

TIPPERARY COUNTY COUNCIL
PART V
GUIDELINES FOR DEVELOPERS



1. Introduction

Tipperary County Council applies **Part V of the Planning & Development Acts 2000 (as amended)** when assessing residential planning applications.

Part V originates from the Planning & Development Act 2000 and has been subsequently amended—particularly by the Amendment Act 2002, the Urban Regeneration & Housing Act 2015, and the Affordable Housing Act 2021.

Social Housing

In Tipperary the highest unmet need is for one-bedroom properties, closely followed by 2 bedrooms and in certain locations, there is a requirement for housing to meet the clients specific needs. These specific needs may be met through either universal design and specific units to meet complex disability cases are required. The developer should engage with the Part V team in the Housing Section in relation to the required unit types on an individual site to ensure the agreement best meets the need for that locality.

Affordable Housing Units

The preference for Affordable units in Tipperary County is for Two and Three beds properties.

2. Exemptions to Part V?

If an applicant is considering applying for planning permission for a development of **4 or fewer houses or a development on land of less than 0.10 hectare** then they may be able to obtain an exemption certificate by applying to the planning authority before they apply for planning permission (section 97(3) of Planning and Development Acts 2000, as amended). Any application for multi-unit residential development, to which Part V applies, is required to include either details as to how the applicant proposes to comply with Part V or a copy of the Exemption Certificate issued by the Planning Authority under Section 97 of the Planning and Development Act 2000, as amended. There is no provision in legislation to apply for an exemption

certificate after planning permission has been granted.

As set out in section 96 (13) of Planning and Development Acts 2000, as amended:

Section 96 (Provisions of Social and Affordable Housing) of the Planning and Development Act 2000, as amended, does not apply to applications for permission for -

- developments consisting of the provision of cost rental housing or houses by a body standing approved for the purposes of section 6 of the Housing (Miscellaneous Provisions) Act, 1992, for the provision of housing required for households assessed under section 20 of the Housing (Miscellaneous Provisions) Act 2009 as being qualified for social housing support, where such houses are to be made available for letting or sale.
- the conversion of an existing building or the reconstruction of a building to create one or more dwellings, provided that 50 per cent or more of the existing external fabric of the building is retained,
- the carrying out of works to an existing house
- development of houses pursuant to a Part V agreement.

3. When does part V apply?

In the event that a development is not of a type referred to under Section 96(13) of the Act and a Section 97 certificate has not been issued to the developer for the subject development Part V applies. .

4. What Mechanisms May be considered to ensure compliance with Part V?

Section 96(3)(a) Planning and Development Act 2000, as amended

- transfer of land. Section 96(3)(a)

Section 96(3)(b) Planning and Development Act 2000, as amended



<ul style="list-style-type: none"> • Building and transfer of houses. Tipperary County Council Preferred Option
<ul style="list-style-type: none"> • Transfer of houses off-site.
<ul style="list-style-type: none"> • A combination of transfer of land under section 96(3)(a) and options under section 96(3)(b)
<ul style="list-style-type: none"> • A combination of 2 or more of the options under section 96(3)(b)

The priority option and need to be pursued by Tipperary County Council, is the acquiring of social housing on the development site, The aim of Part V and the Government’s social housing policy (Housing for All) will be better achieved by the acquisition of houses, rather than leasing. Tipperary County Council almost exclusively seeks to acquire Social Housing on the development site by means of transfer of ownership to Tipperary County Council or to an Approved Housing Body, alternatives are only considered in very exceptional cases.

5. Changes to Part V under the Affordable Housing Act 2021

The Affordable Housing Act 2021 made a number of changes to Part V. These changes came into operation on 3 September 2021.

Information provided in this graphic is for illustrative purposes and broad guidance. For specific information please refer to the text of the Affordable Housing Act 2021 as published by the Oireachtas.

Changes to Part V

Part V of the Planning and Development Acts 2000 to 2020 has been amended by the Affordable Housing Act 2021.

Main Changes:

These changes to Part V primarily apply to land purchased on or after 1 August 2021. Any new planning permissions for housing development on that land will have a **20% Part V requirement**.

