

# SURVEYORS JOURNAL

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2024



**SCSI**

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land and construction  
surveyors

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CONVERSION

THE ROLE OF BUILDING  
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## PRESIDENT'S MESSAGE



## NEWS



## FEATURE



## EDITORIAL



## FEATURE



## THE LAST WORD



## SURVEYOR PROFILE



## FEATURE

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All submissions will be considered by the Editorial Board: editor@scsi.ie

If you would prefer to receive the *Surveyors Journal* electronically, please email sustainability@scsi.ie.

# NO SECOND CHANCES FOR SAFETY

WHEN TRAGEDY STRIKES CLOSE TO HOME, IT FORCES US TO CONSIDER SAFETY AT HOME  
AND IN OUR COMMUNITIES.

**T**his special edition of the *Surveyors Journal* focuses on 'building better', and includes articles on the importance of adherence to Building Regulations, of robust certification and inspection regimes to uphold these for all of our benefit, and of the SCSi's role in providing CPD for surveyors working in this area. However, safety in our homes is something we all need to be aware of, as a recent tragic event demonstrated to me all too clearly.

On September 10, 2023, I was scrolling through the RTÉ app and noticed an article about a tragic house fire in Ballyjamesduff where two people had perished. I shared this on the company WhatsApp group to ask if my colleague and friend, Cormac Daly MSCSI, who lives in Ballyjamesduff, knew anything about the incident. His shocking response came back promptly: the fire had been in his mother's family home, and his granny Kathleen and uncle Michael had died.

In the months that followed, a detailed investigation revealed that the fire had started in the ground-floor room, in a side extension off the main house. The source was believed to be an electrical fault emanating from the TV. Michael, who was asleep on the top floor, made a valiant effort to save his mother but was overcome by smoke while trying to exit the property. There were smoke detectors, but only in the hallway and landing. The front door had a deadlock for security, with the key kept close to the door.

While it will never be known for certain, these two factors most likely played a significant role in

Kathleen and Michael not surviving the fire. An interlinked smoke detection system in every habitable room of the property could have given advance notice of the fire, increasing the chances of survival.

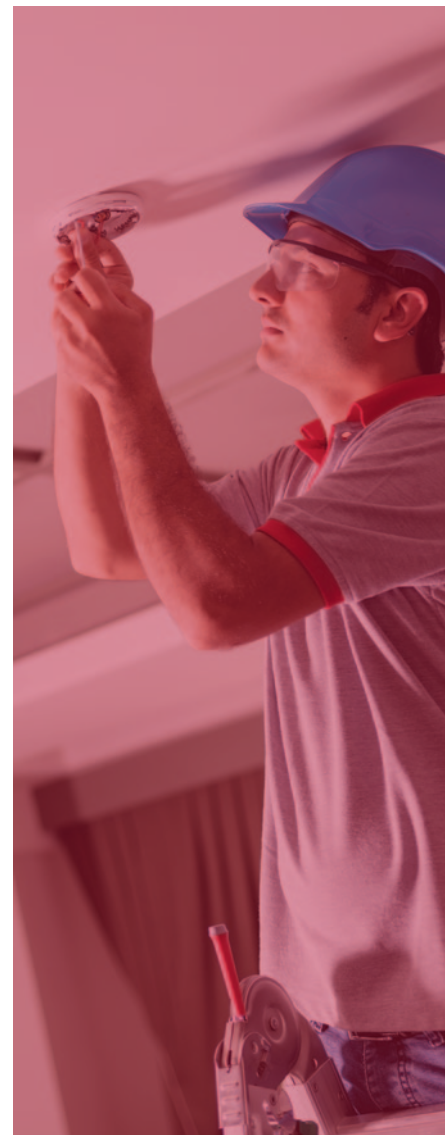
## **Safety challenges**

Ensuring security and safety for our families is a real concern. Practical solutions that do not undermine our safety in an emergency must be given very careful thought.

I have young children, and until this tragedy, I had a keyed deadlock on my front door with the key within one metre of the door, on a high-level nib reveal. I have since removed the key deadlock, replaced it with a thumb turn, and installed a sliding bolt at high level. After recently converting my attic space to a habitable room, a requirement was to have an interlinked smoke detection system, which I connected to my security alarm system so that any activation would notify me through my phone. I recently had an activation, when I was out of the house, that sent me into a panic. Thankfully it was a false alarm, and it was addressed in minutes, but it didn't do my blood pressure any good. I urge everyone to consider installing a fully interlinked fire alarm with detectors in all habitable rooms throughout their property, and to ensure that they have a clear means of egress in the event of a fire. This is something you never get a second chance at.

I know the Daly and Lynch families would do anything to have had this information.

RIP Kathleen and Michael Lynch.



## **PRESIDENT'S MESSAGE**

Kevin Hollingsworth  
SCSI President





# HOUSING INNOVATION

SEVERAL PROJECTS AROUND THE COUNTRY REPRESENT REAL PROGRESS IN ADDRESSING HOUSING SUPPLY ISSUES AND BUILDING BETTER.

**H**ousing remains perhaps the greatest challenge facing the country, and in this edition of the *Surveyors Journal* there are articles looking at aspects of the supply and construction of housing, particularly focusing on building the much-needed addition to the stock of dwellings in the country to a higher standard than before. In his piece, SCSi President Kevin Hollingsworth tells of a harrowing case where lives were lost in a fire and notes the necessity of smoke detection systems and the importance of adherence to Building Regulations. As Kevin notes, the SCSi has an important role in providing CPD for surveyors working in this area. James Lonergan, SCSi Director of Education and CPD, says that Building Control Surveyors can be seen as the champions of safeguarding in construction, thereby protecting people's health and safety in and around built environments. It's good to read therefore that an SCSi working group has recently updated the building control pathway to chartership.

When thinking about solutions to finding new sources of housing supply, the possibility of giving new life and purpose to vacant and derelict office buildings arises often, particularly when commercial vacancy rates are observed. In a feature on page 17, Prof. Paddy Gray and Rosemary Hennigan of Tuath Housing, one of the largest and most progressive approved housing bodies, write about their work in this area and the great success they had with recent projects in Cork and in Park West in Dublin. The authors note that while there can be challenges around viability and bearing the risk of unforeseen complications, the broader social impact of office to residential conversions has been borne out by their positive experiences with these projects.

In getting to grip with housing supply the Land Development Agency (LDA) has a growing importance, and Enda McGuane, the LDA's Head of Asset Management, points out that cost rental has great potential for both tenants and housing providers. This and the profile of Sean Culleton (page 29), Senior QS with the LDA, who is heavily involved in the largest passive house scheme in Ireland in Shankill, Co. Dublin, speaks to innovation in housing and building better. Perhaps we are now seeing real progress in getting a grip on the challenges in housing.

## EDITORIAL

Tom Dunne  
Editor



## HOUSING IN EUROPE

### Home ownership

69%  
EU



70.5%  
Ireland

### Living in a house

52%  
EU



90%  
Ireland

### Rooms per person

1.6  
EU



2  
Ireland

### Living in an under-occupied home

34%  
EU



68%  
Ireland

### Annual GHG emissions per household for heating and cooking

733kg  
EU



1,374kg  
Ireland

Source: Eurostat. Housing in Europe – 2023 edition.  
<https://ec.europa.eu/eurostat/web/interactive-publications/housing-2023>.

## SCSI MEETING WITH AN TAOISEACH



SCSi CEO Shirley Coulter was delighted to meet with An Taoiseach Simon Harris TD and Department officials in July alongside industry colleagues as part of the annual process of updating Housing for All. Shirley shared a number of key insights garnered from the surveying profession to provide pragmatic proposals to address some of the current challenges, with the aim of driving down construction costs, speeding up delivery, and improving affordability. Shirley emphasised the need for consistency of policy that provides certainty to the industry, which is critical to housing delivery.

Following this meeting, the SCSi was again invited to meet with officials from the Department of An Taoiseach, and SCSi representatives Enda McGuane (Immediate Past President), Shirley Coulter (CEO), Kevin Hollingsworth (President), Micheal Cleary (member), Tómas Kelly (Second Vice President), and Edward McAuley (Director of Practice & Policy) attended to advocate for a more long-term and sustainable approach to housing delivery in Ireland. These engagements are deserved recognition of the vast array of experience of the surveying profession, and the data-driven, solution-focused approach of the SCSi.

*Photograph: Government Information Service.*




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# CELEBRATING MILESTONES



Leading Dublin chartered building surveying firm, Omega Surveying Services, announces further achievements following a year of strategic growth and expansion under the leadership of Managing Director, Kevin Hollingsworth. Recently, three new associate directors – Christopher Duffy, Stephen O’Callaghan, and Damian King – were promoted, reflecting the firm’s commitment to internal development.

Additionally, Omega Surveying Services proudly acknowledges surveyors Cormac Daly and Cormac Renaghan for attaining chartered status. The firm also welcomes Erika Concannon, John Peters, and Aaron Stone, who have joined the team after completing their postgraduate studies at Dundalk Institute of Technology.

Managing Director Kevin Hollingsworth, who was elected President of SCSi in June, said: “This is a time of rapid growth and development at Omega and the fresh perspectives and innovative ideas from new members of the team are already making a positive impact, significantly contributing to the company’s ongoing success. We are excited to see how their contributions will drive our firm forward, fostering innovation and maintaining the high standards of excellence that our clients expect. As recognised leaders in defect investigation, we possess an unparalleled level of expertise in the field of legacy defects, from the initial fire risk assessment to full design, procurement, project management, and certification of the remediation works.

“Over the past decade, we have grown to offer a comprehensive suite of building surveying services tailored to the unique needs of each client.

