



An Ghníomhaireacht
Tithíochta
The Housing Agency

McCauley Court, Athy

Capital Appraisal – Stage 1

19th June 2023

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1.0 Introduction

In accordance with the Relevant Capital Works Management Framework Documents, circular 21/2016 and the guidance document 'Quality Housing for Sustainable Communities' (QHfSC), published by the Department of Environment, Community and Local Government (2007), the following Capital Appraisal has been prepared.

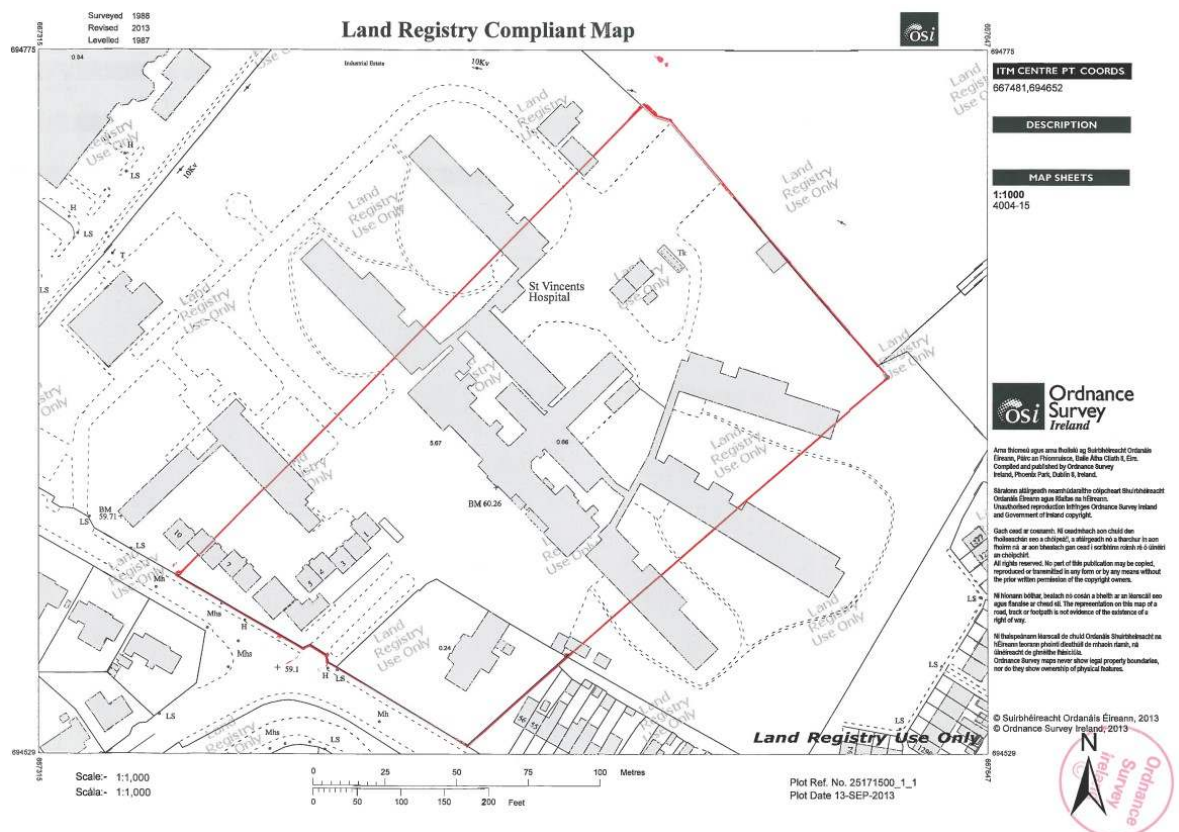
This application seeks approval in principle from the Department of Housing, Local Government and Heritage for refurbishment works to 7 No. existing dwellings and Communal Building McCauley Court, Athy with approval sought for an initial all-in budget as set out in the completed form PR01 attached.

