to Connection
Why: ESB schedule works on 3 week basis, arrange outages if required

Key Tasks / Information

- Inform ESB of target connection timeframe
- Electrical Completion Certification & Supplier Registration issued



Benefits

- No delay to connection



NETWORKS

Construction Phase





HBFI

Funding House Builders to Deliver Homes Across Ireland

IHBA Housing Workshops 2023
More Homes for More People



Rialtas na hÉireann
Government of Ireland

HBFI Maoiniú Teaghais-Tógála Éireann
Home Building Finance Ireland

Purpose of HBFI

- HBFI was established to help increase the supply of new homes, through the provision of finance to commercially viable residential property developments.
- Emphasis on developments where builder/developers may experience difficulty raising funding from traditional sources or where there are overly onerous restrictions on the funding available.
- Focused in and outside the main urban areas, location is not a barrier to finance.
- Viability / Demand, Experience and Ability of Builder/Developer.
- Our goal is to be in every funding conversation about a residential development across the country so that we are fully aware of any funding challenges which may arise. We will respond if gaps emerge.

Level of approvals progressing to support all housing delivery



€1,248m funding approved



Supporting up to 5,717 homes



Across 99 facilities



In 21 counties

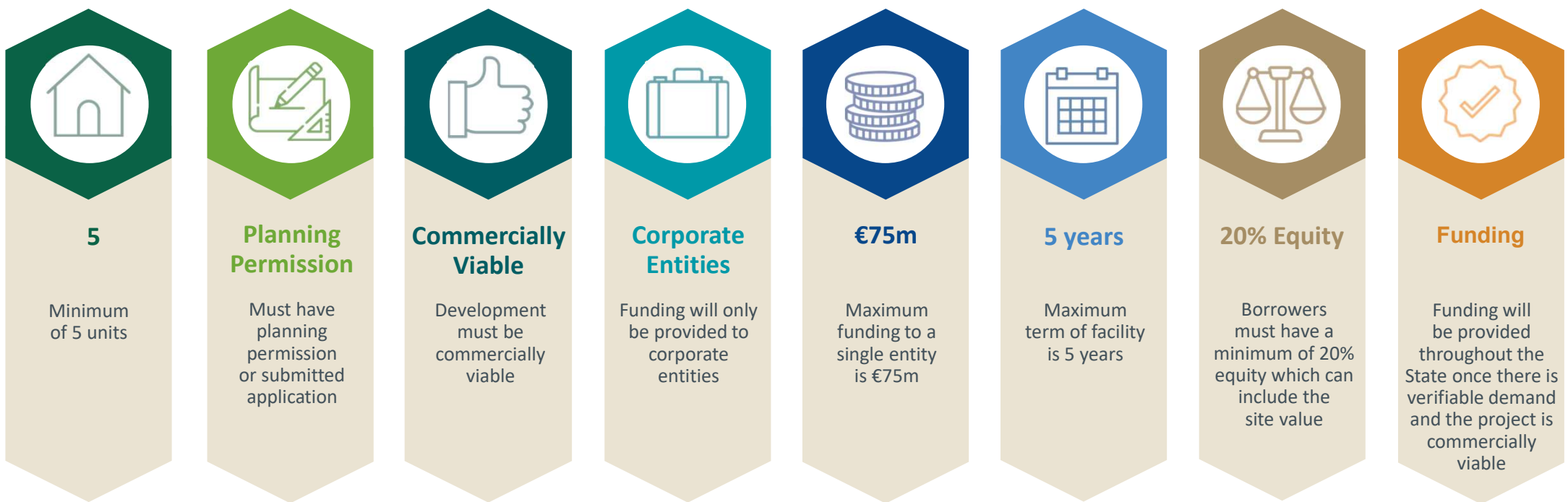


68% Houses, 32% Apartments

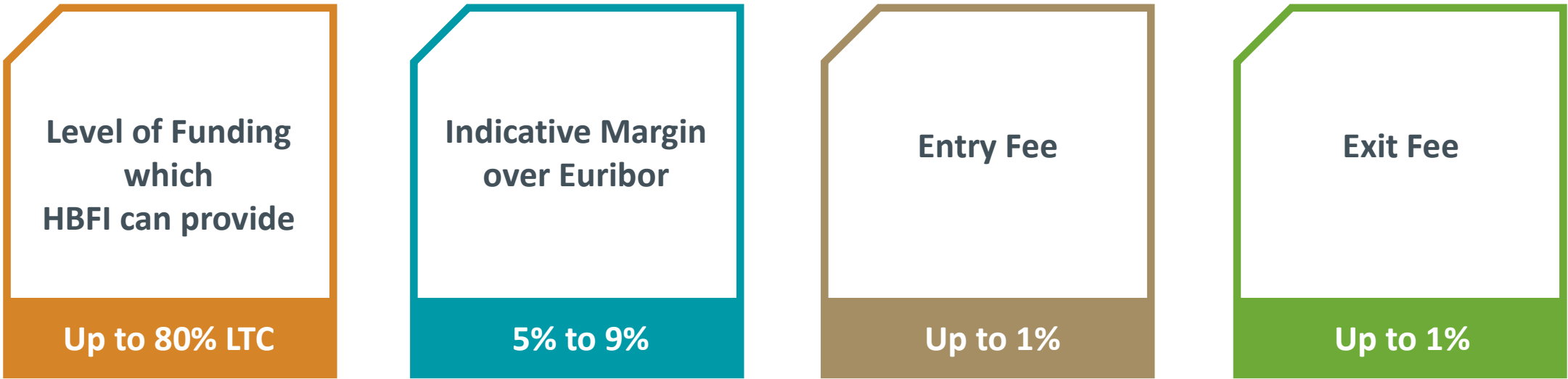
Tenure	Split
Owner Occupiers	50%
Private Rental	20%
Social Housing	25%
Part V	5%

** Figures as at 31 December 2022*

Headline Lending Criteria



LTC & Pricing Range



Rates are indicative only and each project will be priced based on a risk assessment particular to that project

Our Product Offering

HBFI has the ability to fund developments from 5 to 300+ units



Our Product Offering – Some Examples



**Under 10
(to include
COSME)**

**Development of 8 houses
in Midlands**

**Approved facility of €1.6m at
LTC of 75%, 14 month term**



**Apartment
Development**

**Development of 253
Apartments in South Dublin
Approved facility of €74m**



Our Product Offering

HBFI has the ability to fund developments from 5 to 300+ units



**10 Units or
Above**

**Development of 203 houses
in North East of Ireland**

**Approved facility of €33m at
LTC of 70%, 24 month term**



**Social/
Affordable
Housing**

**Development of 51 homes
under license in Greater
Dublin**

**Facility of €8.6m at LTC of
80%, 24 months term**



Our Process



**Heads of Terms
within 3 days
of initial
engagement**



**Will provide
assistance to
prospective
customers**



**Local and Prompt
Decision
Making**



**Recently closed
facility of €33m in
5 weeks from
approval**



**Approval from HBFI Board to provide
finance where standard security package is
not available – (license agreements from
Local Authorities or Nama controlled lands)**

Summing Up

Well Funded

€750m

HBFI seeded with **€750m** initial funding (from the ISIF) and can raise more

Nationwide



All Types

5-300+ Units

HBFI will look at any scale of scheme that is commercially viable

Here to Talk



Talk to us and see how we can help

Thank you



Darragh Lennon

087 497 7860

darragh.lennon@hbfi.ie



David O'Doherty

086 836 3280

david.odoherty@hbfi.ie



David Fox

086 796 2899

david.fox@hbfi.ie



[Linkedin.com/HBFI-Home-Building-Finance-Ireland](https://www.linkedin.com/company/HBFI-Home-Building-Finance-Ireland)

info@hbfi.ie

01 238 4600

www.hbfi.ie



Rialtas na hÉireann
Government of Ireland

HBFI Maoiníú Teaghais-Tógála Éireann
Home Building Finance Ireland



Built To Innovate

Building Housing Smarter, Faster, Leaner

 ENTERPRISE
IRELAND



Rialtas na hÉireann
Government of Ireland



An Initiative of Enterprise Ireland under the Housing For All Plan

“The role of enterprise agencies will be expanded to include the provision of funding and supports for innovation and productivity-related projects in the domestic residential construction sector...”