## THE TEAM

Above – at a recent gathering were (from left): Damian King, Associate Director; Audrey McKenna, Accounts; Erika Concannon, Graduate Surveyor; Megan Fogarty, Reception and Office Administrator; Patricia Gilligan, Accounts Payable; Lisa Ploss, Accounts; John Peters, Graduate Surveyor; Frank Mallen, Project Surveyor; Troy Jennings, Project Surveyor; Kevin Hollingsworth, Managing Director; Cormac Renaghan, Chartered Building Surveyor; Mark Sexton, Project Surveyor; Aaron Stone, Graduate Surveyor; Diarmuid Murphy, Director; Stephen O Callaghan, Associate Director; Christopher Duffy, Associate Director; Craig Bonney, Project Surveyor; Francis Simpson, Registered Building Surveyor; and, Cormac Daly, Chartered Building Surveyor. Darren Sweetnam was absent for a good reason – he was getting married.

Our offerings include all core building surveying services, project management of defect remediation, and specialisation in legal matters. We are committed to supporting initiatives that drive safety across our industry and empower building owners and homeowners with valuable knowledge.

“Despite the challenges of a hybrid working model, we recognise the importance of celebrating these achievements together. A recent gathering was a joyful occasion, allowing the team to come together and honour the hard work and successes of their colleagues.

“One notable absence from the celebration was Darren Sweetnam, who had a very special reason for missing the event. Omega Surveying Services and I extend our heartfelt congratulations to Darren on his marriage to Siobhan and wishes the couple, along with their children Conor and Eoin, a lifetime of happiness”

“Looking ahead, Omega Surveying Services remains committed to maintaining its standards of excellence and innovation. Driven by a spirit of dedication and teamwork, we are poised for continued success, always striving to exceed client expectations and set new industry benchmarks.”

## CHARTERED STATUS

Both Cormac Renaghan (left) and Cormac Daly (right) recently achieved Chartered Building Surveyor Status at a ceremony attended by Managing Director, Kevin Hollingsworth in his role as President of the SCSi.



## NEW RECRUITS

John Peters (left), Aaron Stone (third left), and Erika Concannon (right) are all Graduate Surveyors and are photographed with Managing Director, Kevin Hollingsworth, shortly after joining Omega Surveying Services.



# LAUNCH OF EUROPEAN CITY APARTMENT CONSTRUCTION COSTS REPORT

Together with Trinity College Dublin, the SCSi was pleased to launch a new construction cost report. The report provides cost comparisons and insights from ten European cities.

This report shows that Dublin is the second most expensive of ten cities for apartment construction after Zurich, Switzerland. The cost of building an apartment in Dublin is €2,363/sqm, just over €300 higher than the average across the ten cities surveyed of €2,057/sqm.

The report is the first of its kind to use the International Construction Management Standards V3 (ICMS3) to compare costs across markets, demonstrating the Standard's value for clients.

Based on these findings, the SCSi has called on the Government to further examine ways to reduce hard costs and look to other European models to improve the delivery of zoned and serviced development land to the market.

Our sincere thanks to Gerry O'Sullivan FSCSI FRICS, Bryn Griffiths MSCSI MRICS, and Ronan Lyons (TCD) for their significant contributions to producing this report, as well as our European contributors from the CEEC.



From left: Ronan Lyons, Associate Professor in Economics, Trinity College Dublin; Shirley Coulter, SCSi CEO; and, Bryn Griffiths MSCSI MRICS.

Read the report at:

<https://scsi.ie/building-homes-apartment-construction-costs-in-europe-with-a-focus-on-dublin/>.

## SPEED UP YOUR PROPERTY SALE

In June, the SCSi launched a new consumer guide for property clients, 'Speed up Your Property Sale – a guide to avoiding the most common delays'. This guide was developed in partnership with the Law Society and has received significant media coverage since its launch. The guide outlines seven key delays in selling and how to avoid them.

The SCSi is dedicated to serving in the public interest. Through this new guide we have endeavoured to help sellers to speed up and improve the process of selling their home. Our sincere thanks to the Residential Agency, Building Surveying and Geomatics committees and committee chairs for their collaborative efforts.

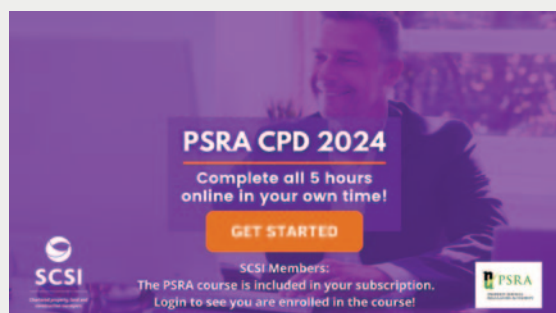
We encourage all members to share this important piece of guidance and the new webpage with your clients. Members can also access free social media post content to share insights from our latest guide with your clients on your channels.

Access the new guide at [www.scsi.ie/sell](http://www.scsi.ie/sell).



Mark Garrett, Director General of the Law Society of Ireland, and SCSi CEO Shirley Coulter launch the new consumer guide.

## COMPLETE YOUR 2024 PSRA CPD HOURS



The 2024 PSRA CPD course is now live, and this year we have launched a new set of course packs tailored to each property profession. Each of our course packs includes two mandatory CPDs and three CPDs relevant to your work in property. The PSRA course is part of your 2024 member subscription. Simply log in and select one of our PSRA packs to get started. Once you complete the quiz for each module, this CPD will automatically be added to your CPD log.

Visit [www.scsi.ie/psra](http://www.scsi.ie/psra) for more information.



# SURVEYING EXCELLENCE AWARDS – NOMINATIONS NOW OPEN!

Nominations are now open for the 2024 Surveying Excellence Awards. The SCSi's Surveying Excellence Awards recognise the significant contribution of surveying professionals to every stage of the life cycle of buildings. Nominate yourself, your team, or another member for one of the awards:

## Individual awards

- Sustainable Champion Award
- Elevate Award – Championing Women in Surveying
- Young Surveyor of the Year Award

## Organisation or team awards

- Community Development Award
- Best Integrated Approach to a Project Award
- Innovation Award

## Academic awards

- Undergraduate Dissertation Award
- Postgraduate Dissertation Award



## President's Award for Outstanding Contribution

Nominate yourself, your firm or your fellow members before the closing date on October 24. The Awards will be presented at this year's National Conference on November 20. Visit [scsi.ie/awards](https://scsi.ie/awards) to enter your nomination.

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- TU375 MSc Real Estate (Part-time)
- TU085 BSc (Honours) Property Economics

### Quantity Surveying

- TU087 BSc (Honours) Quantity Surveying and Construction Economics
- TU223 MSc Quantity Surveying (Conversion)

### Construction Management

- TU083 Higher Cert Construction Technology
- TU086 BTech (Ordinary) Construction Technology

### Geospatial Surveying and Digital Construction

- TU415/1 Pg Cert BIM Technologies
- TU415/2 Pg Dip Collaborative BIM
- TU415/3 MSc applied BIM and Management
- TU174 BSc (Honours) BIM (Digital Construction)
- TU058 Pg Cert Digital Construction Analytics/Engineering Analytics
- TU5405 CPD Cert Geographical Information Systems
- TU220 MSc Geographic Science (Part-time)
- TU268 MSc Geographic Science (Full-time)

### Postgraduate Research

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- TU503 PhD

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## SCSI/IRISH TIMES TENNIS TOURNAMENT



The 2024 SCSI/*Irish Times* Tennis Tournament will take place on Thursday, August 29, in Donnybrook Tennis

Club, with games starting from 3.00pm. Dust off your rackets and start your team practice for this exciting social event!

All matches are doubles and all teams must consist of two male and two female players. Our thanks again to *The Irish Times*, whose support is synonymous with this event. Book your team ticket now at <https://scsi.ie/product/scsi-irish-times-tennis-tournament-2024/>.

## CEPI AMENDS AML DIRECTIVE

In June, the SCSI was represented by Edward McAuley, Director of Practice and Policy, and Edward Carey, SCSI member, at the European Estate Agent and Property Management Group (CEPI) General Assembly in Munich. Delegates took part in the annual conference and also celebrated the 100th anniversary of the German host organisation, IVD.

The CEPI General Assembly focused on anti-money laundering (AML), where the CEPI Policy committee, chaired by Edward McAuley, was successful in amending the new fifth AML directive text bringing clarity to when AML due diligence is required in the sales process. The costs of retrofitting were another main focus of the meetings, with the new Energy Performance Directive impacting on how buildings are occupied into the future.

Finally, CEPI will commission a major new study examining the image of the property management profession and will identify recommendations to be submitted to the European Commission to address the challenges facing the profession and management sector.



SCSI representatives Edward McAuley (second left) and Edward Carey (third from right) taking part in the CEPI General Assembly.

## SENSORI FACILITIES MANAGEMENT TAKES HOME THE TROPHY



Pictured above is the winning Sensori team. Back row (from left): Annemarie Kelly; Jasmyn Baines; Ken Mooney; Shane Flood; and, Shane Murtagh. Front row (from left): Mark M. Cullen; Liam Masterson; Chris Evers; Anthony Reddy; and, Derek Feery.

It was fantastic to have 11 teams take part in the 2024 Nexus Soccer Tournament. Congratulations to the winning team from Sensori Facilities Management, and well done to all who took part.

## IRELAND'S ORDNANCE SURVEY

The SCSI was delighted to host the launch event for Finnian O'Cionnaith's new book, *The Origin of Ireland's Ordnance Survey*, published by Four Courts Press.

Since 1824, the Ordnance Survey (now Tailte Éireann and OSNI) has become the essence of cartographic accuracy in Ireland, documenting the ever-changing relationship between people and the environment. Though it has



From left: Author Finnian O'Cionnaith; James Lonergan, SCSI Director of Education and CPD; Paul Moran, Chair, Geomatics Professional Group; and, Shirley Coulter, SCSI CEO.

left a detailed and invaluable historical record in its wake, the story of its foundation is, however, less well known. This book brings to life the fascinating primordial days of the Ordnance Survey of Ireland.