1.1 Background

Tinteán Housing Association requested assistance from The Housing Agency to carry out a Capital Appraisal for the provision of refurbishment works to seven existing dwellings and Communal Building at McCauley Court, Athy, Co Kildare. Three of the ten existing dwellings were refurbished by the HSE in 2020 (covid related). Four of the total number of units are occupied, the remainder being long term voids.

1.2 Site Ownership

The units are located on land partly registered to Kildare County Council and they are in the process of regularising this matter in conjunction with their legal advisors and in conjunction with HSE regarding ownership of the overall site.



2.0 Analysis of Housing Need

Housing Need in Athy June 2023

Source: Kildare County Council

Elderly Housing Demand for Athy:

1 bed units	124
2 bed units	15

Total Elderly demand Athy	139
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Population of Athy	9,677
No of persons over age of 65	1,098

Source: 2016 Census

The development will meet the need of applicants from the waiting list.

3.0 Context

3.1 Area Description

The subject dwellings of McCauley Court are located within the grounds of St Vincent's Hospital, Athy, Co.Kildare. Athy lies in the south west of Co Kildare adjacent to Co. Laois. The population of Athy is recorded as being 9677 in the 2016 census.

The hospital, formerly Athy Workhouse now functions as a Nursing Home. It is located to the north west of Athy along the Stradbally Road/R428. It lies between the River Barrow and the Grand Canal/River Barrow navigational channel and is approx 900m from Athy town centre. The surrounding environs comprise agricultural lands and low density urban built fabric.



Fig. 2 – Aerial View Athy Site Location marked in red.

3.2 Site Description

St Vincent's Hospital, measures an area of 5.9Ha (59077 sq.m). McCauley Court covers an area of 0.28Ha (287 sq m). The topography of the site appears flat.

The dwellings are located to the west of the main Hospital Buildings backing onto Woodstock Street/R428 and adjacent to the main vehicular entrance at the junction of Rockfield Road. A low-level stone boundary wall with pedestrian gate access fronts Woodstock Street. The 10 No. dwellings of McCauley Court constructed in 1990, are arranged in an L shaped forming a courtyard with existing single storey HSE Community/ Hospital buildings. The Communal Building is abutted to the South by a Protected Structure also under the ownership of the HSE. The central area is landscaped and contains a number of semi-mature trees. Communal grassed areas separate the dwellings from the main road.



Fig. 3 – 5 Existing Buildings McCauley Court (Google images/ Meme Report)

3.3 Existing Buildings Description

The development forms an L shaped plan, with two blocks of single storey terraced units adjacent to a single storey Communal building. Each block contains 5 No. dwellings.