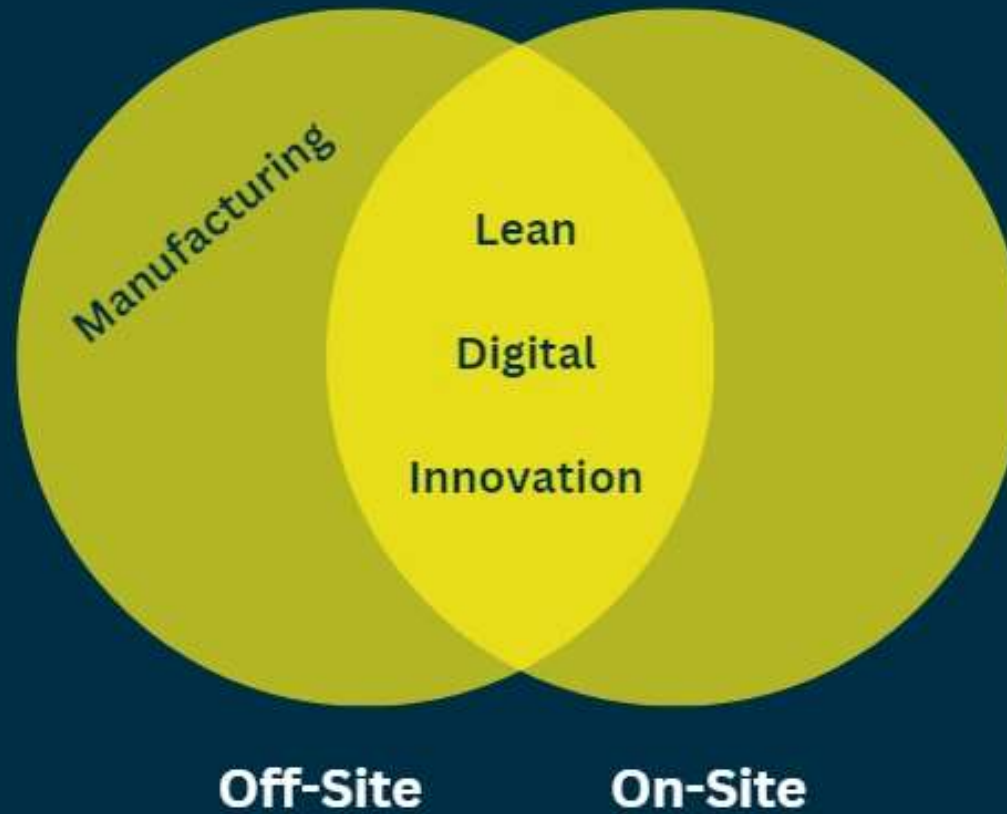


Vision

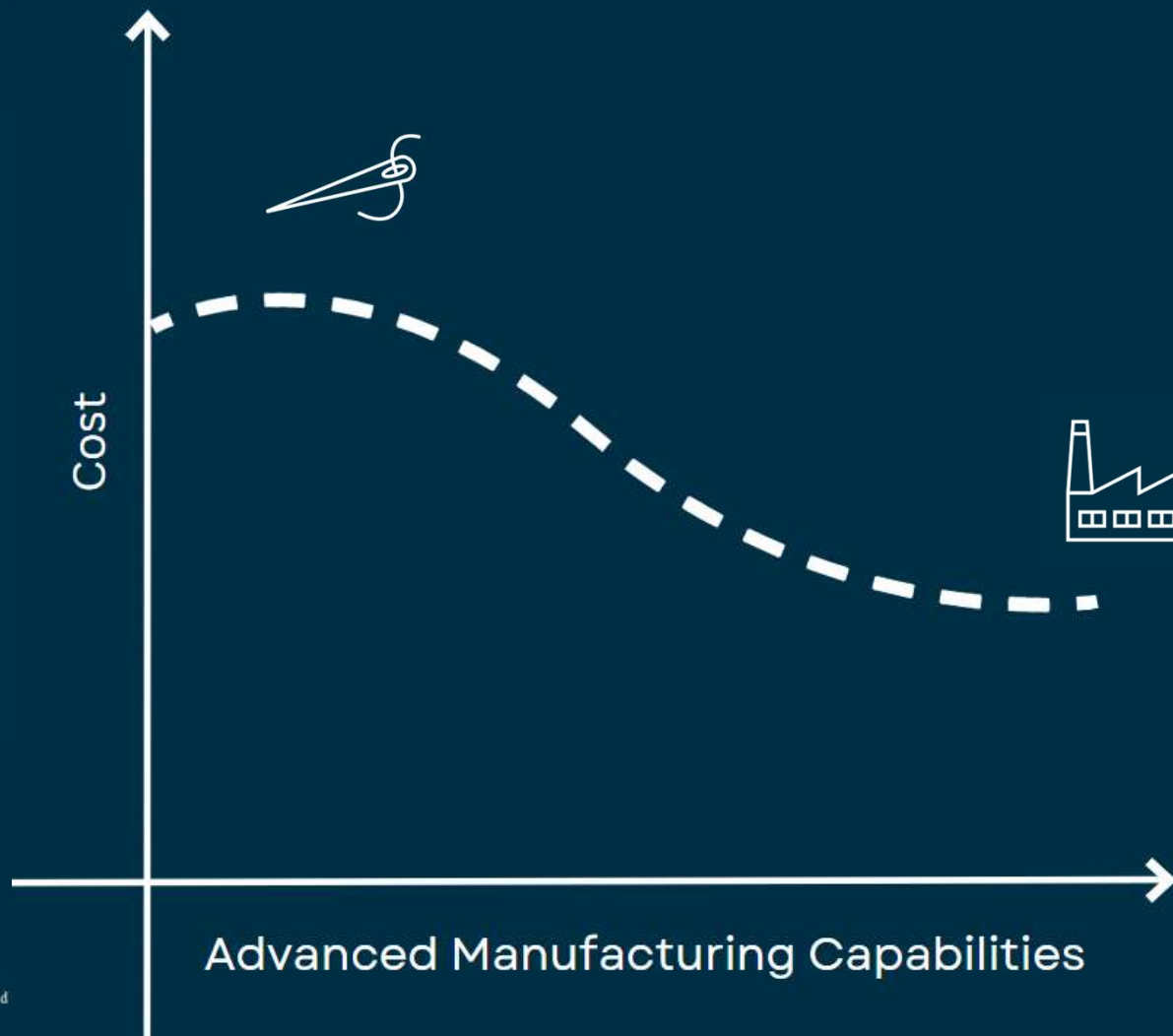
For Ireland to have the best home
building industry **globally.**



Our Strategy



Cost Efficiencies



Innovation Roadmap

STEP 1

Innovation Voucher

STEP 2

Exploring Innovation

STEP 3

Agile R&D

Innovation Partnership

STEP 4

RD&I Grants



Lean & Digital Roadmap



Work With Us



Get in touch

Conversation with the Built To Innovate team.



Specialist

We will connect you with a specialist e.g. digital or lean, to explore opportunities



Submit

Submit your application for funding



Approval

Get your project approved



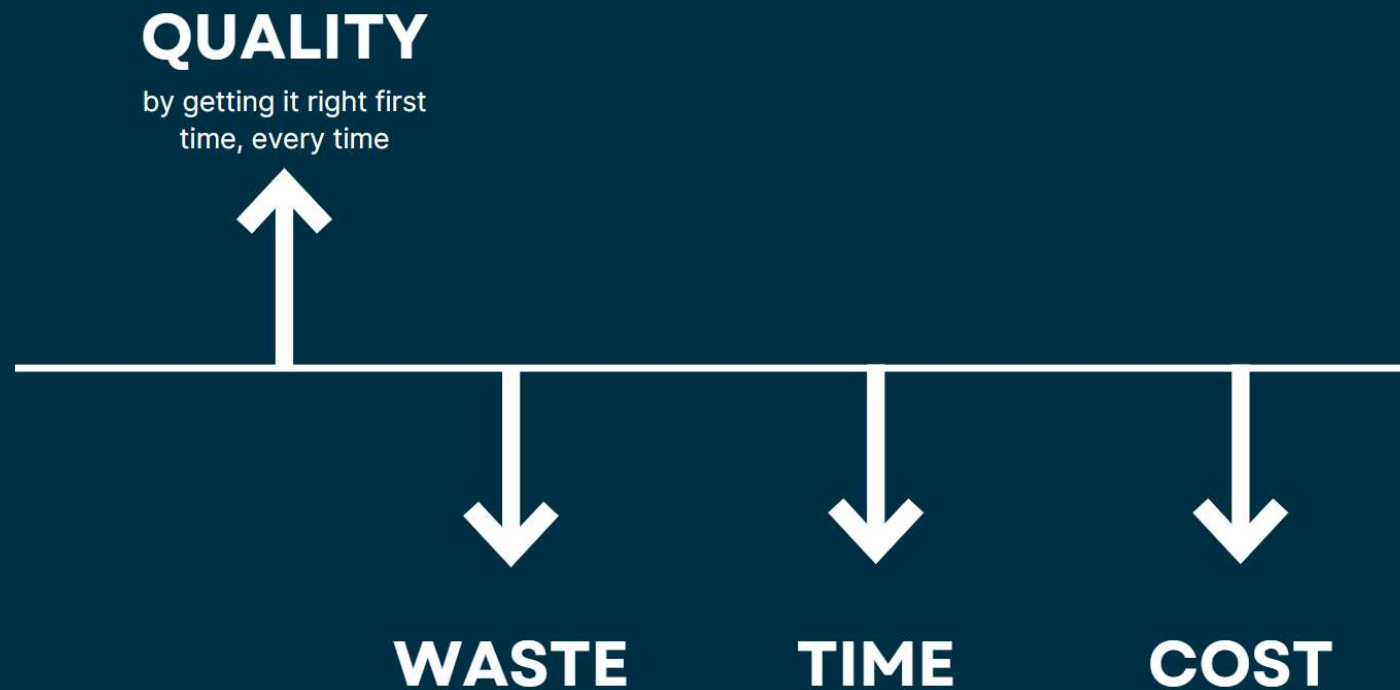
Let's go!

Carry out the project and draw down your funding



Results-Driven

Client companies who have implemented these projects have reported:







CLANCY



builttoinnovate@enterprise-ireland.com

Thank you!





An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Irish Homebuilders Association Workshops 2023 - 'More Homes For More People'

Affordable Housing Overview

Housing Affordability, Inclusion and Homelessness Division, DHLGH

Strategic Delivery and Programme Enabling



- **Strategic Alignment - NPF/Compact Urban Growth and Housing Delivery Actions Plans (Operationalising Housing for All – addressing Viability/Supply Activation);**
- **Operational Delivery – HFA targets alongside Capital Complementarity on CREL, AHF, FHS together with related interface on other supply measures via Land Development Agency (Project Tosaigh) & Croí Cónaithe Cities (Housing Agency);**
- **Qualitative approach - Right Home, Right Location at Right price over range of scheme typologies, Densities in SDZ, Mixed Tenure, Multi-phased projects and Specific Schemes;
Design Innovation/Efficiencies – Modern Methods of Construction/Off Site Construction**
- **Capacity/Supports - on-going centrally (Professional/technical) and Local Authority Affordable Housing Staffing (DHLGH/HDCO Phase 1 support and related ask).**

Housing for All

A new Housing Plan for Ireland



- **Housing for All - a New Housing Plan for Ireland is the Government's housing policy to 2030, published on 2 September 2021.**
- **The plan addresses the most pressing housing challenges facing the State and is set out across four pathways.**

Through HfA, Government is:

- **giving supports to help people buy their own homes;**
- **delivering ambitious levels of social and affordable housing;**
- **reforming the planning system**
- **encouraging innovation in construction**
- **increasing the construction sector's capacity to build housing at scale**
- **Tackling vacancy**



Affordability schemes



- **HfA target – 54,000 affordable homes to rent or purchase over 9 years**
 - 36,000 affordable purchase homes
 - 18,000 Cost Rental
- **Measures put on a statutory basis through Affordable Housing Act 2021**
- **Each LA has prepared 5 year Housing Delivery Action Plans**
- **2 new affordability purchase schemes:**
 - First Home Scheme
 - Local Authority Affordability Purchase Scheme
- **Affordable homes are currently being delivered by local authorities, AHBs, the First Home Scheme and the LDA.**



Supporting Home Ownership

First Home Scheme



- **First Home - purchase of newly-built homes in the private market through an equity share model**
- **Launched July - 8,000 affordable purchases over 4 years**
- **Bridges the gap - price of house and purchaser's combined mortgage and savings**
- **Target - First Time Buyers and those who fall under 'fresh start' principle**
- **Joint partnership between pillar banks (BOI/AIB and PTSB) & Govt.**
- **Provides up to 30% of the funds towards purchase for corresponding equity share**
- **Regional price ceilings in place**

Delivery as of 31 March 2023:

- **Over 3,500 website registrations,**
- **1,336 buyers in 24 counties have been approved by the Scheme**
- **257 drawdowns of funds to close sales**
- **Revised Price Ceilings introduced 1st January 2023**

www.firsthomescheme.ie

Local Authority Affordable Purchase Scheme



- **LAAPS – Equity share model – applies to new housing that LA makes available at a discount from full market value**
- **Legislative basis – Part 2 of Affordable Housing Act 2021**
- **Local Authority takes '*affordable dwelling equity*' interest equal to percentage discount from market value**
- **Minimum discount/equity share of 5%, maximum 40%**
- **Targeted at First Time Buyers and those who fall under 'fresh start' principle**
- **LA can make subsidy available to help with affordable housing**

Delivery:

323 homes delivered in 2022, with the pipeline of new local authority delivery being planned or under construction with funding approved for almost 2,700 further homes across 15 local authority areas.

Cost Rental – A New Tenure



- Introduced in the Affordable Housing Act 2021 – Part 3
- Rents based on the cost of provision i.e. constructing/acquiring, management and maintenance
- CR Designation – submission for designation made by AHB/LA/LDA to Minister (min 40yrs)
- Current policy requires a 25% initial reduction relative to local market rent
- Cost Rental Equity Loan – provided by Housing Agency, finances on sliding scale up to 45% of the cost of delivery for AHBs
- AHF ceiling now €150,000 on a sliding scale for Cost Rental apartments being made available in the five cities.
- Targeted at households with income < €53,000

Delivery:

- Now 750 Cost Rental homes in the State delivered
- Over 1,000 local authority cost rental units (across six projects) have been approved for AHF funding of almost €94 million

Project Tosaigh



- **Project Tosaigh – LDA has statutory responsibility to deliver social and affordable housing, primarily on State land**
- **Designed to support stalled or slowed developments**
- **LDA enters into partnerships with landowners to unlock/accelerate delivery by contracting them to purchase the units on delivery**
- **LDA have issued 2 calls for proposals – open to approaches by developers even if haven't submitted a proposal – is an open call**
- **Focus on high density delivery in the cities**
- **HfA target of 5,000 units for Affordable Purchase/Cost Rental**

Croí Cónaithe



- **Croí Cónaithe Cities - *Viability/supply* mechanism put in place for owner occupation of apartments in 5 cities**
- **Croí Cónaithe Towns –
Two schemes:**
 - **Vacant Property Refurbishment Grant**
 - **Ready to Build Scheme - Serviced Sites for New Homes**

Help to Buy Scheme



- **Revenue scheme**
- **Assist first-time buyers with deposits to buy or build new home**
- **Refund on tax paid over previous 4 years**
- **€30,000 or 10% of purchase price**
- **Availability extended to 31 Dec 2024**
- **Mortgage must be at least 70% purchase value of property**
- **The purchase value of the property must be €500,000 or less to qualify**

- **7,000 applications in January 2023**

Conclusion



- **HFA is a living, flexible action plan**
- **Government aims for ongoing consultation and engagement with stakeholders, including IHBA**
- **Have your say!**