Find out more and purchase at

<https://www.fourcourtspress.ie/books/2024/the-origin-of-irelands-ordnance-survey/>.

# CONGRATULATIONS TO OUR GRADUATES

Congratulations to the 75 APC graduates who were awarded APC Diplomas at the Annual Diploma Awards Ceremony, which took place on Friday, June 14, in the Pepper Cannister Church in Dublin. We congratulate you on reaching this professional milestone and wish you the very best in your careers!

If you have not yet passed your final assessment, or have questions about your route to Chartership, please get in touch with the SCSi Education team. Contact us by email at [education@scsi.ie](mailto:education@scsi.ie) or book a free one-to-one chat on our website.

Pictured with a group of APC graduates at the recent graduation ceremony were (front row, from left): Michael Mooring, Chair, SCSi Education & CPD Standing Committee; Ruth Comerford Morris, SCSi Deputy Director of Education; Kevin Hollingsworth, SCSi President; Shirley Coulter, SCSi CEO; and, James Lonergan, SCSi Director of Education & CPD. The full list of graduates is included below.



## APC GRADUATES JUNE 2024

<b>Dylan Bannon</b> , Valuation Surveying	<b>Bronach Furphy</b> , Project Management	<b>Orlaith Nic Gearailt</b> , Quantity Surveying
<b>Laura Braz Mourao</b> , Taxation Allowance	<b>Adam Ghee</b> , Valuation Surveying	<b>Edmond Nolan</b> , Commercial Property Practice
<b>Daire Brennan</b> , Commercial Property Practice	<b>Shane Gilbane</b> , Commercial Property Practice	<b>Shane O'Connor</b> , Commercial Property Practice
<b>Eoin Brennan</b> , Quantity Surveying	<b>Niall Grogan</b> , Quantity Surveying	<b>Hugh O'Donnell</b> , Commercial Property Practice
<b>Jamie Brindley</b> , Valuation Surveying	<b>Aisling Hanley</b> , Quantity Surveying	<b>John O'Donohue</b> , Valuation Surveying
<b>Rory Browne</b> , Valuation Surveying	<b>David Hegarty</b> , Building Surveying	<b>Kevin O'Malley</b> , Building Control
<b>Harry Byrne</b> , Commercial Property Practice	<b>Anna Hogan</b> , Quantity Surveying	<b>Mark O'Neill</b> , Quantity Surveying
<b>Róisín Carey</b> , Valuation Surveying	<b>James Holland</b> , Valuation Surveying	<b>Cillian O'Reilly</b> , Commercial Property Practice
<b>Emer Clarke</b> , Quantity Surveying	<b>ManLi Hu</b> , Quantity Surveying	<b>Benjamin Osei Mensah</b> , Quantity Surveying
<b>Zachary Collis-Lee</b> , Commercial Property Practice	<b>Graham Jones</b> , Building Surveying	<b>Anna Potterton</b> , Commercial Property Practice
<b>Mark Conroy</b> , Quantity Surveying	<b>Stephen Kelleher</b> , Quantity Surveying	<b>James Rafter</b> , Quantity Surveying
<b>Michael Cosgrave</b> , Quantity Surveying	<b>Ross Keogh</b> , Quantity Surveying	<b>Cormac Renaghan</b> , Building Surveying
<b>Thomas Cremin</b> , Quantity Surveying	<b>Tom Kevany</b> , Commercial Property Practice	<b>Aaron Robinson</b> , Commercial Property Practice
<b>Brendan Cronin</b> , Commercial Property Practice	<b>Aodhán King</b> , Building Surveying	<b>Sean Ronayne</b> , Commercial Property Practice
<b>Cormac Daly</b> , Building Surveying	<b>Harry Kirk</b> , Building Surveying	<b>Aidan Ryan</b> , Quantity Surveying
<b>Lorcan Daly</b> , Building Surveying	<b>Michael Lyons</b> , Valuation Surveying	<b>Jack Scales</b> , Commercial Property Practice
<b>Rory Daly</b> , Quantity Surveying	<b>Artem Makarevitch</b> , Valuation Surveying	<b>James Scott</b> , Commercial Property Practice
<b>Jason Dempsey</b> , Quantity Surveying	<b>Sauna Mallon</b> , Quantity Surveying	<b>John Shaughnessy</b> , Valuation Surveying
<b>Anthony Devane</b> , Quantity Surveying	<b>Ben McArdle</b> , Commercial Property Practice	<b>Thomas Stenson</b> , Quantity Surveying
<b>John Dunleavy</b> , Valuation Surveying	<b>Damian McClelland</b> , Quantity Surveying	<b>Iomair Treacy</b> , Quantity Surveying
<b>Kyle Faloon</b> , Building Surveying	<b>Eamonn McLoughney</b> , Commercial Property Practice	<b>Zlatina Vasilev</b> , Property Management
<b>Stephanie Feighery</b> , Quantity Surveying	<b>Tom McNamara</b> , Commercial Property Practice	<b>Jack Walsh</b> , Quantity Surveying
<b>Barry Fitzpatrick</b> , Commercial Property Practice	<b>Aileen Mooney</b> , Property Management	<b>Kevin Watson</b> , Commercial Property Practice
<b>Adam Fleming</b> , Commercial Property Practice	<b>Brian Moran</b> , Valuation Surveying	<b>Eleanor Wood</b> , Commercial Property Practice
<b>Matthew Flood</b> , Building Surveying	<b>Ciaran Mullan</b> , Property Management	
	<b>Robert Nagy</b> , Quantity Surveying	



# PATHWAY TO EXCELLENCE

THE SCSi HAS UPDATED ITS BUILDING CONTROL PATHWAY TO CHARTERSHIP TO REFLECT THE EVOLUTION OF THIS ROLE, AND OF THE REGULATORY LANDSCAPE.

**B**uilding control surveyors are often seen as the champions of safeguarding in construction – protecting people's safety, health and welfare in and around built environments. They have to take a high-level view of building processes, and need a strong understanding of regulation, law, policy, and project management. A working group of SCSi members recently collaborated to update the building control pathway to Chartership for prospective members in Ireland to ensure that the pathway reflects the law, regulation and skills that underpin the success of any construction project that a Chartered Building Control Surveyor will be involved in. It is appropriate that this review coincides with the 10-year anniversary of the Building Control (Amendment) Regulations 2014 (BCAR), as the industry has evolved significantly in the intervening years.

## Diverse work

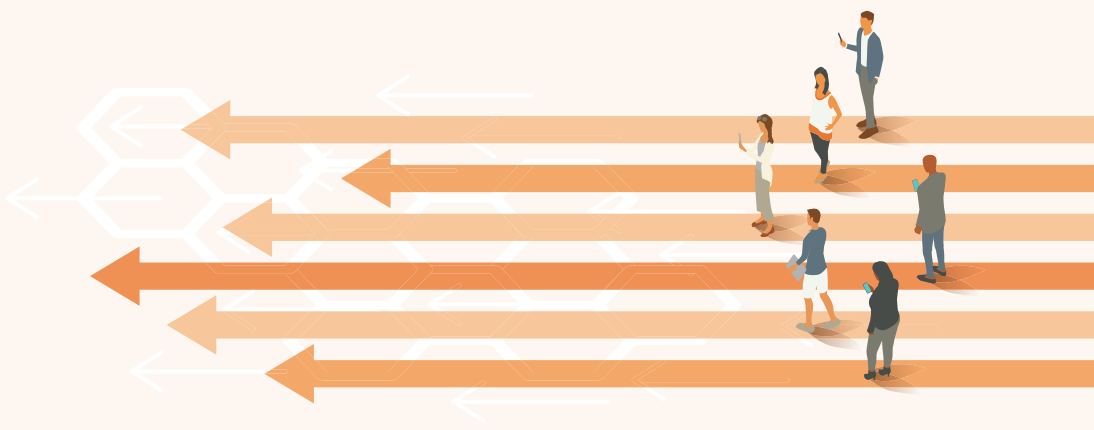
Building control surveying professionals work on a diverse range of building types, ensuring that Building Regulations and other legislation are followed in the design and construction stages of new and altered buildings. The diversity in skills required is reflected not just in the range of building types that building control surveyors work on, but also the variety of areas they work in such as fire safety, energy conservation, structural stability and accessibility. Due to their depth of knowledge, building control surveyors are often called upon to give options when designs fail to meet standards or where unforeseen problems are found on site. They work across both the public and private sector

in collaboration with other built environment professionals, including architects, designers, builders and contractors, from the conception of a design to its completion and use, and therefore require both technical and 'soft' skills.

Projects worked on can range from relatively small housing extensions through to large city centre redevelopments. Building control surveyors working for local authorities are also responsible for inspecting potentially dangerous structures and advising on action to be taken.

## An inclusive pathway

The building control APC pathway guide creates an inclusive pathway for surveyors working in the public or private sector, ensuring that the spectrum of project types, sizes and challenges encountered are reflected within the pathway. Critically, the pathway contains a competency specifically relating to BCAR, requiring all candidates on this pathway to demonstrate the ability to provide evidence of reasoned advice given to clients and others on BCAR management and post-BCAR registration. This competency covers how the BCAR process is applied in the various stages from start to finish. In addition to having knowledge of the different elements, roles and responsibilities, candidates on this pathway will also be required to understand the principles behind the system and what makes them effective. Candidates should also have knowledge of the three stages and the implications of achieving these. In addition, candidates must demonstrate competency in areas including building control inspections, fire safety, data management, and legal issues. The pathway also contains a range of optional competencies, providing an element of choice to allow professionals to choose competencies that best reflect their knowledge, experience and expertise.



## NEWS FEATURE

James Lonergan  
Director of Education  
and CPD, SCSi



Book a one-to-one chat at <https://scsi.ie/apc-support/> if you'd like to find out more or contact James Lonergan at [james@scsi.ie](mailto:james@scsi.ie) for assistance in starting on the path towards becoming a Chartered Building Control Surveyor.