A **10% Part V requirement** will apply where land already has planning permission or was purchased between 1 September 2015 and 31 July 2021 and planning permission is granted before 31 July 2026.

Land where the changes to Part V requirement apply	Land where the transition arrangements apply
20% Part V requirement	10% Part V requirement
At least half of the Part V provision must be used for social housing support	All of the Part V provision must be used for social housing support
The remainder can be used for affordable housing, which can be affordable purchase, cost rental or both.	All of the land or equivalent value gain under Part V must be used for social housing support.

Other important changes:

- There will be a Part V requirement on any land granted planning permission for the development of housing (irrespective of zoning).
- The legislation has been updated to bring clarity to the availability of arbitration at any stage in the Part V negotiations.
- The 'Market value' of land for the purpose of Part V is now defined as the open market value on the date of the grant of planning permission.
- An applicant for planning permission for developments of 4 houses or fewer can apply for an exemption certificate from Part V.

Developers’ purchasing land for residential development should be aware of changes to the Part V requirement for social and affordable housing:

- Land purchased on or after 1 August 2021 will be subject to a 20% Part V requirement on planning permission granted after 3 September 2021. This is for the provision of social and affordable housing.
- Purchasers are advised to take this increased Part V obligation into account in relation to any land purchase negotiations.
- Different Part V requirements apply to land where planning permission was granted prior to the 3 September 2021 and to land purchased before 1 August 2021, depending on the date of purchase:

carry out any development in relation to that land other than exempted development"

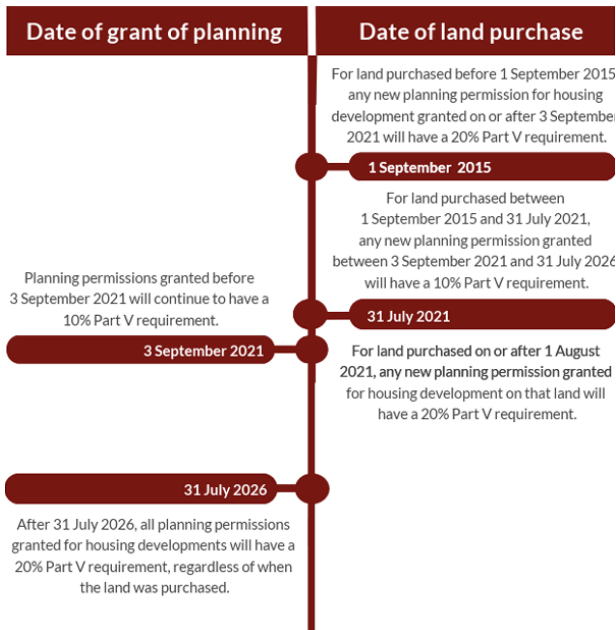
- **Houses Transferred: Section 96(3)(d):** "Where houses are to be transferred to the planning authority F519[or persons nominated by the authority] in accordance with an agreement under paragraph (b), the price of such houses shall be determined on the basis of-

- o (i) the site cost of the houses (calculated in accordance with subsection (6)), and
- o (ii) the costs, including normal construction and development costs and profit on those costs, **calculated at open market rates that would have been incurred by the planning authority had it retained an independent builder to undertake the works**, including the appropriate share of any common development works, as agreed between the authority and the developer"

Tipperary County Council would suggest that this Part V obligation be considered in any negotiations relating to the purchase of land for development. The construction cost of a house, as shown above is based on rates that if Tipperary County Council was to obtain a builder to construct the houses the costs as can be seen above **do not permit for development costs associated with those units**. It is not the costs of the developer to obtain a builder and develop.

7.1 Planning gain on land

The developer is **not entitled** to planning gain on the land, as referenced in section 7 above. The Developer is only entitled to the existing value of the land associated with each unit. If the developer purchases the site with planning, the developer in any negotiation to purchase such lands, should consider that for part V units the land gain will not be paid in the Council agreeing it's purchase costs for these units.