Rialtas na hÉireann
Government of Ireland

Draft Sustainable Compact Settlements Guidelines

Proposed Policy Approach

May 2023

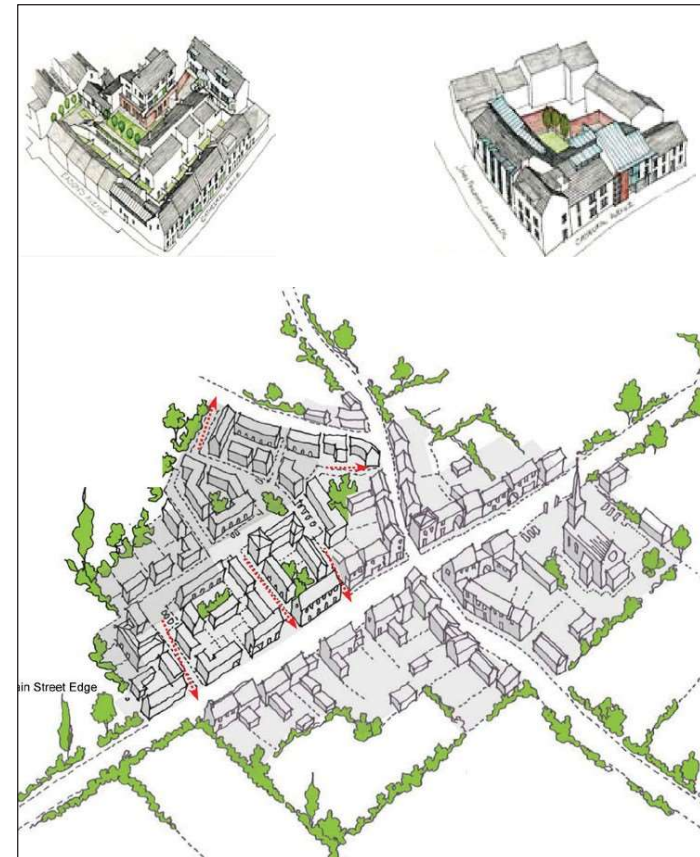
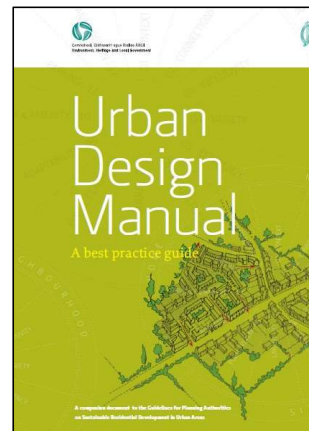
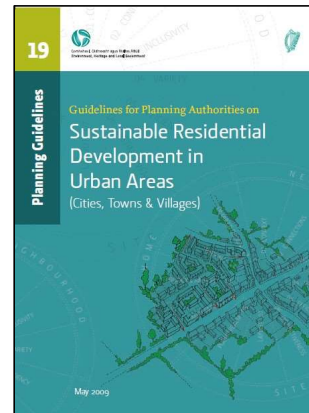
Jason Taylor - Planning Adviser

DHLGH

Sustainable Residential Development Guidelines (2009).



- SRDUA to be replaced with new **Sustainable and Compact Settlements Guidelines (SCSG)**.
- SRDUA in need of review, **National Planning Framework (NPF)** renewed focus on tailored, plan-led and design-focused compact growth.
- SCSG Proposed **Policy Approach Consultation Paper** published March 2023.



SCSG Proposed Policy Approach - Density



- Paper outlines **density ranges** for settlements of varied sizes.
- Broad range of densities that will be refined based on proximity to centres/public transport and local context.

	Central Areas	Urban Areas	Suburban and Edge Areas.
Cities	100-300 dph	40-200 dph	40-80 dph
Metropolitan Towns	40-150	40-150	35-80 dph
Large Towns (10k +)	40-150 dph	40-150 dph	30-80 dph
Small and Medium Sized Towns (1.5k-10k)	respond to existing context		25-30 dph
Rural Towns and Villages (<1.5k)	respond to existing context		

SCSG Proposed Policy Approach



- Proposed Policy Approach seeks to provide greater **flexibility** to allow for more compact and sustainable forms of development and greater housing choice.
- Approach based on emerging low rise housing models that can achieve densities of **40-100 dph** with a high proportion of ‘own-door’ units.



Rosemount, Dublin

SCSG Proposed Policy Approach



- Key Features of Compact Housing models include:
 - reduced plot sizes
 - tighter arrangement of houses
 - narrower streets
 - Reduced/integrated car parking solutions
 - Flexible distribution of private open space.





Knights Park, Cambridge (Pollard Thomas Edward)





Signal Townhouses, London (Source: Housing Design Awards)

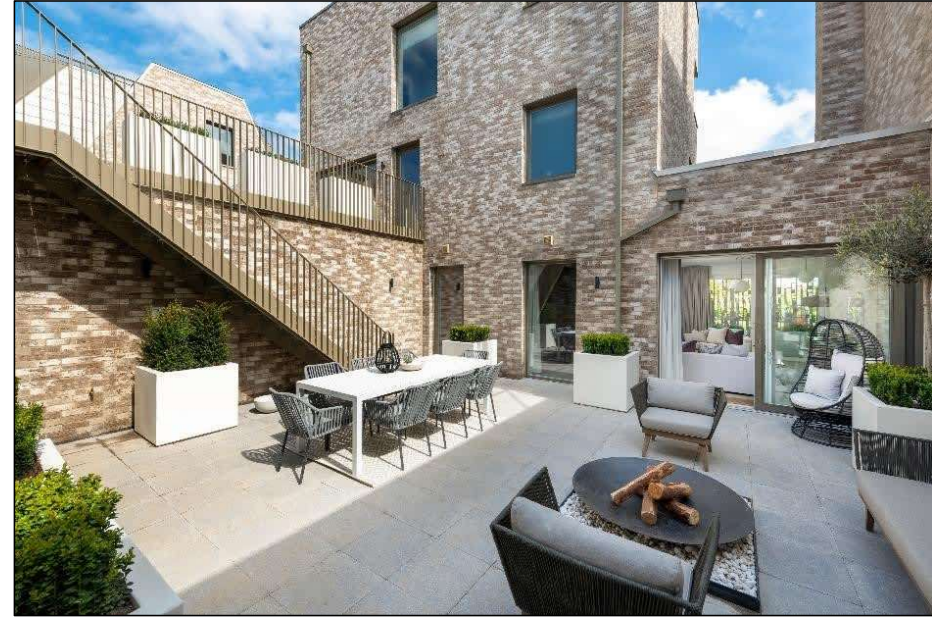


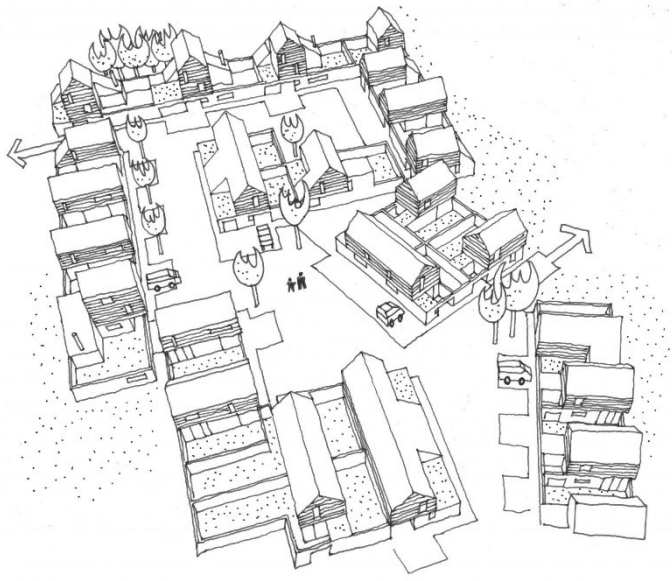
The Gables, Liverpool (Source: Housing Design Awards)











SCSG Proposed Policy Approach – Housing Standards



- Includes updated housing standards more in keeping with compact **urban** environments.
 - Separation Distance –Min 16m.
 - Private Open Space: Min 10 sq. metres per bedspace.
 - Public Open Space: Min 10% of site area
 - Car Parking. Graduated based on location.



SCSG Proposed Policy Approach – Place Making



- Proposed Policy Approach notes a strong emphasis will be **‘place making’**.
 - sustainable and efficient movement.
 - mix and distribution of land uses.
 - integration of natural assets and green infrastructure.
 - and built form.



SCSG Proposed Policy Approach – Next Steps



- SCSG Proposed **Policy Approach Consultation Paper** consultation finished on 27th April 2023.
- C. 80 submissions received. Wide range of issues raised, including:
 - Density ranges (refinement)
 - Housing standards
 - Calculation and definition of open space standards
 - Parking standards/approach
 - Operation and implementation
- Submissions will inform the finalisation of the draft guidelines to be published in May/June 2023 for a further period of consultation.



IHBA Housing Workshops 2023



CONTENTS

Development Bond Scheme

Latent Defects Insurance

Buildsmart, ConstructionWatch

Lessons Learnt A -> M

Development Bonds (Roads / Footpaths / Public Open Space / Services)

Underwritten by 'A' Rated Insurer (the "Surety")

For multi-phased residential / mixed-use developments, each phase must be covered by a separate bond, and all homes on the site shall be registered with HomeBond Insurance Services Ltd (HIS) for Latent Defects Insurance (LDI).

Application (required documents)

- 1. Surety Bond Application Form** - to be completed by Applicant / Client.
- 2. Bank Facilities Schedule** – to be completed by Bank.
- 3. Company Profile / Group Structure** (incl. photographs of recently completed developments).
- 4. Audited Accounts FY 2020, 2021, 2022** (or draft if not yet completed).
- 5. Management Accounts 2023** (up to date at time of application).
- 6. Aged Debtors & Creditors Analysis** (up to date at time of application).
- 7. Company Business Outlook 2023 / 2024** – forecast plan for 2023 & 2024, incl. Projected Turnover.
- 8. Bond Wording** – draft (if any) as specified by Local Authority (incl. € bond amount / dwelling, tenor of bond).
- 9. Planning Permission** (Final Grant incl. Conditions).
- 10. Site Layout Plan** (illustrating the proposed Phasing Plan + no. blocks / units in each phase).

The bond service provided by HIS is discretionary and the right to withhold the service in any specific case and/or to charge an application fee is reserved; and the Surety may change applicable terms and conditions at any time.

Development Bonds (Roads / Footpaths / Public Open Space / Services)

Underwritten by 'A' Rated Insurer (the "Surety")

For multi-phased residential / mixed-use developments, each phase must be covered by a separate bond, and all homes on the site shall be registered with HomeBond Insurance Services Ltd (HIS) for Latent Defects Insurance (LDI).

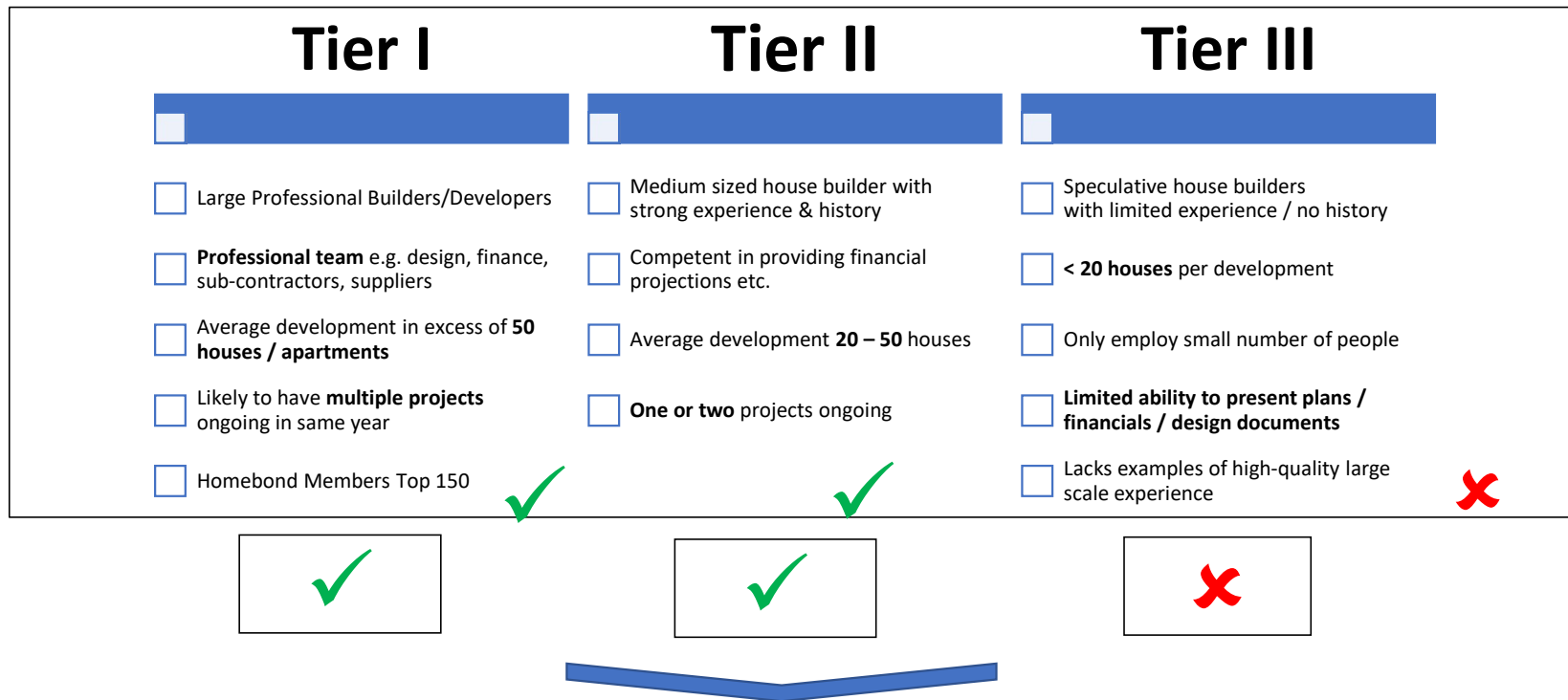
Offer (to be agreed by Applicant / Client)

- 11. Development Bond Contract Special Terms** - issued by the Surety to the Applicant / Client, and specifies tenor of bond, € amount of guarantee facility, premium rate, bond fee (in respect of each bond issued), indemnity / security required (if any), survey fee (payable to Engineer / Surveyor), date of commencement of facility.
- 12. General Terms Bonds** – sets out the general legal relationship between HIS / Surety and the Applicant / Client, and includes definitions, scope, facility limit, requests, liability, information, fees, recourse, security, termination, enforceability, compensation, discharge, law, amendments.
- 13. Counter Indemnity Surety** - applicable if indemnity / security required from Associated Company(s).
- 14. Surety Bond Agreement** - issued to the Beneficiary* on receipt of 100% payment of premium, levy, fees.