# IN THE DRIVING CHAIR

THE SCSi'S COMMITTEES AND REGIONAL AND PROFESSIONAL GROUPS FUEL THE ORGANISATION'S INFLUENTIAL OUTPUT AND REPUTATION. HERE SOME OF THE CHAIRPERSONS OF THESE GROUPS AND COMMITTEES DISCUSS WHAT THEY DO, AND HOW THEY AND THE SOCIETY BENEFIT.



**Camilla Hayes, Chair of the South East Regional Group**

New South East Regional Group Chair Camilla Hayes has hit the ground running, having only joined the Group last year. The Group represents members all over the south east and covers a significant catchment area. Camilla studied at what is now South East Technological University (SETU) in Waterford

and went on to become a lecturer in quantity surveying there years later. She is currently working as a Chartered Quantity Surveyor with Carron + Walsh in Waterford.

Camilla hopes to increase the number of meetings the Group holds and believes there is an appetite for this among members in the region: "You can still offer the hybrid model and people are used to that now. But I have the feeling from talking to people at these meetings that they really want some more events that they can attend,

something that will help them in their day-to-day business, as well as to network and maybe come on board with some of the new directives that are coming from the SCSi and industry-led directives, like digitisation and AI".

Camilla hopes to get more local surveyors involved in the Group: "I think we have a fairly poor representation at the moment. We could do with boosting that. I think if we were offering some events that would support surveyors in their work, then there may be more of an engagement from them. That's where I'm hoping to go".

Local meetings can lead to national influence, says Camilla: "I think it definitely is beneficial when you have peer-to-peer meetings. I think I'd like to gather any concerns or indeed any suggestions that south eastern members might have that could be fed up to the SCSi. Some members might have information that would help the SCSi when they're out meeting with ministers and interested parties".

Camilla says she wants the Group to adopt the winning mentality of a top sports team: "We just need to widen our neck a little bit more and take advantage of the fact that we are a large section of the country and we undersell ourselves constantly. I like positivity. I don't like this negativity all the time. It drags you down with it".

It's important to get younger members involved Camilla believes, and these in turn are the ones to inspire the next generation into surveying.

## FEATURE

**Colm Quinn**  
Senior Journalist,  
Think Media Ltd



## CAMILLA AND THE SOUTH EAST REGIONAL GROUP HAVE LOOKED AT THE SCSi'S STRATEGIC PLAN – ROADMAP 2027 – AND SHE IS EAGER TO SEE HOW THE GROUP CAN HELP THE SCSi TO REALISE ITS AMBITIONS.



She often goes into schools and talks about surveying to students, but thinks it's better if the students can see people closer to their own age. Camilla encourages young surveyors in the south east to get involved in their Regional Group, saying there are many benefits such as information and support, along with networking opportunities. When guidance comes out from the SCSi, Camilla would like to hold a local meeting, where this is explained and discussed, for example, to explain and talk about digitisation.

Camilla and the South East Regional Group have looked at the SCSi's strategic plan – Roadmap 2027 – and she is eager to see how the Group can help the SCSi to realise its ambitions. Another aim for the coming year is to get more engagement from members in the region.



**Marcus O'Connor, Chair of the Practice and Policy Committee**

Marcus has been deeply involved with the IAVI and then the SCSi for more than 20 years. He is currently a Fellow of the SCSi and the RICS. He is a former Past Chair of the YSCSi and is currently the Vice Chair of the Residential Professional Group and Chairperson of the Practice & Policy Committee, which sees him

have a seat on the SCSi National Council. He is also the Residential Rep for the Sustainability Working Group. He is a former RTB Adjudicator, has 20 years of dispute resolution experience, and writes regularly for *The Irish Times* Property Clinic. He is the owner and Managing Director of MFO The Property Professionals, which is a general property services practice offering both residential and commercial professional services. Marcus says the Practice and Policy Committee sits between the SCSi Council and the Society's professional groups: "One might say it's a

gatekeeper regarding reports, research, and guidance documentation for our members. The great thing about the Committee is that it has representatives across the spectrum of construction, land, and property surveying. We do try our best to get a representative from each of the professional groups. Therefore, when a paper, some research or a guidance note is done, we can get feedback from each of the professional groups". By acting as an overseer of all this documentation that is to be published by the SCSi, the Committee provides an additional check and allows for another layer of discussion and analysis to take place.

While the professional group that is creating the document or doing the research are the experts in that field, it is always helpful to have other professionals within the SCSi to have a look at it: "Sometimes, if you're working on a document, you might not see the wood for the trees. So, it is a fresh pair of eyes on the document or just looking at it from a different position. This allows for a double-checking system. The reason that is important, is that when it comes back up to the committee and it is ratified or it is agreed on, when it goes up to the Council to be finally signed off on, it has already gone through a very rigorous quality and checking process".

The Committee's work is dictated by what the Society's professional groups are working on and what their goals are for the year. The Committee is always looking for new members. At a recent meeting of the SCSi Council, Marcus asked the professional group chairpersons to ask in their groups for a representative from each professional group to join the Practice and Policy Committee. Marcus says one of the benefits of being involved with the Committee is that it is incredibly informative: "You are essentially having sight of research or guidance documents in advance of them being produced. It very much keeps you sharp and in the loop regarding what is happening out there with the





I NEVER WROTE INFORMATION PAPERS FOR THE BUILDING SURVEYORS UNTIL I GOT INVOLVED WITH THE SOCIETY. IT'S QUITE EXCITING TO BE WORKING WITH SURVEYORS WHO WANT TO MAKE A DIFFERENCE TO THEIR PROFESSION.

different professional groups. Because the Society of Chartered Surveyors Ireland has nearly become unrecognisable to what it was when it was the IAVI and the Society of Chartered Surveyors, it's incredibly hard to keep up with what the 12 professional groups are doing. Hence, being on the Committee allows me as a professional to keep on top of that".

The SCSi Professional Groups, Committees, Regional Groups, and the Young Surveyors community all require dedicated and passionate volunteers, says Marcus: "It is crucial for such a big entity that the SCSi has become, because we must remember, the Society of Chartered Surveyors Ireland is run by the members for the members. It is very important that we don't lose sight of that fact as an organisation now and moving forward into the future".



**Frank Harrington, Chair of the Rural Agency Professional Group**

Frank is Head of Real Estate and Valuations at TU Dublin and Chair of the Rural Agency Professional Group. He says the Group brings together professionals who specialise in rural land management, valuation, and consultancy: "The group serves as a platform for sharing knowledge, best practices, and

the latest industry developments. It also plays a crucial role in representing the interests of rural practice surveyors within the SCSi, advocating for policies and standards that support sustainable land use and management".

A major aim for the year ahead is to increase awareness of the vital work rural practice surveyors do: "By highlighting the diverse roles and responsibilities in rural practice — ranging from land management and

valuation to environmental stewardship — we aim to attract new members to our group and promote the profession to anyone interested in a career in land management and valuation. We plan to achieve this through targeted outreach, including guest lectures and workshops at educational institutions across Ireland, and by featuring articles in the *Surveyors Journal*".

Another area the group would like to focus on is advocating for policy change, says Frank: "We intend to highlight research from our members that demonstrates the relatively low level of land mobility in the market, which has a number of consequences such as limiting the State's ability to meet forestry targets. Forestry is one aspect of the rural practice surveyors' work and there are significant policy changes needed to address this important issue".

The group is integral to the SCSi and Teagasc's Annual Agricultural Land Market Review & Outlook, and is also examining guidance notes and CPDs in the area of the valuation of renewable assets and addressing issues that will impact the market, such as the implications of the EU Nature and Restoration Law. Supporting members with relevant and topical best practice guidance is a major focus, explains Frank: "We would also like to collaborate more with other professional groups as the rural practice surveyor's role crosses with other practice groups including valuation, residential, geo surveying and construction".

Frank finds being involved with the Group incredibly rewarding: "It provides an opportunity to contribute to the development and advancement of the profession. I gain valuable insights from my peers, stay updated on industry trends, and participate in meaningful discussions that shape the future of rural surveying. Moreover, it allows me to network with other professionals, share experiences, and collectively address the challenges we face".

The Group is always looking for new members: "We welcome surveyors from all backgrounds who are interested in rural practice. Surveyors in the rural practice area can be based anywhere across the country but are often involved in a wide range of activities including compulsory purchase orders (CPO), ratings, valuations, forestry, renewables, or sales across all aspects of land management. Those interested can get involved by attending our meetings, participating in our events, and contributing to our initiatives".



#### **Brigid Browne, Chair of the Building Surveying Professional Group and the Southern Regional Group**

Brigid is Chair of two groups within the SCSi, and also has a busy practice as a general practice surveyor. In her work she covers, among other things, building surveying for commercial and residential, the role of design and assigned certifier, and also acts as a professional witness in court for building defects and licensing cases.

#### **Southern Regional Group**

Brigid recently took over as Chair of the Southern Regional Group, which covers a large swathe of the country from Cork, Kerry and Tipperary all the way up to Limerick and Clare. The Group's focus has changed as technology has improved. Previously, one of its main purposes was to provide a link to SCSi HQ for members in the Region, but with online communication this isn't as necessary as before, says Brigid: "Now we're about linking with each other, networking, holding social events, and linking potential employers to employees that are coming out of college".

The Group will be holding a social event in November, with the details still to be confirmed.

The Group plans to increase membership in the coming year and improve collaboration between members. Brigid says the committee wishes to link up the 12 different professional groups of the SCSi in the area: "It's about growing a network and making sure the support is there because there's a lot of self-employed people or people that are the lead of their company and they've got no one to bounce things off. We want to try and address this question of isolation".

The Group will also be organising CPD in the region. It is also looking for new members. As a broad area, the more representation from the different corners of the region the better: "It just gives people a bigger pool to confer with or talk to. So we want to build membership so that people can utilise that. And also, if anybody wants to do specific CPDs, then we can organise those things in the region".