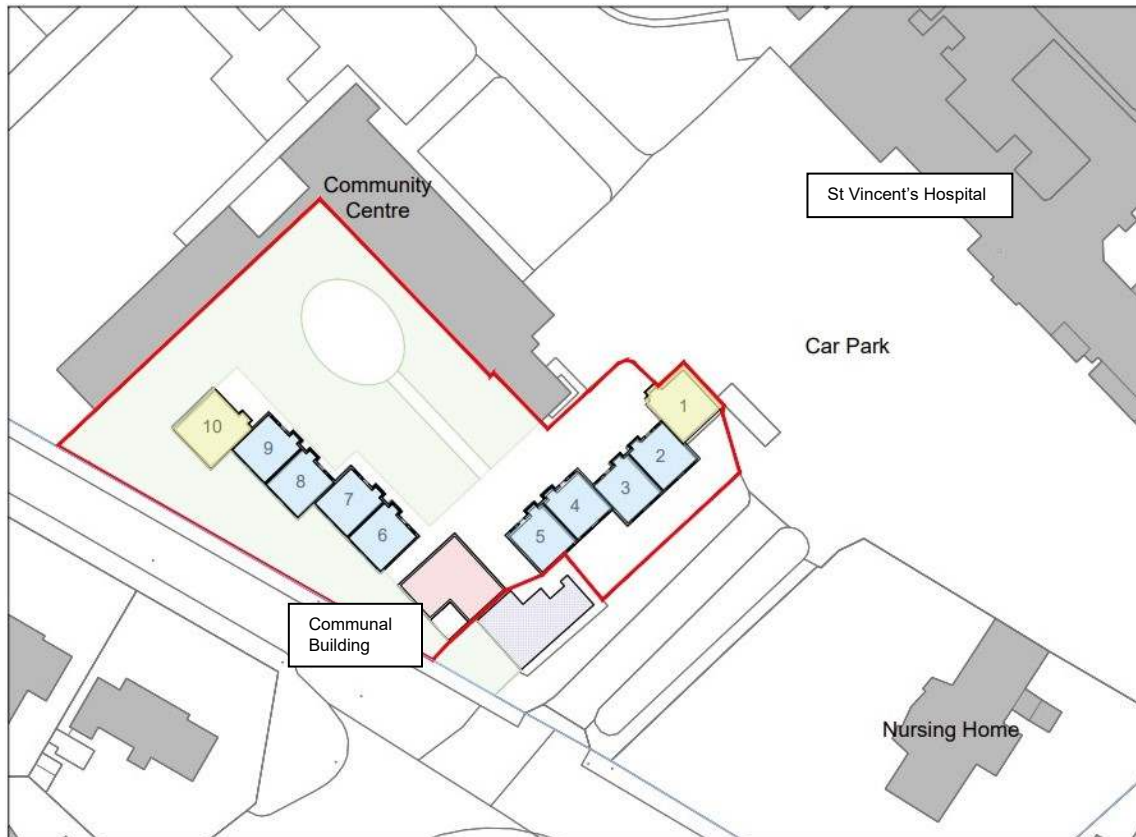


Fig. 6 Existing Site Plan OSI Map.

Each dwelling is laid out with a central hallway providing access to a Living Room/Kitchen, Bedroom and a shower room. The Living Room/Kitchen runs the full depth of the building with a hardwood timber framed double glazed bay window to the front façade and standard casement window to the rear façade.

The dwellings are traditional cavity wall construction, finished externally with pebble dash and decorative brick to the architraves. The roof structure of timber trusses with rafters to ceiling level is overlaid with concrete tiles. uPVC guttering and downpipes discharge to external gullies. There are no chimney stacks to the dwellings.



Fig. 7 One Bedroom Dwelling

Communal Building



This is a single storey structure taller in height than the dwellings but similar in external appearance. Centrally located double doors provide access to a foyer, from which several rooms are accessed. This includes a large multipurpose room, formerly in use as an Office, wet rooms; comprising Assisted Bathroom, Accessible WC, WC and laundry room. The Office space contains a fireplace and Kitchenette. A full height Upvc glazed south facing Conservatory is accessible from here. This building has been constructed with a chimney stack.