* The party in whose favour a bond has been issued, or the party entitled (e.g. Approved Housing Body (AHB), Government Department, Irish Water, Local Authority, Public or Private Body).

Development Bonds (Roads / Footpaths / Public Open Space / Services)

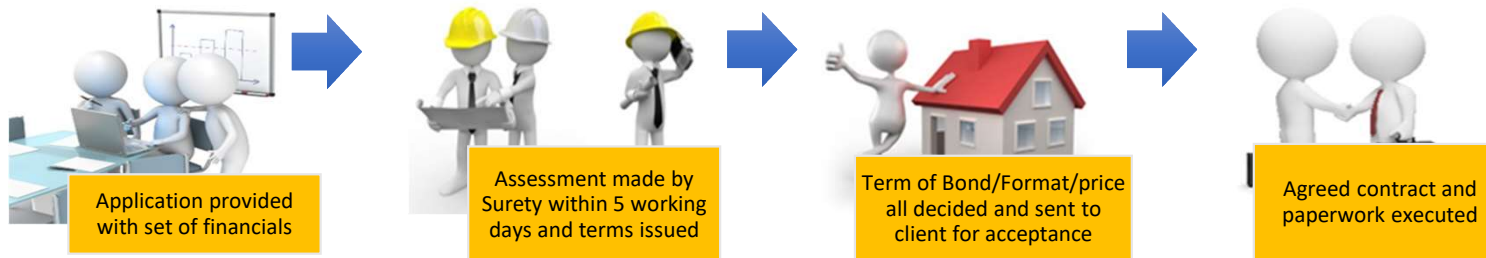
Target Customer



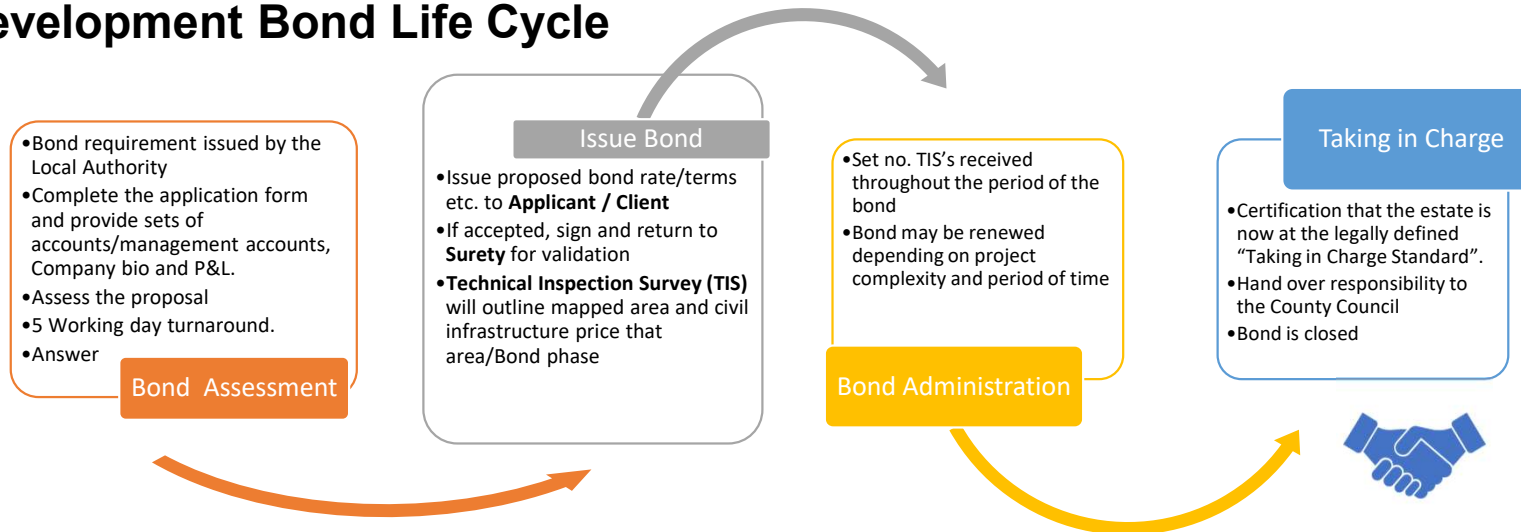
Target market is Tier I & Tier II. Tier III developers who survived the economic crash will be considered on case by case basis

Development Bonds (Roads / Footpaths / Public Open Space / Services)

Underwritten by 'A' Rated Insurer (the "Surety")



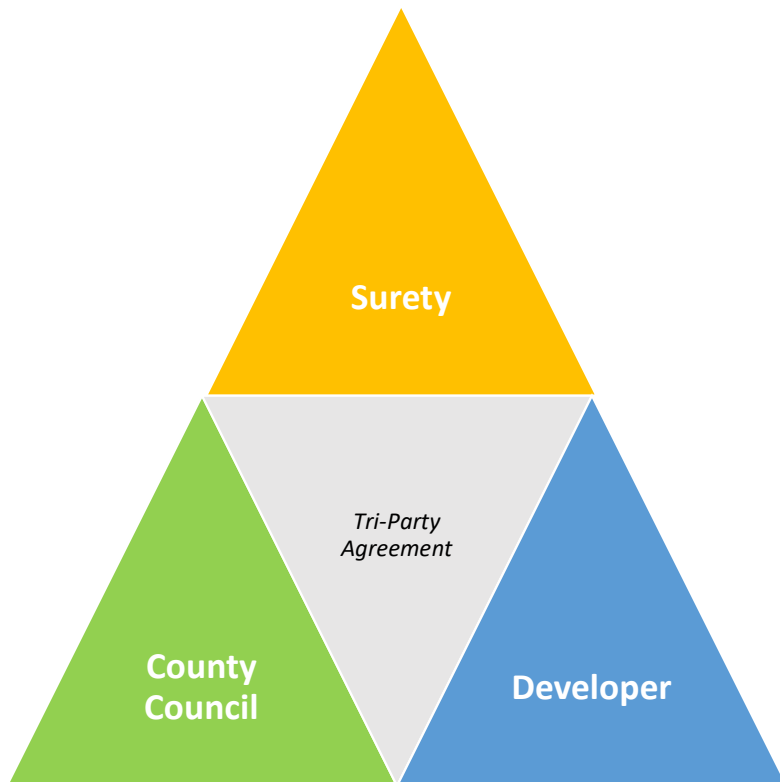
Development Bond Life Cycle



Development Bonds (Roads / Footpaths / Public Open Space / Services)

Underwritten by 'A' Rated Insurer (the "Surety")

For multi-phased residential / mixed-use developments, each phase must be covered by a separate bond, and all homes on the site shall be registered with HomeBond Insurance Services Ltd (HIS) for Latent Defects Insurance (LDI).



- The requested value of the Surety Bond must, in the Surety's sole opinion, be reasonable in proportion to the overall cost of the work to be bonded on the site concerned, e.g. €2,500 -> €12,000 per unit
- Additional charges apply if the bond is not released by the agreed release date and/or if HIS / Surety incur costs relating to claims / services ensuing from the Special Terms / General Terms.
- Acceptance by HIS of an application for a Surety Bond does not create or imply any obligation upon the Surety to enter into any Surety Bond Agreement and constitutes only an indication by HIS / Surety that it will consider the application.

Latent Defects Insurance / Inherent Defects Insurance

Underwritten by 'A' Rated Insurer (the "Insurer")

Latent Defects Insurance
Structural & Equipment Protection
for Houses & Apartments
Essential 300



Policy Document



Latent Defects Insurance
Managed By:



Protecting You & Yours

Latent Defects Insurance
Underwritten By:



A Member of the company

Latent Defects Insurance
Structural & Equipment Protection
for Houses & Apartments
Essential 500



Policy Document



Latent Defects Insurance
Managed By:



Protecting You & Yours

Latent Defects Insurance
Underwritten By:



A Member of the company

Inherent Defects Insurance
Structural Protection for
Residential & Commercial Buildings
Essential Select



Policy Document



Inherent Defects Insurance
Managed By:



Inherent Defects Insurance
Underwritten By:



Panel of Insurers

Effective 01 FEB 23

Membership Process



TECHNICAL ASSESSMENT

- Workmanship
- Materials/Products
- Standards

INTERVIEW

- Experience
- Knowledge
- Professional Team

COMPANY

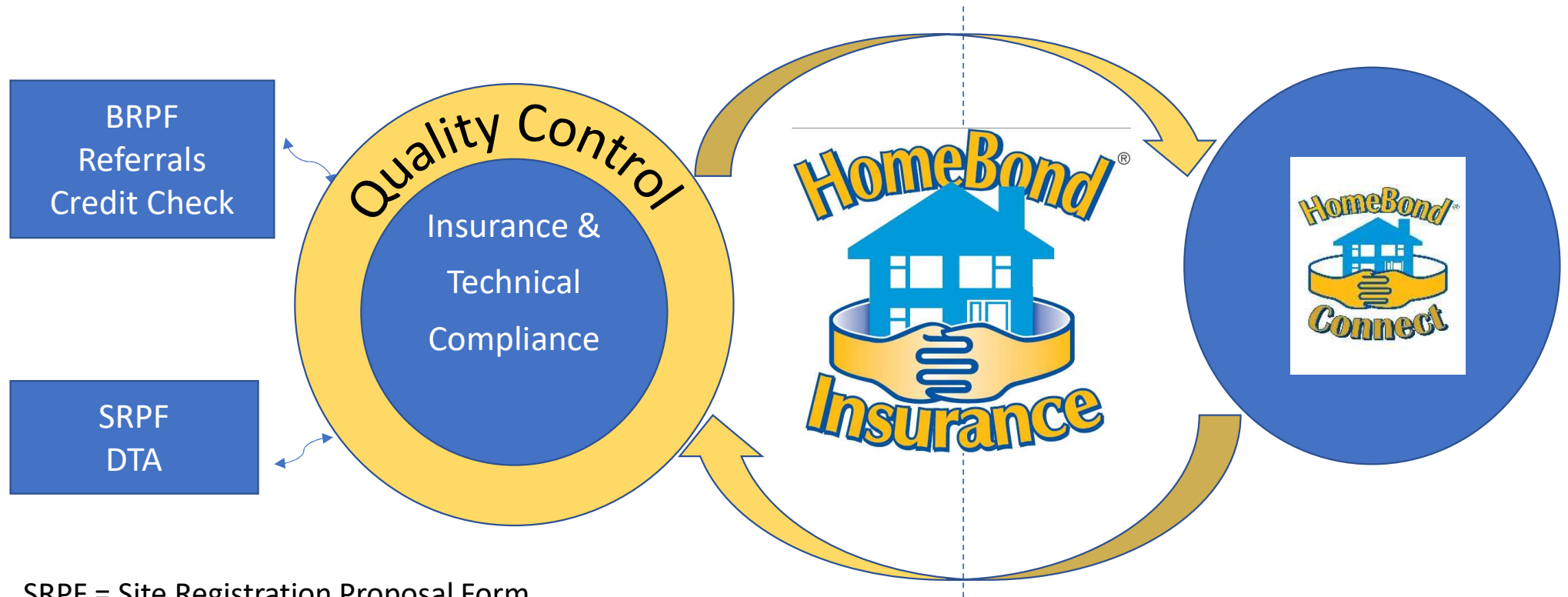
- Credit Check
- History Check



Dwelling Registration Process

HomeBond Technical

Builder Portal



SRPF = Site Registration Proposal Form

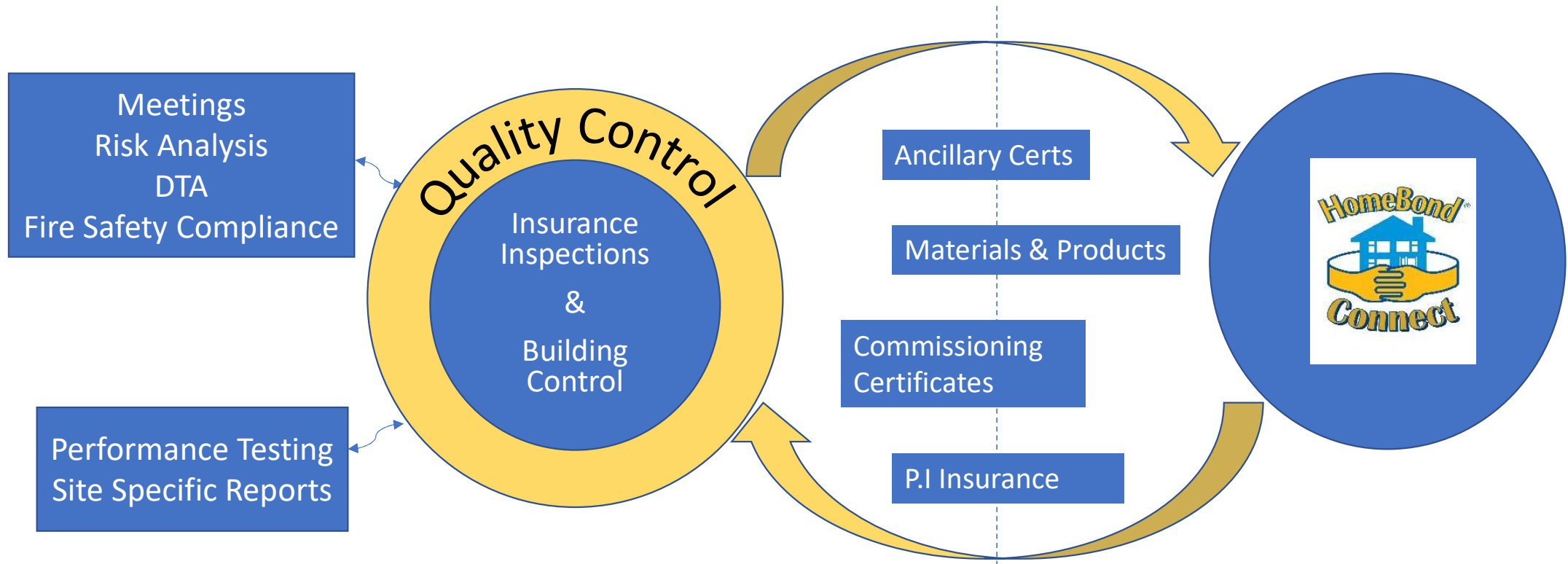
BRPF = Building Registration Proposal Form

DTA = Desk Top Assessment

Technical Inspection Service

HomeBond Technical

Builder Portal



Latent Defects Insurance / Inherent Defects Insurance





Outstanding Issues

101081.01 - MILLERS GLEN - Homebond Technical Services Limited

[Click here to view all units in the development](#)








Legend

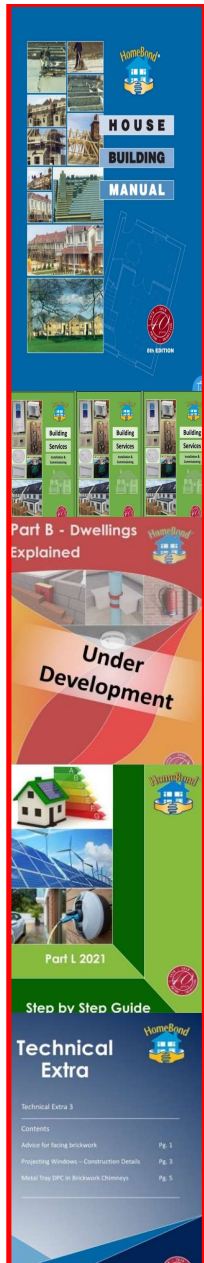
- 4 Requires Attention/Not received
- 0 More info required
- 0 Ready for review/Uploaded
- 0 Signed Off

Unit Name	Document Uploads	Site Issues
101081.01 - MILLERS GLEN Site Level Requirements	0 0 0 0	21 0 0
6 PARK AVENUE	4 0 0 0	0 0 0
8 PARK AVENUE	4 0 0 0	0 0 0
9 PARK AVENUE	4 0 0 0	0 0 0



Unit Level

Unit Name	Dwelling No.	Foundation	Interim	MSI	PCI	Documents / Submittals
6 PARK AVENUE	13117	1 12/01/2021	- --/--/----	1 23/07/2021	3 05/02/2022	4 0 0 0 Approve/Sign Off
8 PARK AVENUE	13217	- --/--/----	- --/--/----	- --/--/----	- --/--/----	4 0 0 0 Approve/Sign Off
9 PARK AVENUE	13317	0 12/01/2021	- --/--/----	0 23/07/2021	0 05/02/2022	0 0 0 4 Approve/Sign Off



BuildSmart

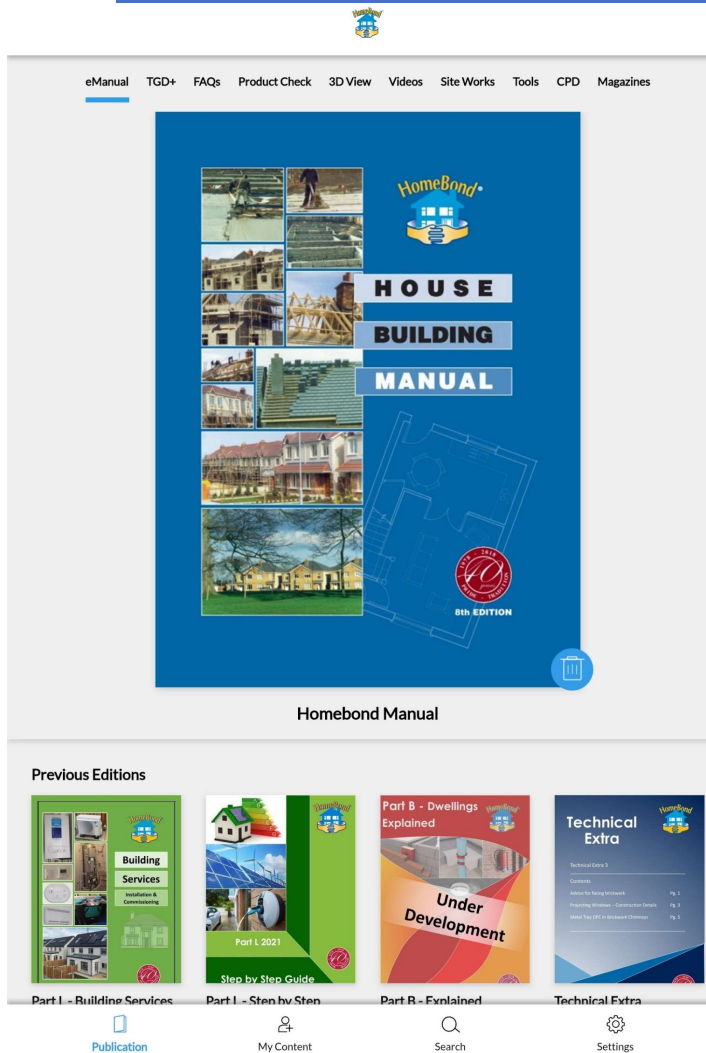
by HomeBond®



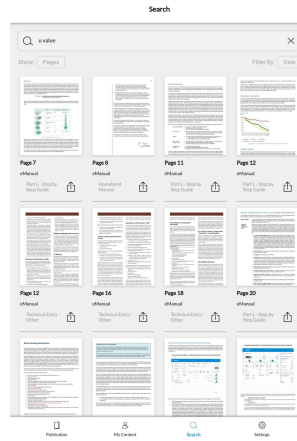
- App + Web Reader + website www.buildmart.ie
- Access multiple features via a single platform – mobile, tablet or desktop
- FREE – 2 no. subscriptions per Member
- Corporate digital subscriptions & group rates available according to no. of users



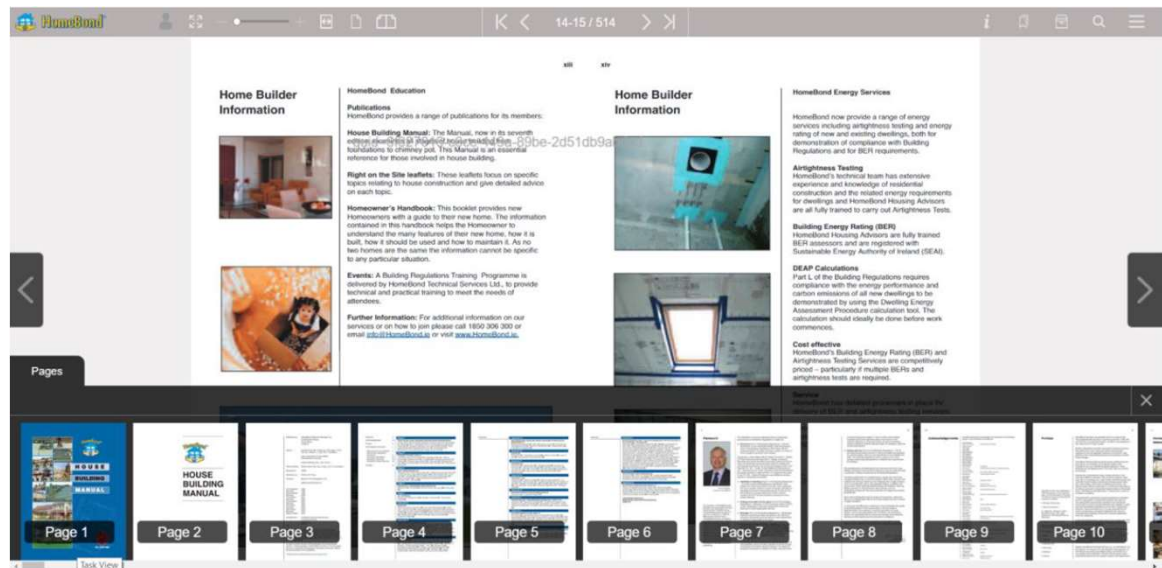
eManual - read a replica of the print edition of the HomeBond House Building Manual



Homebond Manual



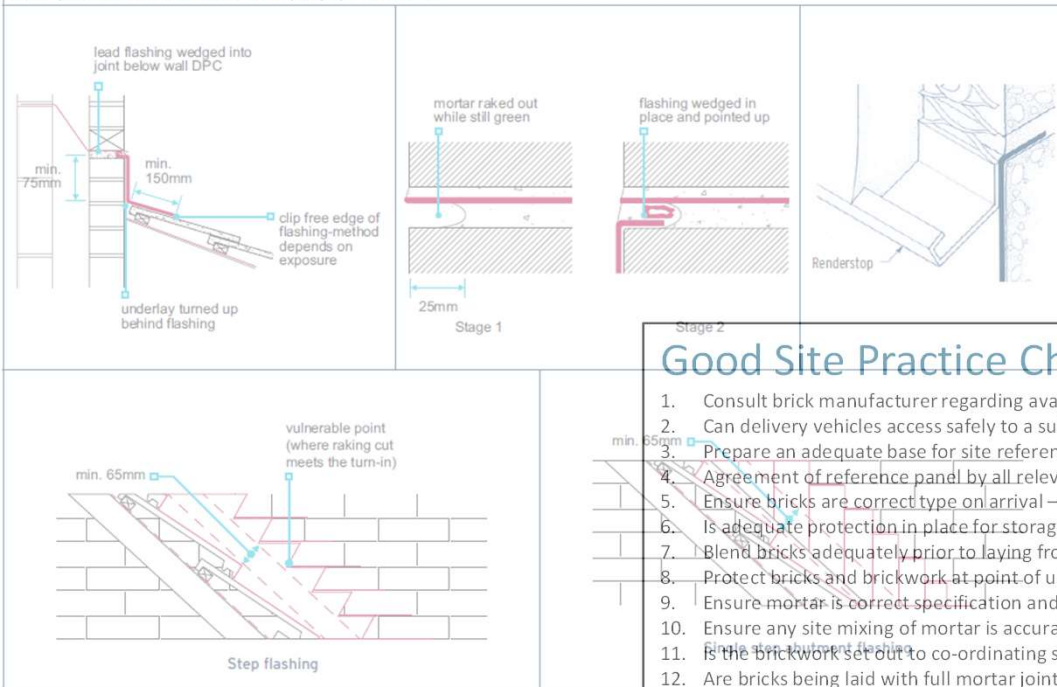
- 10 no. Features - multiple editions / titles in each
- Easily navigate through the latest supplements
- View content in single page or double page mode
- Bookmark pages and download content to read later
- Search across all titles on App + Web Reader
- Updated online tools to assist in compliance with regulatory requirements