6. Social and Affordable Criteria.

Under Part V, as amended by the Affordable Housing Act 2021, the social and affordable requirement depends on whether 10% or 20% is applicable

	Part V %	Social Housing	Affordable Housing
Transfer	20%	10% min	10% max
Transfer	10%	10%	0%

7. Tipperary County Council Guidance on costs under Legislation

As a Local Authority, Tipperary County Council utilise the relevant legislation in their assessment of all developments that come under Part V. The Developer is required to provide a solution to meet their Part V obligation as set out Section 96 of the Planning and Development Act referenced in section 1 above. Tipperary County Council in enacting the legislation, assess the costs for land and house transfer as follows:

- **Land Value is calculated under the following:**
 - o **Existing Use Value of land: Section 96(6)(b)** "the value of the land calculated by reference to its existing use on the date on which the permission referred to in subsection (2) is granted on the basis that on that date it would have been, and would thereafter have continued to be, unlawful to

7.2 Construction Costs

The developer is **not entitled** to profit in the delivering of a unit as part of its Part V obligation, as set out in section 7 above. The developer is only entitled to the construction cost. These construction costs are the costs the local authority would pay to engage a builder at market rates to deliver the unit. The developer is entitled to include for builders' profit but there is no provision for any developers profit in a Part V unit. Please refer to Appendix A for Tipperary County Council costs template, this is to be populated by the developer and submitted as part of its submission. You can also click on icon for excel file. A separate construction cost should be completed for each unit type forming the Part V commitment.



8. Design Manual for Quality Housing

The developer is to be cognisant in its design development stage of its obligation under the Part V and the type of unit size been delivered. Tipperary County Council will refer the developer to the [Design Manual for Quality Housing](#) (Design Manual) for unit size floor area guidelines. Please see Appendix B for your reference. You can also click on icon for full document.



design-manual-for-
quality-housing.pdf

9. Preplanning Stage

9.1. Consultation

Under Section 247 (Consultations in relation to proposed development) of the Planning and Development Act 2000, as amended, prior to making a planning application for 10 or more houses an applicant is required to enter into a pre planning consultation with the Planning Authority. Any applicant for a multi unit residential development is encouraged to

engage in pre-planning consultation with both the Housing & Planning Section of the Local Authority prior to the submission of the planning application. It is strongly suggested that this engagement begins as early as possible to enable meaningful consultation and minimising delays in the process. This phase will guide the developer on the process of Part V and guidance on how the Developer may meets its obligation of delivering the Part V.

An application for permission for the development of houses or of houses and other development, to which section 96 of the Act applies, is required to be accompanied by details as to how the applicant proposes to comply with Part V (see article 22(2)(e) of the Planning and Development Regulations 2001, as amended) **or** a copy of the Section 97 Certificate (application for same) in order to be deemed valid.

9.1.1. Prior to Submission Planning Application

Outline of proposed scheme together with the Part V option to be submitted to the Part V Section, Housing Department by the developer for consideration. The initial contact form should be completed and returned to PartVHousing@tipperarycoco.ie together with the below:

- a. Copy of location map, scale not less than 1:1000 in built up areas and 1:2500 in all other areas (which shall be marked thereon), clearly outlining in red the land to which the application relates and the boundaries thereof.
- b. Site Layout Plan, scale not less than 1:1000; Units should be numbered on site Layout.
- c. Plans & Elevations for each house type, scale not less than 1:100 @ A3
- d. Legal interest in the land (owner/occupier/other (if 'other', please expand further), specify if the land is registered/unregistered
- e. Initial estimate of the total number of housing units it is proposed to construct and the proportion of different house types and sizes (including floor areas) taking into consideration the Quality

Design Guidelines (See Section 8 Design Manual for Quality Housing)

9.1.2. Agreement in Principle

10. Grant of Planning Permission

10.1. Grant of Planning to Part V Agreement

Where a notification of decision to grant permission and a final grant of permission includes a condition requiring an agreement under **Section 96(2) of the Planning and Development Act**, as amended, both parties will seek to finalise the Part V agreement prior to the commencement of the development. the timelines for acting and what happens if the developer or the local authority cannot come to an agreement.