#### **Building Surveying Professional Group**

Brigid is in her second year as Chair of the Building Surveying PG and says the Group deals with issues of interest to members, and examines things that the members want to look into further with a view to augmenting or indeed paving a new way forward.



Promotion of building surveying within the SCSi is very important to the BS PG, and the generation by the committee of practice and information papers goes some way towards this. It has a busy year ahead, with Brigid noting some plans and ambitions for the coming period. There will be a campaign to promote conservation building surveyors, helping to contribute to the remediation scheme for apartment defects, the Construction Industry Council's review of BCAR, and the Short Form of Consultant Appointment, and how to make the National Standards authority of Ireland (NSAI) standards more affordable to members. Other topics of interest for the Group at the moment include addressing the cap on project value on public works for building surveyors and the chartered building control pathway. The BS PG also has two working groups at the moment, on Sustainability and Conservation.

Brigid says being a member of a PG has given her the chance to meet a huge number of influential contacts: "I have gotten a huge amount of support from senior colleagues. I don't mean that from an age perspective, but that they're in business longer than I am or they've got larger businesses and larger pools of employment. The Society is for the members, so it's for yourself to utilise it. If I have difficulty in my day to day or I'm coming across a negative challenge or push-back, then I can take that to the Society and they dig into it".

More members are always welcome and Brigid says the Group is eager to hear fresh ideas and will do its utmost to be helpful to new members: "I never wrote information papers for the building surveyors until I got involved with the Society. It's quite exciting to be working with surveyors who want to make a difference to their profession. The SCSi wants and encourages this. So if anyone is interested in contributing and doing something to make a difference, we'd be delighted to have them".

# CONVERTING FOR COMMUNITIES

OFFICE TO RESIDENTIAL CONVERSIONS CAN HELP TO MEET HOUSING NEED WHILE ADHERING TO SUSTAINABLE CONSTRUCTION PRINCIPLES.

**G**iving new life and purpose to vacant and derelict office buildings is a sustainable way to provide much-needed new homes in urban areas and on brownfield sites. In recent years, focus has turned to reducing emissions and embodied carbon in the construction process, with the EU's Revised Energy Performance of Buildings Directive introducing a greater push to retrofit and renovate the worst-performing buildings. Together with growing commercial vacancy rates, the conversion of offices to residential use can become an obvious way to meet housing need while contributing positively to more sustainable building practices. Tuath Housing has had great success with a number of recent projects at Springville House in Cork and Park West in Dublin.

## Springville House

Springville House was once a derelict 1970s office block in Cork city centre. For decades, it was a vacant eyesore at the heart of a residential community, until its recent redevelopment into a vibrant, attractive complex of new homes.

## FEATURE

Prof. Paddy Gray  
Chair, Tuath Housing  
Rosemary Hennigan  
Policy and Research  
Co-ordinator, Tuath Housing



The project was initially kicked off by Cork City Council's use of the EU Competitive Dialogue procurement process. Under this process, a public body offers a means of addressing a defined need and puts this out to tender. In the case of Springville House, the project was geared towards providing older local residents with an option to 'rightsize' by moving into high-quality, A-rated homes that were more appropriate for their household size. Larger, family-sized social homes could then be offered to larger households on the social housing waiting list.

Ireland has the highest level of under-occupied housing in Europe, with 88% of people over 65 living in under-occupied homes. However, 'rightsizing' requires that smaller homes are available in mature residential areas. Renovations of unused buildings in urban locations, such as Springville House, can be a successful way to ensure that people remain in their communities, in homes appropriate for their needs.

Tuath Housing was supportive of the goal and enthusiastic to join the project. We worked with MMD Construction, which was the main contractor, project supervisor, and design lead, to renovate and redesign the commercial property, ensuring that it would suit the needs of residents, and provide a feeling of home and community. Modern methods of construction and innovative design principles were adopted with the aim of boosting the energy efficiency of the building. Light-gauge steel







Renovating The Plaza in Park West involved a clever design approach, transforming high ceilings into loft-style living areas and incorporating pillars into usable spaces.

## GIVING NEW LIFE AND PURPOSE TO VACANT AND DERELICT OFFICE BUILDINGS IS A SUSTAINABLE WAY TO PROVIDE MUCH-NEEDED NEW HOMES IN URBAN AREAS AND ON BROWNFIELD SITES.

systems and environmentally friendly materials were used, enhancing the building's structural integrity, while minimising the carbon footprint. Air-to-water heat pumps and high-quality insulation allowed the project to achieve a BER A rating, with optimal energy efficiency and a reduction in utility bills for residents. Not only does this make the project sustainable, but it also allows us to ensure that residents are warm, comfortable, and happy in their new homes.

### The Plaza, Park West

A vacant office block at the Park West Business Park in west Dublin presented a fantastic opportunity to repurpose the existing building for residential use, while meeting an urgent need in an area of high housing demand. At Park West, we were able to turn an empty office building into 86 new homes. This included the addition of a new floor, which was added at the same time as the internal refurbishment, so there was no delay to the timeline of delivery.

From the outset, Tuath was cognisant of ensuring that residents felt comfortable and at home in their new accommodation. The building had been vacant for over 20 years before the redevelopment project began, and the interior was designed for office use. In converting the building, it was vital to ensure that it had the feel of a residential home, which necessitated a clever design approach, transforming, for example, high ceilings into loft-style living areas and incorporating pillars into usable spaces. Redeveloped buildings often offer larger apartments, and the layout of the ground floor allowed us the space to develop adapted homes for older persons or people



A new floor was added on the Park West site at the same time as the internal refurbishment, so there was no delay in delivery.

with disabilities. We maximised void spaces by creating a community room and additional caretaker rooms.

With sustainability in mind, Tuath worked with an external consultant to undertake a life cycle analysis (LCA) of the Park West conversion. The LCA measured the environmental impact associated with the whole-of-life renovation, comparing it against: (a) full demolition and rebuild; and, (b) a new build of a comparable residential building.

Taking into account each part of the Park West life cycle (from building material extraction to end operational use), the LCA results indicated a 62% reduction in whole-of-life carbon emissions when compared with a new build of similar type, and a 73% reduction in whole-life carbon emissions versus a demolition and rebuild. This reaffirms the very real environmental benefits of office renovation projects and will help to inform decisions regarding future renovation.

### A winning solution to commercial vacancy rates

With growing vacancy rates for non-prime office space, combined with the environmental benefits of renovating and repurposing old office stock, Tuath sees great potential for further projects of this kind in the next few years. Not only



Springville House in Cork before its conversion to residential use.



Springville House, Cork City.

## OUR VISION FOR A GREENER FUTURE SHAPES OUR APPROACH TO SUSTAINABLE HOUSING INITIATIVES.

do we provide new homes in valuable urban locations, the addition of a new residential community boosts footfall for local businesses and gives new life to a locality. Urbanisation and increasing density in our cities and towns reduces sprawl, draws on existing infrastructure, and decreases the negative social impact of vacancy and dereliction.

While there can be challenges around viability and bearing the risk of unforeseen complications related to renovating an existing building, the environmental and broader social impact of office to residential conversions has been borne out by our positive experiences with Park West and Springville House.

Tuath is committed to seeking innovative ways of providing homes, all the while strengthening our commitment to sustainable, resilient, and environmentally friendly housing solutions. Our vision for a greener future shapes our approach to sustainable housing initiatives.



Modern methods of construction and innovative design principles were adopted at Springville House to boost energy efficiency.



# A SUSTAINABLE MILESTONE

VANTAGE BUSINESS PARK PHASE 2 IN DUBLIN IS IRELAND'S FIRST MULTI-UNIT MASS TIMBER-FRAME LOGISTICS DEVELOPMENT.

**W**hen considering industrial buildings, the prevailing perception is often to associate them with uninspiring 'square steel boxes' situated within a 'concrete jungle,' some even featuring asbestos roofs. However, this stereotype doesn't apply to Vantage Business Park, Phase 2, in north Dublin. Vantage stands out as an exciting new development, which is making waves in the Irish market. This development prioritises environment, social and governance (ESG) concerns, and occupier-centric design. Developers Newpark and Bain Capital are in advanced stages of construction for four Grade A buildings ranging from 68,000-121,000 square feet, and construction will be completed by year end.

## Groundbreaking

The developers are breaking new ground by creating Ireland's first multi-unit mass timber-frame logistics development. Each of the buildings' frames were prefabricated offsite in Austria and transported to Ireland for assembly. The timber frame will have a minimum life span of 50 years and will immediately reduce the embodied carbon



emissions by up to 78% across the four buildings (the equivalent of 5,400 one-way flights from London to New York). The timber frame structure has also been designed for deconstruction to allow materials to be recovered and reused at the end of the building's lifespan.

In the past, industrial buildings were often designed by engineers, with a focus on functionality. However, today's approach involves collaboration between developers, architects, and occupiers. Developers play a crucial role in shaping the building's design, amenities, and overall user experience. This shift ensures that industrial spaces are not only practical but also appealing to the needs of those who use them. Occupiers are increasingly seeking a premium occupier experience while combining form with function. Vantage offers exactly this.

Key features across the scheme include bespoke day-lite polycarbonate cladding in the warehouse above the loading areas, which would be the busiest area in the building. This cladding is also used along the wall to ceiling perimeter to allow natural light to flood the warehouse. In a standard facility, it's usually only common to see the translucent roof panels covering approximately 10% of the warehouse roof.

The use of mass timber for the frame not only reduces the embodied carbon emissions but is more aesthetically pleasing in comparison to steel. Mass timber increases occupier connectivity to the natural environment, while also enhancing the interior's overall appearance. Acoustic levels in warehouses can also significantly impact productivity and employee well-being. Wood has

## FEATURE

**Nicola Gilleece**  
Associate Director,  
Cushman & Wakefield







acoustic properties due to its porous structure, which absorbs sound waves and reduces echo much more than steel. The surface of wood is more textured than steel, which also reduces sound reverberation. Steel is dense and tends to reflect sound waves, leading to more echoes throughout the building. Having spent time on site in Phase 2, the quiet acoustics in the warehouse are immediately evident.