Toolkit – Risk Guides, Good Site Practice Checklists, Infographics

Flashings

Flashings should be dressed under the cavity tray by at least 25mm



Good Site Practice Checklist - Brickwork

1. Consult brick manufacturer regarding availability, special shapes and order.
2. Can delivery vehicles access safely to a suitable storage area on site?
3. Prepare an adequate base for site reference panels in an appropriate area.
4. Agreement of reference panel by all relevant parties.
5. Ensure bricks are correct type on arrival – compare to reference panel.
6. Is adequate protection in place for storage of the bricks?
7. Blend bricks adequately prior to laying from several packs in accordance with manufacturer's recommendations.
8. Protect bricks and brickwork at point of use when work is not proceeding.
9. Ensure mortar is correct specification and the constituents are correct.
10. Ensure any site mixing of mortar is accurately gauged and mixed in a clear single step shuttered flashings.
11. Is the brickwork set out to co-ordinating sizes and do the bricks conform to the manufacturer's recommendations?
12. Are bricks being laid with full mortar joints?
13. Are all bricks laid frog up?
14. Are the joint profiles per the design and suitable for the wind driven rain exposure conditions?
15. Are bricks being laid to the manufacturer's recommendations for durability?
16. Ensure cavities are being kept clean from mortar droppings and debris as the work proceeds.
17. Ensure consistencies in timing and profile of mortar joint finishing proceeds.
18. Protect newly built brickwork from inclement weather.
19. Is the temperature above 3° Celsius and rising?
20. Are the Declarations of Performance retained for all relevant products?



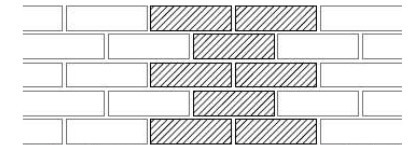
Figure 2.1 Stretcher Bond



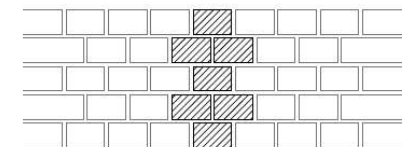
Figure 2.2 Header Bond



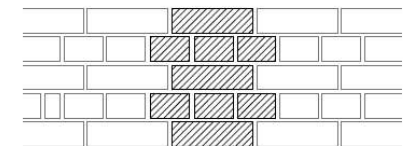
Figure 2.3 English Bond



Originally used for single brick walls, it became the obvious choice for cavity walls with the least amount of cutting required. It is therefore the most economical bond pattern and is extensively used in modern building.



A brick course laid flat with the short end of the brick exposed. This method is particularly strong as the width of the wall is the whole length of a brick. Historically it was used for buildings of high quality, often used for curved brickwork.



It comprises of alternative courses of headers and stretchers. It provides a strong bond when the wall is one brick thick. It is the preferred bonding pattern for bridges, viaducts, embankment walls and other civil engineering architectures.

“TELL me and I forget.
Teach me and I **REMEMBER**.
INVOLVE me and I learn”

Benjamin Franklin



**Compliance Made Easy
What, Why & How 2023**

**“The great aim of
education is not
knowledge -
but action”**

Herbert Spencer

Dublin - Croke Park

September 2023

Cork – Silver Springs

September 2023



LESSONS LEARNT A ->M

Association of Consulting Engineers (ACEI) – Advice Note

Building Regulations / Technical Guidance Documents

Building Control (Amendment) Regulations 2014 – BCMS Registration

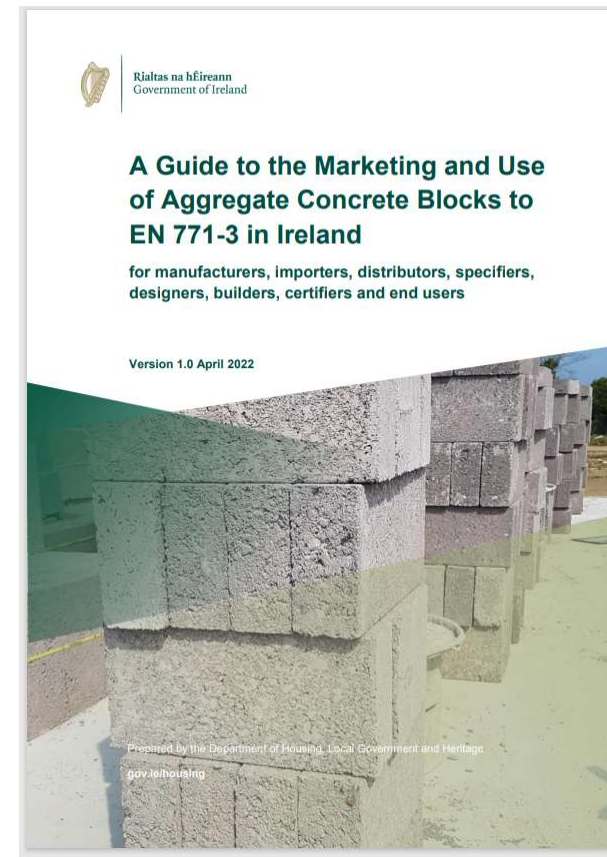
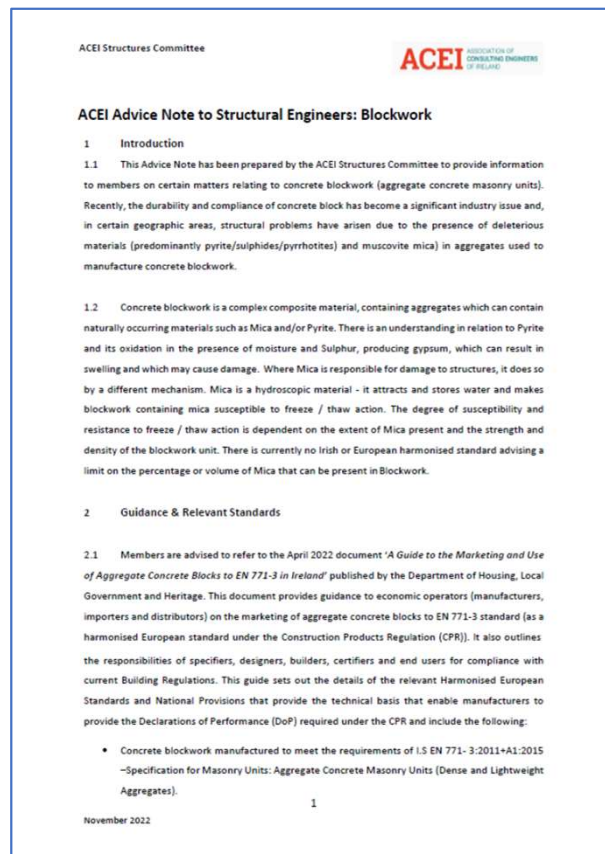
Designer Duties

Recurring Design Issues A -> M

Safety Health and Welfare at Work (Construction) Regulations 2013

Design Risks

ACEI Advice Note to Structural Engineers: Blockwork



Building Regulations-How Many?



49 no. Building Regulations

Ref.	Description	Applicable to Project	Element	Design Certificate	Design Responsibility (Enter Company)
	Leading				
	Ground movement				
	Disproportionate Collapse				
	Part B - Fire Safety				
	Apt Means of Escape				
	Apt Internal Fire Spread - Structure				
	Apt Internal Fire Spread - Linings				
	Apt External Fire Spread				
	Apt Access and Facilities for the fire services				
	1a Means of warning and escape in case of fire.				
	1a Internal fire spread (linings)				
	1a Internal fire spread (structure)				
	1a External fire spread				
	0a Access and facilities for the fire service.				
	1a Definitions for this Part.				
	Part C - Site Preparation & Resistance to Moisture				
	Preparation of Site				
	Subsoil Drainage				
	Dangerous Substances				
	Resistance to weather and ground moisture				
	Part D - Materials and Workmanship				
	Materials and Workmanship				
	Part E - Sound				
	Airborne Sound (walls)				
	Airborne Sound (floors)				
	Impact Sound (floors)				
	Part F - Ventilation				
	Means of Ventilation				
	Condensation in Roofs				
	Part G - Hygiene				
	Bathrooms and Kitchens				
	Sanitary Conveniences and Working Facilities				
	Part H - Drainage and Waste Disposal				
	Drainage System				
	Septic Tank				
	Part J - Heat Producing Appliances 2014				
	Air Supply				
	Discharge of products of Combustion				
	Protection of Building				
	Provision of Information				
	Fuel Storage system				
	Liquid Fuel storage				
	Part K - Stairs, Ladders, Ramps and Guards				
	Stairs, Ladders and Ramps				
	Protection from Falling				
	Vehicle Ramps				
	Part L - Conservation of Fuel and Energy - Dwellings				
	Conservation of Fuel and Energy				
	Conservation of Fuel and Energy in Existing Dwellings				
	Part M - Access and Use of Buildings				
	Access and Use of Buildings				
	Sanitary Conveniences				
	Audience or Spectator Facilities				

Materials and workmanship	D1	All works to which these Regulations apply shall be carried out with proper materials and in a workmanlike manner.
Letterplates	D2	A letter plate aperture shall be so positioned at a reasonable height above ground level so as not to endanger the health and safety of persons using such apertures.
Definition for this Part	D3	In this Part, "proper materials" means materials which are fit for the use for which they are intended and for the conditions in which they are to be used, and includes materials which: (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation; (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or (c) comply with an appropriate Irish Standard or Irish Agreement Certificate or with an alternative national technical specification of any State which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability. "Agreement on the European Economic Area" means the Agreement on the European Economic Area between the European Union, its Member States and the Republic of Ireland, the Principality of Liechtenstein and the Kingdom of Norway as published in the Official Journal of the European Communities (O.J. No. L1, 03.01.1994, page 3). "Construction Products Regulation" means Regulation (EU) No. 305/2011 of the European Parliament and of the Council of 9 March 2011 laying down harmonised conditions for the marketing of construction products and repealing Council Directive 89/106/EEC.