10.2. Part V – Information provided by the Developer

For the Part V negotiations to commence the developer will be required to complete and sign the forms contained in Appendix C and Appendix D. Failure to submit and complete these forms, will cause processing delays and may result in submissions being rejected and returned to the Developer. The Developer can email to PartVhousing@tipperarycoco.ie with all attachments for consideration. For files over the email limit of 20MB, Tipperary County Council will upon submission of the completed and signed checklist will provide secure storage space for the developer to provide the remaining outstanding details.

11. Full Part V Agreement.

A full Part V Agreement, will be prepared to include all relevant information, and details as agreed and documented through negotiation. Once a full Part V Agreement, has been signed & sealed by both parties the is deemed to have met the requirements of the legislation and the relevant planning condition.

12. Tipperary County Council Housing Specification

Please refer to Appendix E Tipperary County Council specification as guide for the developer. This compliments rather that supersedes or undermines the developers planning conditions at grant of planning.

13. Conveyancing

Once a Part V Agreement has been made, and construction is due to commence, the developer is required to commence the legal process of transferring the units to Tipperary County Council, or the relevant AHB. If the properties are to be purchased by Tipperary County Council, you should be aware that the agreed cost is inclusive of VAT, and will then be subject to RCT and reverse charge of VAT. This arrangement is in line with Revenue requirements for Local Authorities, however it is advised you seek your own Tax Advice in this regard.

14. Safety File

The developer at handover and for final payment is required to handover the Safety File for the property.

The Safety File provides a record of information regarding health and safety risks in relation to the structure and the services within it.

It will be used during any subsequent

- Maintenance
- Repair
- Refurbishment
- Extension
- Demolition

Contributors to the Safety File

- **Client/Developer**

- Any previous Safety File
- Results of any surveys which may have been carried out
- Presence of hazardous materials
- Presence of fragile structures
- Other information not specified

- **Designers**

- Design specifications
- General Design criteria adopted
- Details of equipment and maintenance facilities within the structure
- Design hazard risk assessments
- Details of design changes and modifications
- Other information as may be required

- **- PSCS**

- Construction Drawings
- Specifications and Bills of Quantities
- As Built drawings
- Details of services, plant and other equipment from specialist contractors, local authorities, statutory bodies and others such as ESBNI, GNI, Irish Water

- **- Contractors**


- As Built drawings
- Operating Manuals, Maintenance Manuals
- Validation certificates, Installation certificates
- Maintenance procedures and schedules for lifts, electrical installations,
- mechanical installations, pressure vessels, Control systems, fire fighting systems, plumbing and heating, cleaning facilities, waste water treatment, other
- utilities and emergency systems etc.

- **PSDP**

- Preliminary Safety and Health Plan
- Location of services on site
- Reports of any surveys carried out



Appendix A – TCC Cost Template

PART V DATA FORM			
TIPPERARY COUNTY COUNCIL		 Comhairle Contae Thiobraid Árann Tipperary County Council	
SUMMARY PAGE			
MAIN COST SUMMARY		DEVELOPER	
House Type (eg. Type A End of Terrace)			
Number of Units			
Description (e.g. 3 bed)			
Nr. of Storeys (e.g 2 storey)			
Square Meters (per house type)			
		DEVELOPER	
1. CONSTRUCTION COSTS		Cost Per Unit	Rate per M2
Substructure			
Superstructure			
Subtotal House Construction costs		-	
Siteworks			
External Works			
Site Development Works			
House Constuction Costs + Siteworks less prelims VAT		-	
Builders Preliminary Costs			
House Constuction Costs + Siteworks Incl prelims Less VAT		-	
Ancillary Items			
Abnormal Works			
Builders Preliminary Costs			
Total Building costs incl. prelims excl. VAT		-	
2. DEVELOPMENT ON COSTS			
Design Team Fees			
Legal Fees			
Planning Charges			
Homebond			
Bond			
Uisce Éireann Connection Charges			
ESB Connection Charges			
Finance Costs			
Total for Development on Costs		-	
3. LAND COSTS			
Existing Land Use Value (EUV)			
Market Value			
Total for Land Costs		-	
SUB-TOTAL EXCLUDING VAT:		-	
4. VAT			
Value Added Tax @ 13.5% on construction costs only			
TOTAL COSTS Per Unit INCLUDING VAT:		-	
Less ENMV Adjustment per unit			
Total Cost Per Part V Unit			