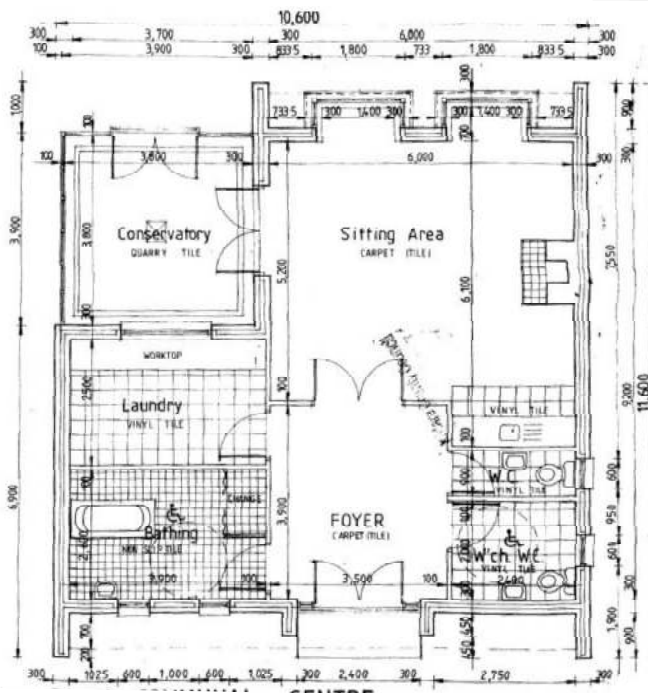


Fig. 9 Communal Building Floor Plan

3.4 Existing Services

A review of the Building Condition Report and Addendum Report prepared by MEME Architecture along with available planning submission has informed this section.

The site is served by a mains electricity and water supply and is connected to the town drainage system; separate systems serve foul water and surface water.

Water

Each dwelling in McCauley Court is served by the main waters supply with a plastic cold water storage tank in the attic. Hot Water cylinders are installed in Hot Presses in each Bedroom. Individual stopcocks are located outside the front of the property. It is unknown if water meters have been installed.

Electricity & Heating

Separate Electricity Meter boxes are located externally with associated fuse boards installed in the hallways. Heating is provided by Electric Storage heaters with high level air heaters provided to a number of Bathrooms.

Ventilation

The Survey Report advises there is no mechanical extract fans in the shower rooms. Existing wall vents to the bedrooms and kitchens have been blocked with mortar in a number of the dwellings. There is evidence of trickle vents in the existing windows

The planning drawings proposed chimney stacks in each dwelling; these were not constructed. It is probable they would have provided some background ventilation, it is unknown if other measures were implemented to mitigate this omission.

Fire

The main Fire Alarm system control panel is installed in the hallway of the Communal Building.

Each dwelling has a sounder, emergency lighting unit, illuminated exit sign and smoke alarm fitted.

The MEME condition report advises that a Nurse call system has been deactivated.