#### **Sustainable and accessible**

Along with LEED Gold certification, near-zero energy building (NZEB) status has been achieved using high-efficiency heat pumps and other sustainable measures. The additional use of low-energy lighting, energy-efficient fans, water metering, natural ventilation in offices, and electric vehicle charging have all contributed to achieving NZEB. Natural ventilation plays a crucial role as it improves the indoor air quality

and helps to regulate temperature, creating a comfortable environment for occupiers. Unlike mechanical and engineering (M&E) systems, natural ventilation does not rely on electricity, thus reducing energy consumption.

The developer also gave careful consideration to how the buildings were positioned so as to minimise shadows on site. This benefits occupiers in several ways. Proper positioning on site ensures that the interior spaces receive ample natural light throughout the day. Naturally well-lit spaces positively impact mood, productivity, and overall employee well-being. They also offer visual comfort, enhancing the aesthetics and making the space more inviting. The reduced reliance on artificial lighting during daylight hours improves energy savings while lowering operational costs. Additionally, the office accommodation is positioned facing outwards and oriented towards the landscaping rather than facing loading areas.

Newpark and Bain have also considered the integration of Phase 2 into the surrounding area by enhancing the existing landscape. On-site planting and rainwater harvesting will be incorporated to promote biodiversity and minimise flood risk. The rainwater gathered on site will be harvested back into water tanks or cisterns, and reused on site. This reduces the use of municipally treated water across the scheme. In addition, planting will be placed along the road boundary to minimise noise and pollution, which provides visual screening from traffic. Newpark's acquisition of a plot of land to create dedicated bicycle and walking routes connecting Vantage to Finglas is another thoughtful initiative. By integrating these pathways with existing pedestrian networks, they are enhancing accessibility and promoting sustainable transportation options.

#### **An attractive option**

With the logistics sector a significant contributor to global carbon emissions, occupiers are increasingly aware of their carbon footprint and therefore need to adopt ESG strategies to reduce their environmental impact and contribute to their company ESG goals.

Occupying sustainable buildings such as these provides logistics occupiers with long-term cost savings and employee retention, while also attracting environmentally conscious customers and investors. Vantage offers this for occupiers, which allows them to contribute to a greener future while maintaining competitiveness in the industry. Vantage demonstrates a commitment to creating a more environmentally responsible and efficient business park. The development is a positive example for the industry as it shows how sustainable, responsible design choices can reduce embodied carbon emissions while still providing functional and visually appealing buildings.

# SECURE AND AFFORDABLE

WHILE RELATIVELY NEW IN IRELAND, COST RENTAL HAS GREAT POTENTIAL BOTH FOR TENANTS AND HOUSING PROVIDERS.

**C**ost rental is a relatively new tenure in Ireland, designed to provide secure and affordable rental accommodation for those who do not qualify for social housing, but who are effectively locked out of the private market. The rent on each home is based on the cost of building, managing, and maintenance, and to qualify as affordable in line with Economic and Social Research Institute (ESRI) analysis, the rent must be no greater than 35% of an applicant's monthly net income.

Section six of the recently launched Housing Commission report focuses on the rental sector. One of its core recommendations is: "Deliver cost rental housing at scale and transition to cost rental as the main form of supply for both affordable and social rented accommodation". Indeed, cost rental features prominently throughout the report.

Housing for All, the Government's housing plan to 2030, sets out an annual average requirement of 2,000 new cost rental homes every year up to 2030, with rents targeted at least 25% below market level. A total of 18,000 cost rental homes are to be delivered by 2030, with 10,000 of these due to be delivered by 2026.

Despite these significant targets, cost rental is still misunderstood by many property professionals, possibly due to its relatively recent introduction. This article seeks to provide a brief and high-level overview of the tenure, its evolution to date, and potential future iterations.

## International

While new in an Irish context, there are a number of variations on the cost rental approach internationally. Best known and often quoted is the 'Vienna Model', which commenced in the 1930s when that city sought to create affordable rental stock.

In the US, the term 'Intermediate Housing' is used to describe a similar approach, which seeks to provide housing for households that are not eligible for social housing but cannot afford market rents. When describing the tenure, the Urban Land Institute highlighted that: "In choosing where to live, people consider not only the costs of the housing itself (for example, rent plus deposit or mortgage payment) but also associated utility bills and local taxes, as well as locational factors such as transport accessibility and costs, local facilities, and the quality and size of the accommodation on offer". This description accurately

reflects the experience of cost rental operations in Ireland to date. This differs from some of the original assumptions underpinning the tenure, which were very much based on social housing experience and the underlying need for housing as the key driver.

## What is cost rental in an Irish context?

Cost rental in an Irish context was created under the Affordable Housing Act (AHA) 2021, Part 3 of which sets out the policy framework for how the cost rental sector operates in Ireland. In very simple terms, it seeks to offer a long-term,



## FEATURE

**Enda McGuane FSCSI FRICS**  
Head of Asset Management,  
Land Development Agency



**TABLE 1: MAXIMUM FUNDING AVAILABLE UNDER STAR SCHEME.**

Area	Maximum STAR investment per unit (€)	Maximum STAR sustainability investment per unit (€)	Maximum total STAR investment available per unit (€)
Dublin	175,000	25,000	200,000
Rest of country	150,000	25,000	175,000

secure rental option where the rent is based on the cost of building, managing, and maintaining the homes. It is hoped that this will contribute to the development of a sustainable housing market in Ireland, which provides choice across all tenures.

Since the passing of AHA 2021, the Minister for Housing, Local Government and Heritage has passed three sets of regulations concerning the operation of the cost rental sector and covering initial rent setting and tenant eligibility criteria.

Initial cost rental developments have been operated by the Land Development Agency (LDA) or approved housing bodies (AHBs). However, in 2023 the Government introduced the Secure Tenancy Affordable Rental (STAR) scheme. This scheme, available to market operators, was the first step in opening provision of cost rental to the private sector.

Units made available under the scheme will be designated as cost rental units as set out in the AHA 2021. The STAR scheme also mandates that units activated under the scheme will be more affordable to the tenant than current market rents (new tenancies) by being at least 25% below market rents in a given area. This is important in that to address viability challenges, the scheme seeks to provide funding as outlined in **Table 1**. It's important to note that under the scheme, affordability is related to current market rents rather than existing rents. In November 2023 (after the STAR scheme was introduced) the Residential Tenancies Board (RTB) commenced reporting on existing rents, which make up most tenancies. The latest RTB report indicates that rents in existing tenancies were, on a national basis, 16.2% lower than in new tenancies. This will impact on the definition of affordability as data develops.

Costs to be taken into consideration when setting rents under the scheme include:

- capital cost of the dwellings (the total cost of acquiring or constructing the dwellings including fit-out costs to enable letting);
- management (staff and overheads attributable to the dwellings, insurance, local property tax (LPT), etc.), letting costs (letting agents costs, re-letting costs), and maintenance costs (response maintenance, cyclical maintenance and life cycle maintenance) for the proposed dwellings;
- funding costs, including cost servicing and repaying debt;
- details of financial model assumptions regarding vacancy levels (periods where units will not generate rental income), cost inflation and rental income inflation figures used over the period, and any other variables included by the proposer in their financial model; and,
- any tax payable arising from renting the proposed dwellings.

### Eligibility

Once a rent is set via the STAR scheme, the homes are advertised for a minimum of seven days, during which potential tenants register their interest online. Once advertising is complete, a lottery is conducted to rank all self-declared eligible applicants. The process moves on to eligibility checking, where applicants must demonstrate they meet the following criteria:

- the net household income is below €66,000 per annum for properties in Dublin and €59,000 for properties elsewhere in the country (applicants will have to prove how they have calculated their net household income);
- not in receipt of any social housing supports (including rent supplement or Housing Assistance Payment (HAP));
- do not own a property;
- household size matches the size of the property advertised (all members of the household must be living in Ireland at the time of applying);
- only one application per household for a particular unit type – households may, however, apply for different unit types within the same scheme, e.g., a two-bed apartment and a two-bed duplex; and,
- can afford to pay the cost of rent for the home.

Once approved and offered, tenants who are deemed eligible then enter into a tenancy in the normal manner, which is registered with the RTB.

### Challenges/next iterations

As with all new measures, cost rental is still evolving. The definitions of what a household is and what income thresholds should apply to two or three people coming together to rent will have to be reassessed. Similarly, the ability to target specific demographics with needs in certain geographic areas is limited by the regulations.

Looking to the future, variations in this could support older people looking to downsize (ESRI Report No. 143) or provide options for healthcare workers to live near their workplace. Moreover, the reliance on the STAR scheme for financing could be eased and mixed tenure supported if cost rental operating costs can be subsidised by other tenures on a site, similar to commercial or standard rentals.

The relative immaturity of the cost rental tenure is an advantage in terms of financing growth into the future. Given the high sustainability standards in new builds, plus the potential social impact of the tenure, cost rental housing is highly environmental, social and governance (ESG) friendly, and this should open more funding avenues than the traditional private rental sector.

# WHY WASTE AN OPPORTUNITY?

A RECENT COLLABORATION BETWEEN THE SCHOOLS OF ARCHITECTURE AND SURVEYING AT TU DUBLIN DEMONSTRATES AN INNOVATIVE APPROACH TO EDUCATION FOR SUSTAINABLE DEVELOPMENT IN THE THIRD-LEVEL SECTOR.

**T**he familiar expression ‘every day is a school day’ applies to us all. In educating the next generation of surveyors, as educators we are still learning!

With so many challenges to tackle in the world and in particular the climate crises, we are exploring more creative ways of educating for these challenges at university level. This article shares a case study of a recent creative approach to these challenges.