All elements must be designed

BCAR 2014 – BCMS – Registration



**Building
Owner**



Builder



**Assigned
Certifier**



**Design
Certifier**

BCAR 2014 – Duties



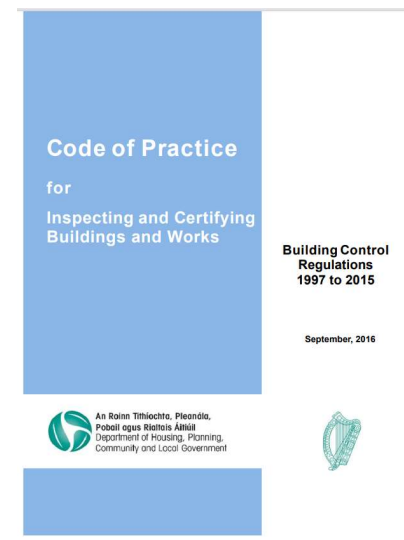
**Assigned
Certifier**

“Assigned Certifier” means the competent, registered professional person assigned by the Building Owner to inspect and certify works in accordance with the Building Control Regulations;



**Design
Certifier**

“Design Certifier” means the competent, registered professional person:



Definition of “design”



has the meaning assigned to it in the Act of 1990 and includes the preparation of plans, particulars, drawings, specifications, calculations and other expressions of purpose according to which the Construction, extension, alteration, repair or renewal concerned is to be executed and "designed" will be construed accordingly



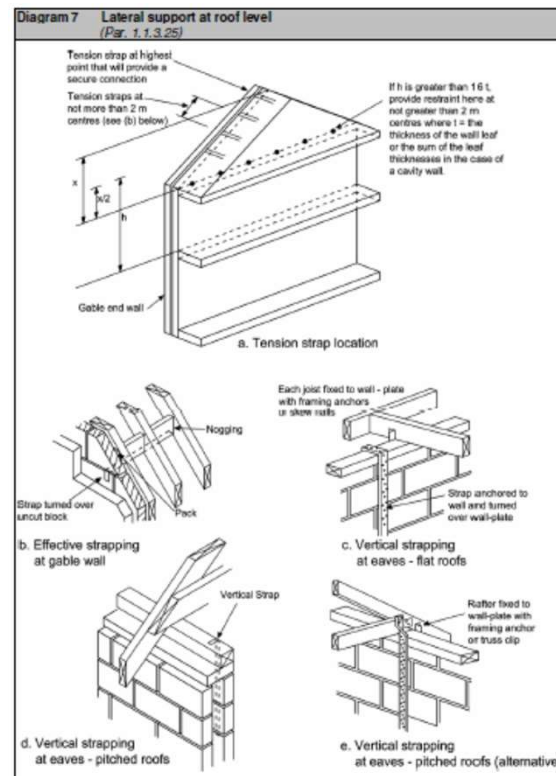
Designer's Duties



- (a) design their respective elements of work in accordance with the applicable requirements of the Second Schedule to the Building Regulations- Appendix A
- (b) provide the Design Certifier with the necessary plans, specifications and documentation that is required for lodgement at commencement stage;
- (c) arrange to provide sufficient information to the Assigned Certifier to enable them to fulfil their role;
- (d) as agreed with the Assigned Certifier, carry out work inspections which are pertinent to their elements of the Design, and liaise with the Assigned Certifier in terms of this and the required ancillary certification;
- (e) notify the Assigned Certifier of their proposed inspection regime for inclusion in the overall Inspection Plan;
- (f) provide the Ancillary Certificates when required by the Assigned Certifier and Design Certifier; and
- (g) maintain records of inspection

Recurring Design Issues - A

Roof Truss — no straps bottom cord



- TGD A
- SR325

Recurring Design Issues - B

Material Performance — Buildability



- IS440
- Fire Test



Flatstrap installed at horizontal board joints.



Photo 7



Photo 8



Photo 9

- SFS external Walls

If fire test performance cannot be verified, then replace !

Recurring Design Issues - C

External Wall — Preventing Moisture



3.2.8 An insulating material may be placed in the cavity between an outer leaf and inner leaf of masonry construction provided that -

- (a) where the cavity is to be filled, only insulating material which has been shown to satisfactorily prevent the passage of moisture to the inner leaf may be used, and
- (b) where the cavity is to be partially filled with insulating material, the residual cavity should be not less than 40 mm wide.

3.2.9 For guidance regarding thermal insulation, refer to Technical Guidance Document L - Conservation of Fuel and Energy.



If 40mm drained cavity not provided, then IAB certificate is required for the system e.g external Insulation

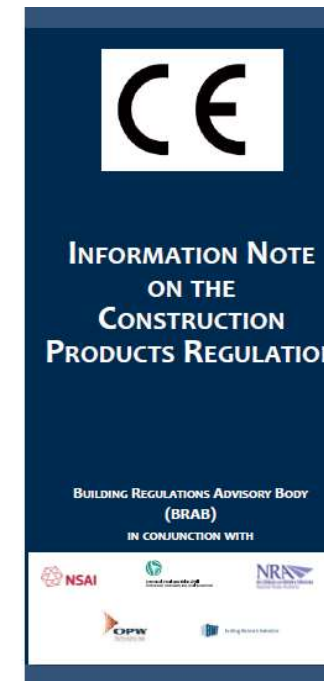
Recurring Design Issues - D

Materials — Correct Specification

7. Declared Performance		
Characteristic	Declared Performance	Technical Specification
Dimensional Tolerance	D1 (+3mm, -5mm)	IS EN 772-16 *Annex C.3 of S.R. 325:2013+A2:2018 IS EN 1996-1-1 + NA *Annex C.3 of S.R. 325:2013+A2:2018
Configuration	 Normal Configuration Vertical	IS EN 772-13 *Building Regulations – Part 1 (Foundations)
Gross Density	>1900kg/m ³	IS EN 772-13 *Building Regulations – Part 1 (Foundations)
Net Density	>1800kg/m ³	IS EN 772-13 *Building Regulations – Part 1 (Foundations)
Compressive Strength (Mean)	As shown in Table 1 above, in vertical orientation	IS EN 772-1 (1.3.2 Air Dry, Mortar Capped) *Annex C.4 and C.5 of S.R. 325:2013+A2:2018 *Building Regulations – Part 1 (Foundations) NDP
Thermal Conductivity	1.01 – 1.19 W/(mK (λ10, dry)	IS EN 1745 Annex A (Tabulated) *Building Reg. – Part 1 (Cons. of Fuel and Energy)
Durability (freeze/thaw)	Masonry Conditions/Situations in Table 14 (Durability of masonry in finished construction of S.R. 325:2013+A2:2018 and used in accordance with Irish Building Regulations (including Technical Guidance Documents) C.7.5, Sustainable, 1.5, EN 1996-1-1, 1.8.2, 1.8.3 and 1.8.4, 325:2013+A2:2018 Masonry Conditions/Situations A1 and A2 (Block below or near external ground level) and C1 and C2 (Unrendered external walls other than chimneys, copings, parapets, etc.) – Class MEX.2 (A1, A2, C1, C2) Category 1, Group 1 * not density > 1,500 kg/m³ * declared mean compressive strength > 7.0 N/mm² or a declared nominal compressive strength of 5.0 N/mm² * mortar strength class M4 (A1 / MEX.2, C1, C2, 1.1, M4 (A2 / MEX.2) Masonry Conditions/Situations A3 (Block below or near external ground level) and C3 and C4 (Unrendered external walls other than chimneys, copings, parapets, etc.) – Class MEX.3 (A3, C3, C4) Category 1, Group 1 * not density > 1,500 kg/m³ * declared mean compressive strength > 1.0 N/mm² and a declared nominal compressive strength of > 0.5 N/mm² * mortar strength class M4 (A3 / MEX.3, C3, C4, 1.1, M4 (A4 / MEX.3) All masonry units produced with aggregate in accordance with S.R. 325:2013+A2:2018 (Aggregates for concrete) and S.R. 325:2013+A2:2018 (Guidance on the use of S.R. 325:2013+A2:2018, Aggregates for concrete)	Table 14 of S.R. 325:2013+A2:2018 Masonry Conditions/Situations: * A1: Low Risk of Saturation (1) Without Freezing (MEX.2, 1, MEX.2, 1) (2) With Freezing (MEX.2, 1) * A2: High Risk of Saturation Without Freezing (MEX.2, 1) * A3: High Risk of Saturation with Freezing (MEX.2, 1) * C1: Low Risk of Saturation (MEX.2, 1) * C2: High Risk of Saturation (MEX.2, 1) See masonry mortar strength classes in Table NA.3 of National Annex in S.R. EN 1996-1-1:2005 Table A.1 (Classification of masonry conditions of exposure after completed masonry) of S.R. EN 1996-2:2006 * MEX.2.1: Exposed to moisture but not exposed to freeze/thaw cycling or external sources of significant levels of sulfates or aggressive chemicals * MEX.2.2: Exposed to severe wetting but not exposed to freeze/thaw cycling or external sources of significant levels of sulfates or aggressive chemicals * MEX.3.1: Exposed to moisture or wetting and freeze/thaw cycling but not exposed to external sources of significant levels of sulfates or aggressive chemicals * MEX.3.2: Exposed to severe wetting and freeze/thaw cycling but not exposed to external sources of significant levels of sulfates or aggressive chemicals For Render (including mix, thickness and number of coats), see S.R. 325:2013+A2:2018 (including Clause 1.3.3.1) Applied external surface finish, Annex 1 (Specification for render for masonry), S.R. EN 1996-1-1, 2.3 and Annex 1 (Technical guidance for S.R. EN 1996-1-1:2005) and S.R. EN 1996-1-1:2005 (including Clause 5 (Durability), 6 (Design considerations) and 7 (Notes on site preparation and application of render)). Note: Rendering is affected by the combined action of freeze/thaw cycles, wind, salt and rain, and their effects will depend upon the degree of exposure. Durability of render will depend on the correct choice of mix, thickness and number of coats and correct detailing.

A Guide to the marketing and use of Aggregate Concrete Blocks to EN 771-3 in Ireland

Notified Bodies



CE Marking — Notified Bodies

Recurring Design Issues -D

Part D- Durability of Construction Materials

Design working life	Examples
10 years	Temporary structures
10 to 25 years	Replaceable structural parts
15 to 30 years	Agricultural and similar structures
50 years	Building structures and other common structures
100 years	Monumental buildings, bridges, other structures



I.S. EN 1990 – Eurocode: Basis of Structural Design

- BBA certified
- Fire tested to comply with BS476: Part 3 SAB and Part 7 Class 3



Recurring Design Issues - E

Design — E2

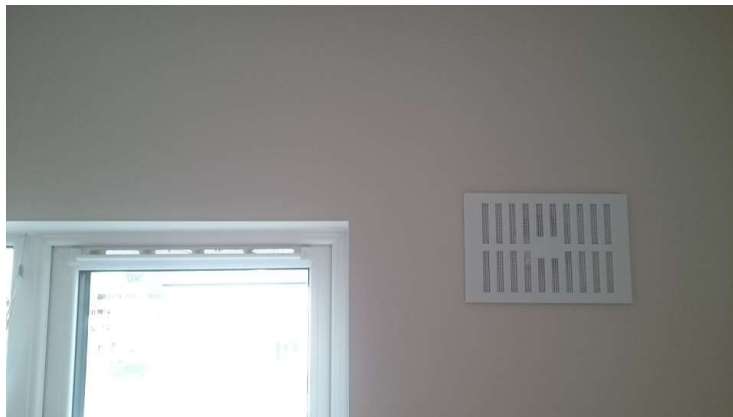
Sound.	E1	Each wall and floor separating a dwelling from - (a) another dwelling or dwellings, (b) other parts of the same building, (c) adjoining buildings, shall be designed and constructed in such a way so as to provide reasonable resistance to sound.
Reverberation.	E2	The common internal part of a building which provides direct access to a dwelling shall be designed and constructed so as to limit reverberation in the common part to a reasonable level
Definitions for this Part.	E3	In this Part - "Reverberation" means the persistence of sound in a space after a sound source has been stopped.

Regulation E2 aims to control the level of unwanted sound in the common areas of apartment blocks.



Recurring Design Issues - F

Natural — Vent Size Design?



DNA PARTNERS
CARRICKBAGGOTT, GRANGEBELLEW, DROGHEDA,
CO LOUTH
Tel: 086-8907076, 087-0515480, 087-7717290
Email: dna@dnapartners.com Company Reg No: 590723
V.A.T. No. 31 9790077

Heat recovery commissioning report

Flow Number	12/18	Relevant Use Details
Address		
Manufacturer	Imbicon	
Model number	Imbicon	
Location	Store	
Location of controller	On the unit	
Installer Details	Dna Partners, Carrickbaggett, Grangebellew, Drogheda	

AIR FLOW MEASUREMENT ROOMS EXTRACTS			AIR FLOW MEASUREMENT THROUGH EXTRACTS		
Room address: 12/18 relevant address			Room address: 12/18 relevant address		
Kitchen	13	13	Kitchen	6.9	
Utility	8	8	Utility	4.2	
Washroom	6	6	Washroom	4.2	
Bed 3 for sale	8	8	Bed 3 for sale	4.2	
W.C.	5	5	W.C.	4.2	
Living	5	5	Living	4.2	

AIR FLOW MEASUREMENT THROUGH EXTRACTS			AIR FLOW MEASUREMENT THROUGH EXTRACTS		
Room address: 12/18 relevant address			Room address: 12/18 relevant address		
Living 1	9	9	Living 1	1.5	
Living 2	18	18	Living 2	4.4	
Bedroom 2	8	8	Bedroom 2	4.2	
Bedroom 3	7	7	Bedroom 3	3.8	
Bedroom 4	9	9	Bedroom 4	5.3	
Master Bed			Master Bed		
Study			Study		
Washroom			Washroom		

Flow Rate 21.8
Commissioning Declaration
Date of Commissioning: 21-06-21
Signed: Noel Smith

- Design of Background Vent Free Area

Ventilation validation certificate

Colin-view House Type B
New Building Units
12/18
12/18
12/18

1. Check that the presented General supply rates matched the measured rates.

2. Check that the presented Boost supply rates matched the measured rates.

3. Check that the presented General extract rates matched the measured rates.

4. Check that the presented Boost extract rates matched the measured rates.

5. Check that the Supply and extract rates are nominally balanced. Airflow supply rates should be greater or equal to extract rates; and in all cases, the supply airflow rate should be no greater than 15% above extract airflow rate.