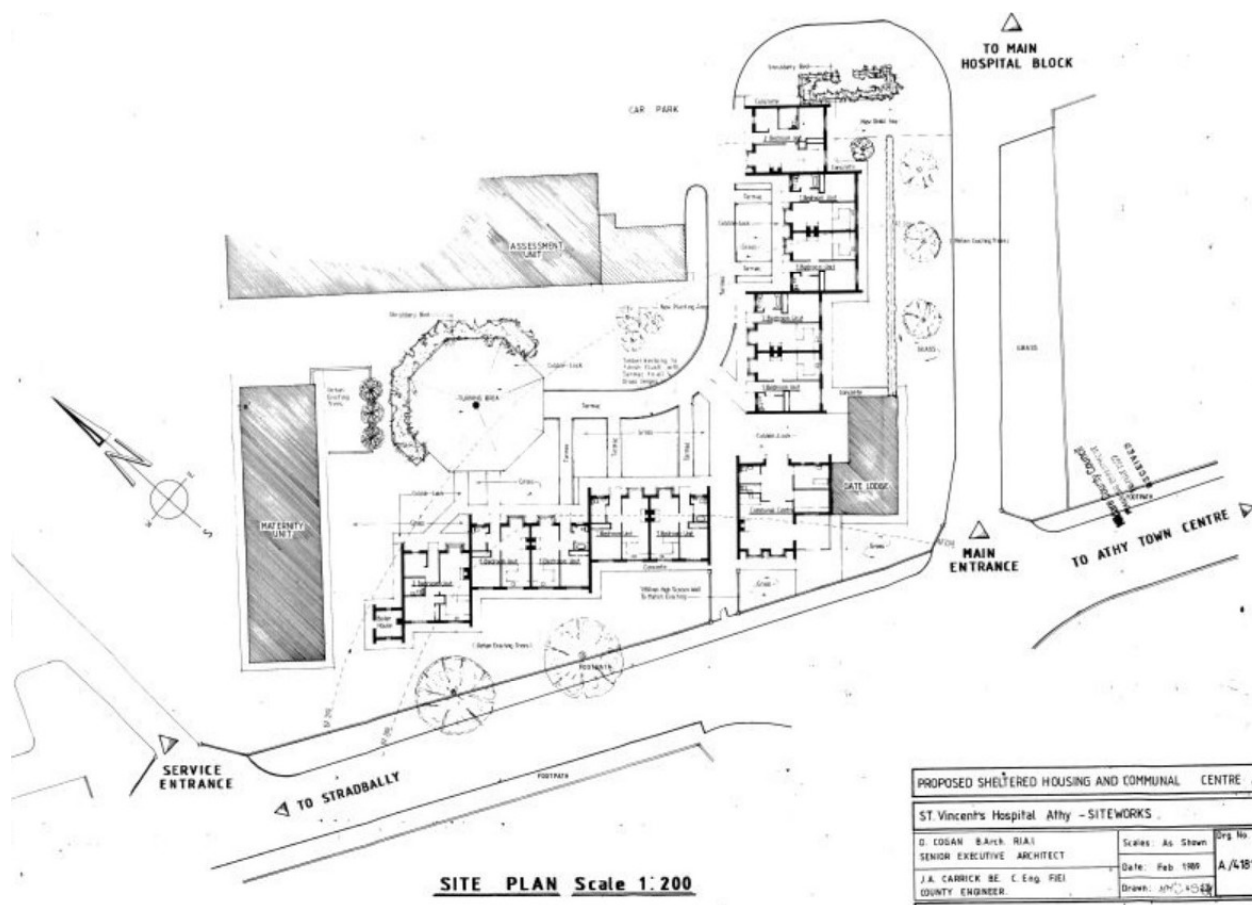
3.5 Planning Information

The site lies within the Athy Local Area Plan 2021-2027 boundaries. It is zoned Community and Educational.



Fig 10- Zoning Map detail

Planning for the development was granted in July 1989 by Kildare County Council (formerly Athy Urban District Council). Pla Reference: KCC 89538. Fig 11- Planning Application



3.6 Statutory Environmental, Archaeological and Architectural Designation

- The subject site lies outside the Zone of Archaeological Potential and The Architectural Conservation Area of Athy.
- The site contains Protected Structures Fig.12
- There are national environmental designations (SPAs, SACs etc.) within the vicinity of the site.
- The site is located within 1.3km of a designated Special Area of Conservation and proposed Natural Heritage Area Fig.13
- There are no tree preservation orders relevant to the site.