Appendix B – Design Manual for Quality Housing (Target Floor Areas)

DWELLING TYPE	TARGET GROSS FLOOR AREA (m ²)	MINIMUM - MAIN LIVING ROOM (m ²)	AGGREGATE LIVING AREA (m ²)	AGGREGATE BEDROOM AREA (m ²)	STORAGE (m ²)
Family Dwellings - 3 or more persons					
4BED/7P House (3 storey)	120	15	40	43	6
4BED/7P House (2 storey)	110	15	40	43	6
4BED/7P House (1 storey)	100	15	40	43	6
4BED/7P Apartment	105	15	40	43	11
3BED/6P House (3 storey)	110	15	37	36	6
3BED/6P House (2 storey)	100	15	37	36	6
3BED/6P House (1 storey)	90	15	37	36	6
3BED/6P Apartment	94	15	37	36	10
3BED/5P House (3 storey)	102	13	34	32	5
3BED/5P House (2 storey)	92	13	34	32	5
3BED/5P House (1 storey)	82	13	34	32	5
3BED/5P Apartment	86	13	34	32	9
3BED/4P House (2 storey)	83	13	30	28	4
3BED/4P House (1 storey)	73	13	30	28	4
3BED/4P Apartment	76	13	30	28	7
2BED/4P House (2 storey)	80	13	30	25	4
2BED/4P House (1 storey)	70	13	30	25	4
2BED/4P Apartment	73	13	30	25	7
2BED/3P House (2 storey)	70	13	28	20	3
2BED/3P House (1 storey)	60	13	28	20	3
2BED/3P Apartment	63	13	28	20	5
1BED/2P House (1 storey)	44	11	23	11	2
1BED/2P Apartment	45	11	23	11	3

The table above indicates the target gross floor area and the minimum floor areas for living, bedroom and storage areas likely to be required to satisfy requirements of normal living. Dwelling types are defined in terms of the number of bedrooms, the number of intended occupants and the number of storeys. The area of a single bedroom should be at least **7.1m²** and that of a double bedroom at least **11.4m²**. The area of the main bedroom should be at least **13m²** in a dwelling designed to accommodate three or more persons.

The recommended minimum unobstructed living room widths are **3.3 metres** for one bedroom, **3.6 metres** for two bedroom and **3.8 metres** for three bedroom dwellings, and the minimum room widths for bedrooms are **2.8 metres** for double bedrooms and **2.1 metres** for single bedrooms.



Appendix C – Information to be provided by the Developer

MINIMUM DOCUMENTS/INFORMATION REQUIREMENTS BY TIPPERARY COUNCIL - HOUSING & RESIDENTIAL DEPARTMENT FOR PART V SUBMISSIONS FROM ALL DEVELOPERS

Nominated Negotiator for Part V: _____

Company Details: _____

Phone: _____

Email: _____

Site Name: _____

Planning Ref: _____

Site Address (as appears on PP): _____

HAVE YOU INCLUDED THE FOLLOWING WITH YOUR APPLICATION? (Tick as appropriate)