6. Check overall compliance.

7. Check the validators comment on Part F compliance.

8. Check the registration status of the ventilation validator on the NSAI webpage.

Overall comments:
12/18 under test were present at the time of validation inspection but there were no floor finishes downstairs.
The measured boost extract in Bathroom/Ensuite (1) was greater than the allowable 10%.

Comments on design:
The design intention provided to the NSAI Validator matched the NSAI design sheet which follows the general ventilation requirements outlined in Clause 1.2.2.1, 2.3 of TGD to Part F of the Building Regulations.

SIGNED: [Signature] Name, Company: [Name, Company] Report print date & time: 20/06/2021 15:13

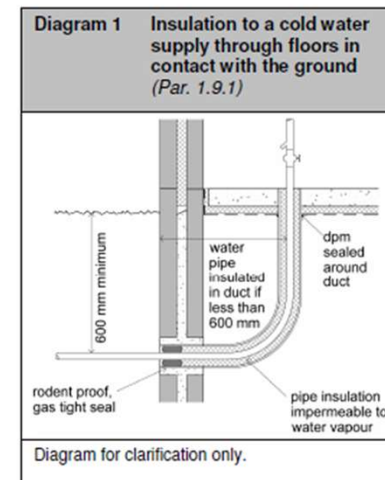
* Measured error/uncertainty = 1 l/s or 10% or 10% or 10 l/s

- Ventilation Validation Certificate¹⁹⁰

Recurring Design Issues - G

Insulation — Freezing

"1.9.1 The underground service pipe from the external meter/stopcock to the dwelling has a minimum cover of 600mm. The minimum cover should be maintained along the whole pipe length. Where the pipe is close to the external wall, the pipe should be insulated with insulation impermeable to water vapour (see Diagrams 1 & 2)."



Recurring Design Issues - H

Does this pipe satisfy Table 7 Tgd H?



Table 7 Materials for below ground gravity drainage	
Material	Irish / British Standard
Rigid pipes	
fibre cement	I.S. EN 588-1
vitrified clay	I.S. EN 295 BS 65
concrete	I.S. 6 BS 5911 I.S. EN 1916 and for surface water drainage only I.S. 166
grey iron	I.S. 262 BS 437
ductile iron	I.S. EN 598 I.S. 262
Flexible pipes	
PVC-u	BS 4660 I.S. EN 1401-1 BS ISO 4065
PP	I.S. EN 1852
Structure wallied plastic pipe	I.S. EN 13476
<i>Note:</i> Some of these materials may not be suitable for conveying trade effluent.	

110mm (4") Sewer Pipe should have a wall thickness of 3.2mm and meet a Stiffness Class of SN4 for compliance with either EN Standard listed in Table 7: Part H Building Regulations 2010

Recurring Design Issues - J

Carbon Detectors — Location



LPG — Cylinder Location

Recurring Design Issues - K

Guarding — Restrictors



Handrail — Correct High

Recurring Design Issues - L

Overheating Calculations

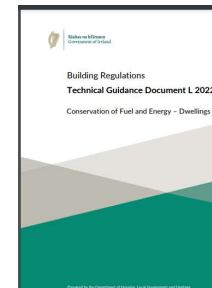
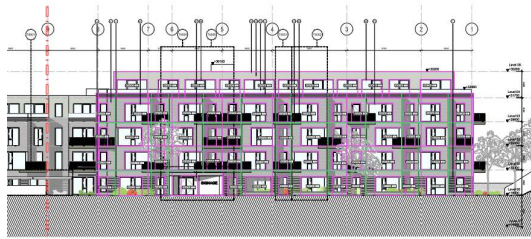
1.3.5 Limiting Heat Gains

1.3.5.1 Guidance is provided in DEAP for carrying out overheating assessment.

Reasonable provision to limit heat gains can be demonstrated by showing through the DEAP calculation that the dwelling does not have a risk of high internal temperatures. (revised DEAP methodology to be published).

Where an overheating risk is indicated in DEAP, further guidance is provided in CIBSE TM 59 to ensure overheating is avoided for normally occupied naturally ventilated spaces.

1.3.5.2 CIBSE TM 37 provides the following recommendations and further guidance to reduce or avoid solar overheating:



Natural Ventilation Overheating Results

Zone Name	Room Use	Wind Speed (m/s)	Occupied Summer Hours	Max. Exceedable Hours	Criterion 1: #Hours Exceeding Comfort Range	Annual Night Occupied Hours for Bedroom	Max. Exceedable Night Hours	Criterion 2: Number of Night Hours Exceeding 26°C for Bedrooms	Result
4F1 Bedroom 1	Bedroom	0.1	3672	110	614	3285	32	14	Fail
4F1 Bedroom 2	Bedroom	0.1	3672	110	280	3285	32	31	Fail
4F1 Bedroom 3	Bedroom	0.1	3672	110	273	3285	32	18	Fail
4F1 Living/Kitchen (3 bed)	Living Room / Kitchen	0.1	1989	59	39	N/A	N/A	N/A	Pass
4F2 Bedroom 1	Bedroom	0.1	3672	110	279	3285	32	15	Fail
4F2 Bedroom 2	Bedroom	0.1	3672	110	175	3285	32	30	Fail
4F2 Living/Kitchen (2 bed)	Living Room / Kitchen	0.1	1989	59	101	N/A	N/A	N/A	Fail
4F3 Bedroom	Bedroom	0.1	3672	110	231	3285	32	45	Fail
4F3 Living/Kitchen (1 bed)	Living Room / Kitchen	0.1	1989	59	31	N/A	N/A	N/A	Pass
4F4 Bedroom	Bedroom	0.1	3672	110	187	3285	32	37	Fail
4F4 Living/Kitchen (1 bed)	Living Room / Kitchen	0.1	1989	59	31	N/A	N/A	N/A	Pass
4F5 Bedroom 1	Bedroom	0.1	3672	110	171	3285	32	20	Fail
4F5 Bedroom 2	Bedroom	0.1	3672	110	129	3285	32	12	Fail
4F5 Living/Kitchen (2 bed)	Living Room / Kitchen	0.1	1989	59	52	N/A	N/A	N/A	Pass
4F6 Bedroom	Bedroom	0.1	3672	110	222	3285	32	42	Fail
4F6 Living/Kitchen (1bed)	Living Room / Kitchen	0.1	1989	59	30	N/A	N/A	N/A	Pass
4F7 Bedroom 1	Bedroom	0.1	3672	110	115	3285	32	9	Fail
4F7 Bedroom 2	Bedroom	0.1	3672	110	209	3285	32	15	Fail
4F7 Living/Kitchen (2 bed)	Living Room / Kitchen	0.1	1989	59	49	N/A	N/A	N/A	Pass
4F8 Bedroom 1	Bedroom	0.1	3672	110	189	3285	32	31	Fail
4F8 Bedroom 2	Bedroom	0.1	3672	110	239	3285	32	43	Fail
4F8 Living/Kitchen (2 bed)	Living Room / Kitchen	0.1	1989	59	38	N/A	N/A	N/A	Pass
F1 Bedroom	Bedroom	0.1	3672	110	57	3285	32	0	Pass

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Page 3 of 10

Recurring Design Issues - M

Access — Gradient



Toilet — Minimum Area

Recurring Design Risks – Not Referenced in Building Regulations

Project Supervisor Design Process



PSDP

Safety Health and Welfare at Work
(Construction) Regulations 2013

- **design to simplify future maintenance and cleaning work, for example:**
 - o make provision for safe permanent access;
 - o design access areas for future maintenance which can accommodate work-at-height equipment;
 - o specify windows that can be cleaned from the inside;
 - o design plant rooms to allow safe access to plant and for its removal and replacement;
 - o design safe access for roof-mounted plant and roof maintenance.

Recurring Design Risks – Not Referenced in Building Regulations

Project Supervisor Design Process



Building Regulations

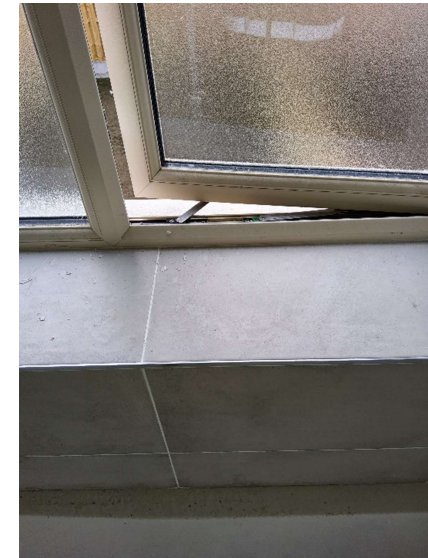
- A-Blocks/fixings
- B-External fire spread
- C-Moisture penetration
- D-Materials/Installation Instructions
- E-Noise/vibration
- F-
- G-Drainage for Condensation
- H-
- J
- K
- L-Unit Performance DEAP
- M

Recurring Design Risks – Not Referenced in Building Regulations

Part K- Climbable Toilet under window



- Change Window Design
- Change room layout-move toilet
- Fit Permanent restrictor



Recurring Design Risks – Not Referenced in Building Regulations

Part K– Slip Resistance floor Finishes

Floor R-Ratings Explained

R1 to R8 do not exist	R9	R10	R11	R12	R13
	High Slip Risk	Moderate Risk	Low Slip Risk		

(<http://www.hse.gov.uk/pubns/geis2.pdf>).

Table1 DIN R Values for Specifying Slip Resistance

Slip Resistance Classification	Ramp Inclination	Typical Applications
R9	< 9°	Low risk internal applications, customer reception areas
R10	10° to 19°	Toilet and bathroom areas, self-service cafeterias
R11	20° to 27°	Cold stores, dish washing areas
R12	28° to 35°	Liquid spillage areas, large commercial kitchens
R13	Over 35°	High risk of slip, oil spillage or similar present





Thank You



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Home Building Finance Ireland

About HBFI

Home Building Finance Ireland (HBFI) commenced operations in January 2019. It is a state-sponsored lender specifically aimed at providing finance to builders and developers for commercially viable residential schemes from 5 units upwards and is seeking to support the construction of up to 7,500 homes in its first five years of operations.

Home Building Finance Ireland (HBFI) offers a range of products for residential development and includes a product specifically for Social/Affordable Housing Projects, a Green Product with a view to encouraging sustainable development, a core housing products for 10 units or above as well as a product for or smaller Under 10 unit schemes and a product aimed specifically at new Apartment developments.

HBFI has approved €1,248m worth of loans to date supporting the construction of over 5,717 new homes. The objective of HBFI is to make additional loan finance available to support viable residential projects in all regions across the country having already approved funding in 21 counties.

Call to our stand at the IHBA 'Housing For All' Workshops, visit www.hbfi.ie or call 01 2384600 to learn more about how HBFI can assist you with your residential development project.



Special thanks to our roadshow sponsors...



An industry that's built to innovate.

In March 2022 Enterprise Ireland was proud to launch its 'Built To Innovate' offer to the Irish Homebuilding sector. Under the Housing for All plan Enterprise Ireland has been tasked with providing supports to the industry which are aimed at reducing the cost of residential construction. This will involve incentivising digitalisation, lean and innovation projects to support companies become more productive and deliver greater levels of Modern Methods of Construction.

These supports come at an exciting time for the industry. The availability of skills and the volume of work ahead poses huge challenges. What we have learnt is that innovation is often most active when industry is tested - there are numerous examples of how work practices in the construction industry rapidly evolved over the past two years due to Covid.

We know that the homebuilding industry has many brilliant people and companies already delivering excellent projects. Our challenge to them is to see if we can help them take it one step further.

The suite of supports that are now available under the Built to Innovate initiative aim to help companies in the homebuilding sector to:

- Enhance usage and implementation of Modern Methods of Construction,
- Implement Lean training in both manufacturing and onsite environments,
- Improving the use of digital tools that can bring productivity benefits,
- Fund research into concepts or process innovation ideas.





THANK YOU



Irish Home Builders Association

Irish Home Builders Association Regional Workshops 2023
<https://cif.ie/association/irish-home-builders-association-ihba/>