Technological University Dublin (TU Dublin) developed its ‘Strategic Intent 2030’ to deliver on “Sustainable Development Goal (SDG) 4 ‘Quality Education’, and to make all 17 SDGs relevant at faculty, school, discipline, and programme level ... with the objective being to ensure that the University has a deep and positive impact on our planet” (Figure 1).

Separately, the SCSi moved sustainability from mandatory competency Level 1 to Level 2 on all accredited programmes in 2023. Level 2 requires students to: “Provide evidence of the practical application of sustainability appropriate to your area of practice”. Hence the onus is on us as educators to deliver to these standards, be industry relevant and prepare graduates to make a very positive impact in the world.

## FEATURE

Emer Byrne MSc  
MSCSI MRICS  
Technological University  
Dublin



FIGURE 1: The 17 UN Sustainable Development Goals (SDGs) (Source: UN 2012).

### The Collaborative Case Study Project

The context for this article is a live case study of an innovative approach to delivering on SDG 4 through the lens of education for sustainable development (ESD) at TU Dublin. With delivery of quality education being a priority, discussions opened in 2023 between ourselves in the School of Surveying and the School of Architecture to address sustainability in the architecture, engineering and construction (AEC) sector. Our goal was to address a sustainability challenge through a collaborative approach.

The project was designed around a real-world challenge that existed for both schools. **Table 1** sets out the details of this initiative.

### Unravelling the challenge: How to collaborate in a third-level institution

#### Stage one

The collaborative approach took time to pre-plan all steps. Each team of architects and surveyors set out a timeline to create workshop opportunities to facilitate interaction between the two disciplines to jointly interrogate the case study and the ‘client’ brief.

**Collaborative workshop #1:** The objectives for surveyors are very different to those of architects. Surveyors seek to optimise income generation and value through the lens of market information including, for example, economics and





TABLE 1: KEY INFORMATION ON THE COLLABORATIVE PROJECT.

<b>Third-level institution/schools:</b> Technological University Dublin (TUD): School of Surveying and Construction Innovation (SSCI), and School of Architecture, Building and Environment (SABE).
<b>Partners and collaborators:</b> Industry partners: Bannon Commercial Real Estate and Property Advisors – Paul Doyle; Irish Life Investment Managers (ILIM) – Deirdre Hayes and Colm Hegarty. TU Dublin: Laura Carroll and Ciarán Molumby (SABE); Emer Byrne and Lena Clarke (SSCI). Others: Demolition Take Down project funded by Creative Climate Action Fund II through Creative Ireland (CreativeIreland.gov.ie ), and Building Change (a collaboration between six architecture schools in Ireland).
<b>Case study asset:</b> An existing eight-storey over basement office building constructed in the early 1980s.
<b>Project brief:</b> To critically evaluate the case study asset from a strategic perspective for an institutional client against the following criteria: market value (MV); optimising revenue returns; and, addressing the ‘client’ fund’s sustainability and ESG objectives.
<b>Approach:</b> Collaboration between two disciplines – architecture and surveying – in addressing this brief.

construction costs. Architects consider other priorities, for instance design and space optimisation. The two disciplines have very different perspectives.

**Workshop #1 outcome:** In workshop #1 each discipline was introduced to the priorities of the other in a very practical way through analysing the case study asset. The students noted that this was their first experience of discussing costs (architects) and design (surveyors). It is only when they leave the college environment and commence their professional journey that they may develop these insights. This was a unique experience for both sets of students.

Stage two

This stage focused on addressing the project brief in a more comprehensive way where ESD was central to our objectives. Another aim was to blend the perspectives of both disciplines to bring more balance to the strategic advice sought by the ‘client’. The final objective needed to address ‘Demolition Take Down’ (a

partner and funder for this collaboration – see **Table 1**) in the context of this asset.

Collaborative workshop

**#2:** The cohort of both sets of students shared all ideas, materials and supporting appraisals with their peers and ourselves. The case study asset (a 1980s office building) with real market information formed a valuable platform for interrogating the client’s brief and also that of the ‘Demolition Take Down’ objectives.

**Workshop #2 outcome:** This workshop noted that there was no model solution to this challenge of optimising income generation, retaining/demolishing the existing building structure, and meeting all environmental, social and governance (ESG) targets. The students’ findings led them to conclude that there are many competing issues: economics; design criteria; lifecycle costing; the market; resources (both human and material); cultural and social value; construction costs; ESG objectives, etc. All of these issues needed to be considered to give balanced strategic advice to the ‘client’ in a realistic market environment. The architects learned a lot from the surveyors on the relevance of considering real market data. The surveyors learned to be more flexible in their approach to alternative uses/designs and making sustainably led decisions.



The collaborative case study at TU Dublin brought students of architecture and surveying together to evaluate an office building from a strategic perspective.

Summary and findings

In summary, this collaborative approach facilitated:

- (i) a more comprehensive approach to the final strategic advice to the ‘client’;
- (ii) an improved awareness of the multiple issues at play in the challenge of addressing sustainability criteria; and,
- (iii) the development of a surveying and architecture professional network before leaving third-level education, with the additional benefit of enhanced career development and an appreciation of the benefits of collaboration to tackle climate and other challenges.

The students were all very appreciative of this unique opportunity to work with another discipline and would recommend that this continues into future programme development. As educators, we were delighted to take the opportunity to creatively address SDG 4: Quality Education, and link this to Level 2 competency on Sustainability, with very insightful learnings for ourselves!



# CONTROLLING STANDARDS

BUILDING CONTROL OFFICERS AND THE INSPECTIONS THEY CARRY OUT ARE CRUCIAL IN PROVIDING PUBLIC OVERSIGHT OF BUILDING STANDARDS.

**C**onstruction activity provides the most visible indicator of the strong economic activity across Ireland and it is critical that any investment in the built environment is of high quality, resilient and sustainable. Complying with the minimum standards of the Building Regulations is mandatory and compliance can be demonstrated by following the procedures set out in the Building Control Regulations. In the aftermath of well-publicised defects in many residential developments, these procedures were strengthened significantly in 2014 by the Building Control (Amendment) Regulations 2014 and the system is now colloquially known as BCAR.

Regular inspections of the active construction work by competent, professionally registered persons are a cornerstone of the BCAR system. These inspections allow the Registered Building Surveyor, Registered Architect or Chartered Engineer in the role of Assigned Certifier, supported by others, to assemble the necessary body of evidence to certify that the building is constructed in accordance with the requirements of the Building Regulations.

Public oversight is provided by the local authority as the Building Control Authority and the mandatory inspections of the Assigned Certifier are complemented by inspections by Building Control Authority Officers. These inspections provide additional reassurance that the current investment in the built environment does comply with the Building Regulations. In Dublin City Council, the building control service is led and delivered by Chartered Building Surveyors, Chartered Building Control Surveyors, Registered Building Surveyors, and Building Inspectors.

## **The building control system and the importance of inspections**

Responsibility for compliance with the Building Regulations rests with the owner of the works, the builder and the designers. The Building Control Regulations are a set of mandatory procedures, which, if followed, will allow compliance with the requirements of the Building Regulations to be clearly demonstrated. There are essentially three levels of control and the highest level is referred to as BCAR, where the design must be certified as compliant with the Building Regulations before works commence, regular inspections must be undertaken during construction by an Assigned Certifier, and there must be certification that the as-constructed work complies with the requirements of the Building Regulations. The design certifier and Assigned Certifier must be a Registered Building Surveyor, Registered Architect or Chartered Engineer whose names are included on their respective professional registers.

On completion of the project, the Assigned Certifier, along with the builder, will sign a statutory Certificate of Compliance on Completion and submit this to the Building Control Authority for consideration and registration. Where this certificate is required, the particulars must be included on the statutory register maintained by the Building Control Authority before a building may be opened, occupied or used.

Through this systematic framework, where the design is interrogated and stress tested before construction begins, followed by the close involvement of the Assigned Certifier in the active construction work on site, a real discipline has developed in the construction

## **FEATURE**

**Pat Nestor MSCSI MRICS**  
Head of Building Control,  
Dublin City Council



industry that has clearly resulted in an improvement in standards, compliance, workmanship, and overall quality and sustainability of our new buildings.

Inspections and testing are the primary mechanism for verifying that construction projects adhere to building regulations. Typically, the Assigned Certifier is supported in their work by ancillary certifiers who also carry out inspections, be they an architect, a structural engineer, a conservation specialist or other specialist professionals. The co-ordination of all these inspections and certifiers can be quite complex and it is no surprise that Assigned Certifier is developing into its own distinct specialism due to the high degree of knowledge required across the full range of Building Regulations.

#### **Building control authorities**

Each local authority in Ireland is the Building Control Authority for its own functional area. The Building Control Authority has a number of statutory functions, including management and validation of commencement notices

## **CONSTRUCTION ACTIVITY PROVIDES THE MOST VISIBLE INDICATOR OF THE STRONG ECONOMIC ACTIVITY ACROSS IRELAND AND IT IS CRITICAL THAT ANY INVESTMENT IN THE BUILT ENVIRONMENT IS OF HIGH QUALITY, RESILIENT AND SUSTAINABLE.**

submitted for works, determination of applications for fire safety certificates and disability access certificates, assessing applications for dispensations or relaxations of the Building Regulations, maintaining a statutory register, and other related functions. The complete list of functions and services provided by Building Control Authorities is contained in the 'Framework for Building Control Authorities' published by the City and County Management Association.

There is active and ongoing co-operation and co-ordination between Building Control Authorities, ably facilitated by the National Building Control and Market Surveillance Office at a regional and national level. The proposed national building standards regulator recently agreed by the Government will build on this work to strengthen the oversight role of the State, further reduce the risk of repeating the building failures of the past, and increase public confidence in construction-related activity.

Building Control Authorities can appoint authorised persons to carry out site inspections and request information to establish if the Building Regulations are being complied with. Dublin City Council, being a dense urban local authority area, has a well-established and experienced team of authorised persons led by Chartered Surveyors.