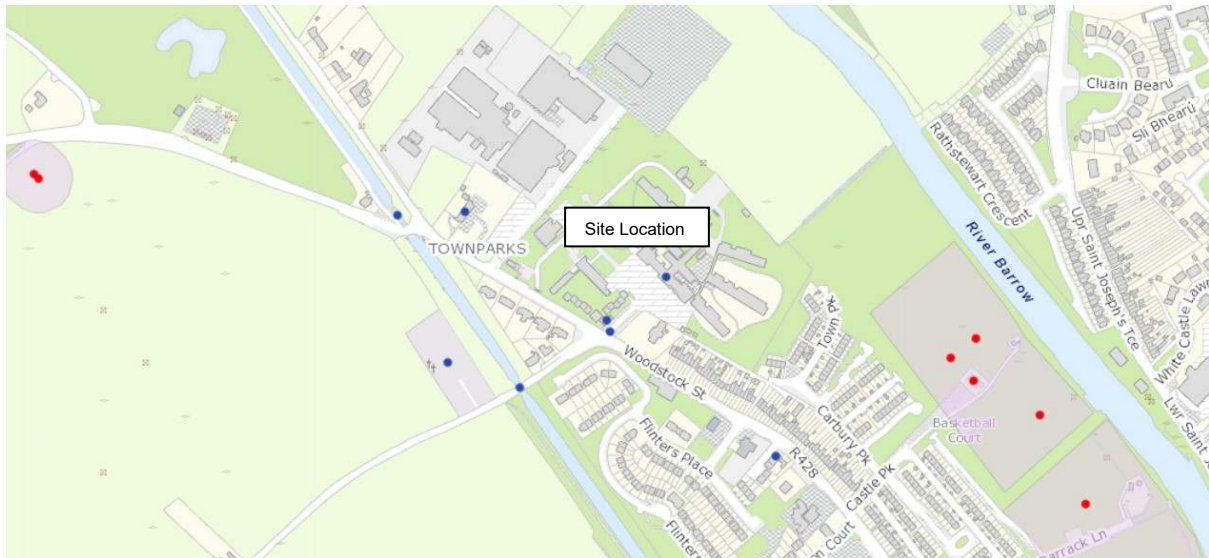


Fig 12 Historic Environment Viewer (Protected Structures [Blue](#))

Three Protected Structures AY010, AY013 & AY014 are referenced in the Athy Record of Protected Structure and lie within the curtilage of St Vincent's Hospital.

AY010 Former Hospital Gate Lodge abuts the existing Communal Building. A Section 57 Declaration from Kildare County Council will clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest.

It is unknown at this stage if the proposed works will require a screening assessment for any potential direct or indirect impact on Special Areas of Conservation.

Special Area of Conservation (SAC)

River Barrow & River Nore

Site Code: 002162

Distance from the site: approx. <350 metres

Proposed Natural Heritage Area (pNHA)

Grand Canal/Barrow Navigation

Site Code: 002104

Distance from the site: approx. <150 metres

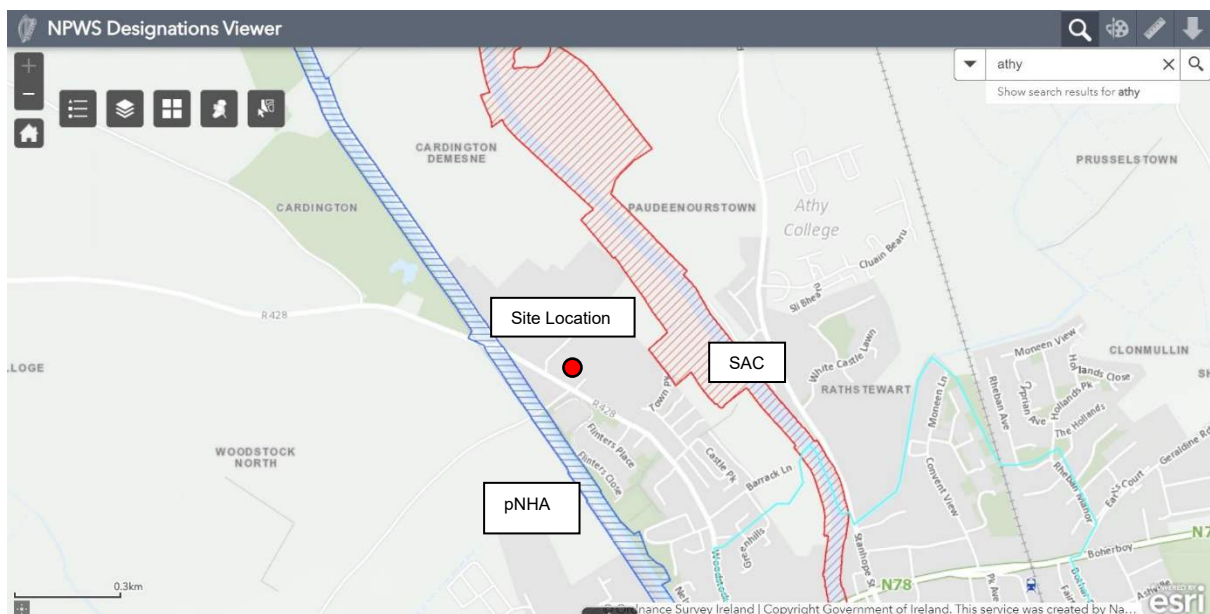


Fig 13 NPWS Designation Viewer

3.7 Flood Zone

There is no history of flooding at the site. It lies in Flood Zone B (1 in 1000 chance of flooding in any given year)