If items check please provide the information as back up		Applicant Checklist	TCC OFFICE USE ONLY
Ref	Information to be Provided	✓	✓
1	Planning & Site Details		
1.1	Planning Ref No/Pre-Planning Ref No		
1.2	Final Grant Date (if applicable)		
1.3	Proposed Development Location include site location map		
1.4	Name of Owner		
1.5	Proof of Site Ownership & Date of Purchase		
1.6	Site Folio Number(s)		
1.7	Name and Contact Details (including email address) for Part V negotiations		
2	Details of proposed development		
2.1	Proposed Development Description		
2.2	Number of residential units in development Please provide full schedule of accommodation in tabular format as per attachment D. Please fill in construction completion		
2.3	Number & type of non-residential units within the development		
2.4	Car parking provision (Including proposed no. of spaces per unit etc.)		
2.5	Indicative costs for all units, highlighting proposed costs for Part V units		
2.6	Does the site have a owner management company (OMC) to take over the development on completion? Please provide details of same.		
3	Part V Support Information		
3.1	Design information		
3.1.1	Existing Site layout with Topo survey		
3.1.2	Proposed Site layout with measurements		
3.1.3	Ground and Site Investigation Report		
3.1.4	Architectural Drawings, site layout, plans, elevations cross sections, Drawing register		
3.1.5	Civil Drawings, roads, site services foul, storm and water, Drawing register		
3.1.6	Structural Drawings, foundations, house, retaining walls, Drawing register		
3.1.7	M & E Services Drawing register		
3.2	Cost information		
3.2.1	Breakdown of Part V Costs As per the TCC Cost Template. - If multiple unit types, show costs per unit type		
	Note on costs		
	Element that may be deemed outside of normal costs need to be shown separately and full elemental build up of rate. It is the developers responsibility to show and fully substantiate costs provided.		
	TCC reserve the right to request pricing documents in further support of costs submitted NOT TIPPERARY COUNTY COUNCIL.		
3.2.2	Finance information to be provided. - Who is the lender - rate and terms agreement between lender and financier		
3.2.3	Confirmation of Site Market Value and Existing Use Value of Site (EUV) used in connection with the application. Please provide a report on same if available.		



If items check please provide the information as back up		Applicant Checklist	TCC OFFICE USE ONLY
Ref	Information to be Provided	✓	✓
3.3	Utility Providers		
3.3.1	Official Correspondence agreement from Uisce Eireann for Connection contract offer etc for the site		
3.3.2	Official Correspondence agreement from ESB for Connection contract offer etc for the site		
3.4	Additional Information Required		
3.4.1	Date of proposed commencement of construction works on site		
3.4.2	Construction Programme/Period of Construction anticipated/actualised		
3.4.3	Name/Contact No./Email of Valuer:		
3.4.4	Name/Contact No./Email of QS:		
3.4.5	Name/Contact No./Email of Architect:		
	Freedom of Information		
	Please note that Tipperary County Council is subject to the Freedom of Information Act 2014. Any information provided by the Developer that is considered commercially sensitive must be highlighted in writing as such.		

Please note that if any document is missing, the application MAY be declared INVALID.

This Checklist should not be relied upon as confirmation that any Part V application lodged will be accepted as valid.

Signed: _____ Print Name: _____

Email completed form and attachments for the attention of Administrative Office, Part V to Partvhousing@tipperarycoco.ie

Appendix D – Unit Delivery

Please provide information on unit type and delivery of units for both Part V social and Part V affordable

Part V Programme & Unit Mix (Social / Affordable)					
Year	2026	2027	2028	2029	2030
Number of proposed Socials Units					
Number of proposed affordable units					
Breakdown of Unit Mix for Part V Social					
Type	1 bed	2 bed	3 bed	4 bed	5 bed
Two Storey House					
One Storey House					
Apartment					
Duplex					
Other					
Area/Size of Unit					
Type	1 bed	2 bed	3 bed	4 bed	5 bed
Two Storey House					
One Storey House					
Apartment					
Duplex					
Other					
Breakdown of Unit Mix for Part V Affordable if Applicable					
Type	1 bed	2 bed	3 bed	4 bed	5 bed
Two Storey House					
One Storey House					
Apartment					
Duplex					
Other					
Area/Size of Unit					
Type	1 bed	2 bed	3 bed	4 bed	5 bed
Two Storey House					
One Storey House					
Apartment					
Duplex					
Other					

Signed: _____

Print Name:

Position within company: _____

Date: _____

Email completed form and attachments for the attention of Administrative Office, Part V to
Partvhousing@tipperarycoco.ie