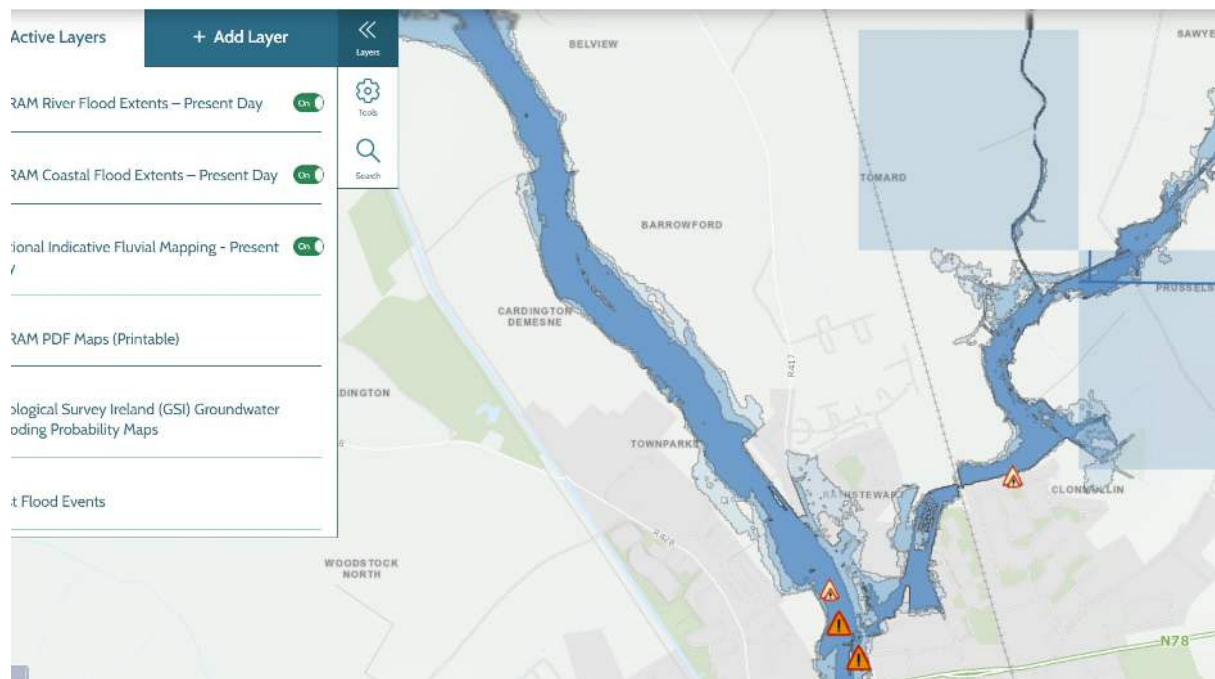


Fig. 17 Flood Map

4.0 Proposed Works

It is not anticipated that a site investigation survey will be required.

4.1 Refurbishment of Existing Dwellings

The proposed works will primarily affect the interior of the structures and as per Schedule 2 Part 1 of the Planning & Development Regulations 2001 they are considered exempted development. This includes provision of external flues, solar panel installation and ground heat pump systems.

The proposal is for refurbishment works to 10 No. units comprising 8 No. 1-bedroom dwellings and 2 No. 2- bedroom dwelling.

- Installation of new heating system; to include thermostatically controlled radiators and Heat Pump.
- Electrical re-wire with the provision for additional sockets to the dwellings.
- Replacement/ Repair of windows and doors.
- Replacement of internal doors with solid core painted finish and ironmongery.
- Replace kitchens units.
- Wet room installation & new sanitary ware, Part M Pack.
- Redecoration to include paintwork to all joinery, ceilings and walls. New tiling to agreed areas in Kitchen and Bathroom.
- External Works Fascia, soffit & downpipe replacement, repair and replacement of any cracked tiles to roofs.
- Replacement of existing floor finishes.

4.2 Refurbishment of Communal Building

- Installation of new heating system; to include thermostatically controlled radiators and Heat Pump.
- Electrical re-wire with the provision for additional sockets. Note: Fire Alarm control system installation here.
- Replacement/ Repair of windows and doors. Note: existing circular bespoke windows.
- Repair/ replacement of existing Conservatory.
- Install Solid Core Fire Doors & associated ironmongery to Communal Room (Note Fire doors not required for bathrooms).
- Fitted Furniture to Communal Room (Kitchenette)
- New Sanitaryware to Bathrooms/wc's
- Redecoration to include paintwork to all joinery, ceilings and walls. New tiling to agreed areas in Kitchenette and Bathroom.
- Replacement of existing floor finishes.

5.0 Project Management

The development of the scheme will be project managed in accordance with the Capital Works Management Framework (CWMF) and will comply with the current procurement legislation.

Based on the project scope of the proposed works, it is recommended to procure the following members of the Design Team:

- Architect, Lead Designer
- Building Services Engineer, and Energy Consultant
- Quantity Surveyor
- PSDP
- Employer's Representative
- Assigned and Design Certifiers

It is recommended that the conventional procurement route of Design by Employer (through the consultant appointed from Design Stage (ii) through to Stage (v) Handover) with the separate appointment of Works Contractor under appropriate CWMF Works contract will be used.

It is recommended that PW-CF5 (Contract for Minor Building & Civil Engineering works designed by the Employer) be used, as the most appropriate form of contract for a project of this scale.

The Works contract will be advertised on E-tenders using an Open procedure.

The Most Economically Advantageous Tender (MEAT) method of assessment will be used as the selection procedure, allowing the contracting party to award the contract based on Price (P) and Quality (Q) aspects of the tender submissions.

Tenders will be sought in accordance with procedures as outlined in CWMF; employing a set of detailed Volume A: Works Requirements documents, Volume B: Form of Tender, Volume C: Pricing Document, Suitability Assessment Questioner (SAQ), Information Pack containing site investigations, set of Instructions to Tenderers.

6.0 Programme

Mc Cauley Court Athy				
Operation	Weeks	Complete	Period In Weeks	
Stage 1			LA	DHLGH
Stage 1 submission (LA to DHLGH)				
Department Review/Approval Stage 1	4			4
Appointment of Consultants	5			
Stage 2				
Prepare Tender Documents	5			
Review documents	1			
Stage 2 & 3 preparation and submission	2			
Stage 2 & 3				
Department Review/approval Stage 2 & 3	4			4
Local Authority Review post Stage 2 & 3 Approval	2			
Tender Process/Report	6		9	
Stage 4 preparation and submission	1			
Stage 4				
Department Review/Approval Stage 4	3			3
Finalise insurance/bond matters	4			
Standstill Period & Commencement Notice	2		4	
Contract Award	0			
Total Pre-contract	39			
Start on Site	0			
Construction Period	16			
Practical Completion	0			
Final account agreed	16			
End of defects liability period and final inspection	36			

This programme is purely for information purposes only.

7.0 Cost and value for money

The proposed Works are expected to cost in the region of of which approximately will be funded by an SEAI grant. The CAS application seeks to cover the remaining refurbishment costs estimated to be in the region of). Costs include refurbishment of 10 no. units, along with some refurbishment works to the existing community building. This represents good value for money in the current market.

8.0 Conclusion

The refurbishment works will renew this existing development enabling rental of these dwellings and providing accommodation for those on the housing waiting list.

Appendix A

Stage 1 CWMF PR1

See attached.