Appendix E – TCC Turnkey & Part V Specifications



Turnkey & Part V Projects Specification & Finishes Version 1.4 January 2026

Specification Required

- Kitchen – Layout, Work Surfaces and Units supplied and fitted to comply with or exceed the requirements of the Quality Housing for Sustainable Communities document published by the Department of the Environment, Heritage & Local Government, Published 2007. Units to be supplied with solid doors. Kitchen layout and design must be approved by Tipperary County Council prior to installation.
- Electrical sockets throughout should comply with or exceed the amount required under the Quality Housing for Sustainable Communities document published by the Department of the Environment, Heritage & Local Government, Published 2007.
- Non- Slip R11 rated floor tiling to bathroom floors.
- Non -Slip Vinyl floor covering to be provided to all Kitchen/Dining Areas where both form part of the same room. Otherwise Kitchen only where it is a separate room.
- Tiling to be provided from floor to ceiling in any shower or bath area.
- A splash back over all wash hand basins in bathrooms/wet room's / ensuites. The splash back shall extend for the full width of the wash hand basin at a minimum height of 450mm where practical
- Shower hose off bath taps with 300mm fixed glass shower screen with shower curtain running the full length of the bath. Bath to be certified as a bath suitable for showering purposes.
- All bathroom floors to be sealed to prevent water leaking under the bath to lower floors
- Tiling to be provided in kitchen and utility rooms, between counter tops and wall units or 600mm above counters where there are no wall units.
- Kitchen Extractor to be extracted through an external wall.
- Shower doors to be provided where shower trays are installed.
- Shower curtains where wet rooms are provided. In this event, Shower curtains to be installed as to hang inside the shower area.
- All internal doors to be solid core flush doors (except where required to comply with fire regulations)
- All joinery to be painted white throughout unless an alternative is agreed.
- Storage area in hot press with Shelving.
- All mechanical valves and manifolds to be boxed out in an accessible box. Ensure all manifolds and motorised valves are contained within the hot-press and easily accessible.
- Mono bloc air to water heat system unless otherwise agreed by Tipperary County Council. The first servicing of the units is to be completed by the developer 12 months after contracts have closed.
- Heating system controlled by Heat Pump manufacturers room stats for up/down temperature control.

- Pumped pressurised plumbing system on water supply within dwellings, drip tray to be provided under any water storage tank including hot water cylinder.
- Air to water heat units to be ground mounted in all instances, footpaths to be widened to allow appropriate access around units.
- Photo voltaic system inverters are not to be placed in attics or inside the dwelling, to be placed outside in a GRP IP67 Rated enclosure.
- Continuous mechanical extract ventilation system to be installed for mechanical ventilation purposes in all dwellings unless alternative is proposed and agreed. System to be fitted with panel indicating operation of system in a visible location
- Thumb latch locks on bathroom doors. No lockable handles to be fitted to windows All handles are to be keyless. Thumblock to be fitted to the front and rear external doors
- Service walkways are to be in place for all storage tanks or ventilation systems in attic for maintenance purposes. All sockets for the ventilation system are to be securely fitted and not to be lying on insulation. All cables in the attic to be installed in an orderly fashion and not the direct route to ventilation systems
- Gardens to have acco drain or landrain to take rainwater where the footpath meets the rear garden when gardens are level or fall back into the house. Gardens are to be levelled, raked, destoned and seeded well in advance of completion so that the garden has time to mature before Tenants get keys.
- All downpipes to be fitted to a 6" trapped gully head and not to acco drains
- Houses to be painted internally throughout, external finish is as per Planning Permission. However, where planning permission does not specify that the externa plaster is a coloured render or painted, then the units shall be painted externally.
- Galvanised protection cage to be provided around all air to water heat units –Units not to be facing onto patio area.
- External side gates to be provided to any units with side/rear access Galvanised frame with timber sheeting on side gates, open from both sides and lockable
- All rear gardens to be secure to prevent animals and small children from leaving safe areas. All boundaries with adjoining lands to be min 2.0m high blockwork wall with joints raked.
- Any Apartment balcony to be waterproofed
- Any communal area to be minimised and eliminated where a solution is evident which will incorporate fencing at the developer's expense.