While Building Control Authorities have strong enforcement powers, these are rarely invoked. The Building Control Authority's main focus is to encourage and support compliance with the requirements of the Building Regulations. This is most effectively done by engaging with builders and designers on site, learning about issues and building relationships.

Where shortcomings or failures in compliance are identified by a Building Control Officer, the matter is normally rectified voluntarily and promptly by the builder or owner. It is in the interest of the owner of the works to address any failure in compliance as soon as it is identified to minimise the potential impact on the project. Unresolved compliance issues are an impediment to the inclusion of the Certificate of Compliance on Completion on the register.

Where a failure to comply with Building Regulations is not rectified voluntarily by the builder or the building owner, the Building Control Authority may serve an enforcement notice, which is a very serious matter for any project.

#### **Risk assessment and site selection**

In line with the agreed Service Indicators for Local Government, Building Control Authorities are required to carry out a level of inspection equivalent to 12-15% of new buildings for which valid commencement notices have been received. Building Control Authorities are expected to undertake an appropriate level of assessment and inspection informed by a risk analysis of commencement notices for work submitted to them. This risk assessment will vary depending on the Building Control Authority concerned; for example, there will be differences between a largely rural area and a dense urban area. The scale of the project and the type of construction, for example use of modern methods of construction (MMC), will also influence the selection of the project for inspection.



For Dublin City Council Building Control, the priority for inspection continues to be new-build multi-unit residential developments. Other projects that are given a high priority are schools, hotels, hospitals, nursing homes, childcare facilities, one-off new housing, places of assembly, and other projects involving significant alteration or extension of existing buildings.

#### **Early risk identification and mitigation**

One of the most significant advantages of inspections is their ability to identify potential risks early in the construction process. This proactive approach allows for timely intervention and corrective action before minor issues escalate into major problems. For instance, an inspection might reveal poor workmanship or substandard materials, enabling rectification before they compromise the building's integrity.

Where a project benefits from a visit by the Building Control Authority, it is useful to bring any issues of non-compliance to the attention of the Building Control Officer, who may be able to offer advice and guidance on a satisfactory and compliant solution.

#### **Quality assurance and building confidence**

Inspections act as a quality control mechanism, ensuring that builders and contractors deliver work that complies with the Building Regulations. Regular inspections, from pre-construction to final certification, create a system of checks and balances that encourages accountability and fosters a culture of excellence within the construction industry. The designation of Building Surveyors, Architects and Chartered Engineers as the only people authorised to certify the compliance of construction work with the Building Regulations brings real professional accountability and resultant reliability to the system.

**WHERE A PROJECT BENEFITS FROM A VISIT BY THE BUILDING CONTROL AUTHORITY, IT IS USEFUL TO BRING ANY ISSUES OF NON-COMPLIANCE TO THE ATTENTION OF THE BUILDING CONTROL OFFICER, WHO MAY BE ABLE TO OFFER ADVICE AND GUIDANCE ON A SATISFACTORY AND COMPLIANT SOLUTION.**

For clients, the knowledge that their project is subject to rigorous inspections provides strong reassurance. It instils confidence in the quality, safety, and compliance of the finished building. Inspections can also play a useful role in dispute resolution. In the event of disagreements between clients and contractors, the body of reliable records assembled through the construction process can serve as an objective reference point, helping to resolve issues amicably and avoid costly legal battles.

#### **Conclusion**

The experience of the Chartered Surveyors working in Dublin City Council Building Control is one of a professional construction industry that has risen to the challenge of improving the standards, quality and sustainability of our shared built environment. Chartered Surveyors have an invaluable contribution to make to this process from both the public and private sectors.





# ACTIVE IN PASSIVE HOUSING

SEAN CULLETON OF THE LDA TALKS ABOUT THE AGENCY'S WORK ON THE SHANGANAGH CASTLE ESTATE IN DUBLIN, WHICH IS ONE OF THE LARGEST PASSIVE HOUSING SCHEMES IN EUROPE.

**S**ean Culleton MSCSI MRICS is a Registered Quantity Surveyor. Sean is a Senior Quantity Surveyor with the Land Development Agency (LDA) and is involved in the Shanganagh Castle Estate in Shankill, the largest passive house scheme in Ireland and one of the largest in Europe. Sean previously worked in consultancy and was in the market to buy a house when he spotted the opportunity within the LDA: "When I saw what the LDA was set up to deliver, it really struck a chord with me and I jumped at the chance to come across". Having previously worked in the commercial office sector, the move has been a big change, but it's one he's been relishing: "I genuinely look forward to coming to work in the morning. Every day presents new challenges. You get to work on a wide range of large-scale, challenging and socially impactful schemes. I really enjoy working in a culture that's so focused and driven to deliver on our mandate to provide much-needed, affordable and sustainable homes at scale".

## Shanganagh

Sean talks about the Shanganagh Castle Estate, which is a 597-home development and

currently one of the largest passive housing schemes in Europe. The development is being built in collaboration with Dún Laoghaire-Rathdown County Council. It will have a tenure mix of 51% cost rental, 15% affordable for purchase, and 34% social housing.

Sean says it will be the largest residential scheme to achieve the passive house low-energy-use standard: "Some of the things that we've had to incorporate to achieve passive housing on the scheme are triple glazing and mechanical extraction. Then in terms of the detailing on site, that requires rigorous on-site management of that detailing, the airtightness and ensuring quality of workmanship".

Sean says the LDA is learning things all the time from working on the development: "If I was to call out a couple of points now that are of overarching importance, it's the benefit of collaboration with the local authority in this instance to achieve such a high-quality, affordable scheme. It has really demystified passive housing for us and we've garnered a lot of expertise in this area".

## In the LDA

Sean is part of the internal cost management team in the LDA, which is an integral part of the development process, he says: "In the LDA, we feed into and assist teams across the entire development cycle. We provide support functions to strategic planning, the development management team, the asset management team, the site acquisitions team, and the construction teams".

Sean works closely with internal and external project teams: "The LDA is very much a multidisciplinary organisation and that really feeds into your day to day. In one day you could be working with the acquisition team, looking at a potential site, running feasibility estimates to establish viability, and engaging with a diverse spectrum of internal stakeholders from asset management and development managers to marketing, legal, and financial. The list goes on".



## Personal profile

Sean studied construction economics and quantity surveying at ATU Galway. Following graduation, he worked in London for five years, then spent some time travelling around Central and South America before moving back to Ireland.

Sean is now firmly settled back into life in Ireland: "I love to compete in adventure racing whenever possible, but since the arrival of my daughter Jill eight months ago, spending hours out in the road has had to be swapped with building blocks on the playmat for the moment".

## SURVEYOR PROFILE

Colm Quinn  
Senior Journalist,  
Think Media Ltd



# WHY SO SLOW IRELAND?

IN IRELAND WE NEED THE GOVERNMENT TO TAKE THE LEAD IN SHAPING OUR DIGITAL FUTURE.



**W**e are always hearing words such as digitisation, building information modelling (BIM), modern methods of construction (MMC), digital transformation, and more, but what has really changed in Ireland in the last 15 years? Bluntly, little to nothing.

## Lack of innovation

Why have we been slow to adapt when it comes to digital adoption and innovation? The reality is that our political leadership is not innovative or comfortable with digital adoption. In turn, the majority of people are not comfortable and, unfortunately, as a result our industry is not innovative. This is a very general statement, and the blame doesn't solely lie with Government. We do have a large number of people trying to drag the rest of us in the right direction and we must applaud them for their consistent efforts.

In Ireland we need more top-down leadership from our largest organisations, both public and private. A great example of this is the Danish approach. In the late 1990s the Danish Government initiated a digital transformation strategy that would be rolled out over a 10-year period (subsequently updated and adapted). This included digitising public sector communication with the general public (all communication from the revenue, health service, etc.), and resulted in the entire population becoming more digitally literate with little to no fear of digital transformation.

## The tide is turning

2024 is where the tide is beginning to turn with the introduction of new requirements around BIM, life cycle assessment (LCA), and international cost management standards (ICMS), championed by the Office of Government Procurement (OGP). We as an industry now have something to work towards, together. This is one of the largest developments in our industry in the last 30 years, and every one of us will be affected.

Coupled with a major shift towards MMC, these changes are setting our industry up for a very exciting 10 years to come. Some of the largest developers and contractors are investing more in alternative ways of working. However, the

speed at which we can adapt is hindered by legislation, and outdated standards and regulations, so we again need to turn to our public authorities and ask them to lead if we don't want to be having the same conversations in 15 years' time.

## Learning from the past

Can we learn from the lessons of old and move quickly to innovate? This remains to be seen but one thing is for sure: progression is vital for our industry's survival. We are struggling to attract the skilled labour we need, so we must look for alternatives. Digitisation, automation and MMC are the only solutions we have to address this issue.

When we look at innovation, digitisation and other industry developments we always consider how they will affect us. As a digital/carbon quantity surveying consultancy, we at Kosmos see opportunities. We see the opportunity to streamline processes so that we remove inefficiency, allowing our team to do more with less, to spend less time with mundane administrative tasks and focus on client relationships, data quality and overall job satisfaction.

We need to embrace or be replaced, so every time you begin a task or discuss a strategy consider this question: can we do this more effectively?

## THE LAST WORD

Ross Griffin  
Founder/Director, Kosmos



# PROPERTY IN THE IRISH TIMES

RESIDENTIAL PROPERTY

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Residential Property

Thursday September 14th, 2017 | 10:00am | 10:00am | 10:00am

Stud farm returns with €11.5m

Rathfriland Stud, a 120-acre estate in Co. Wick, was bought for €17m during the boom, significantly redeveloped and following attempts to sell for €14m in 2008, it's back guiding €11.5m

Frances O'Sullivan



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Commercial Property

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The Square Tallaght on offer for

Shannon's central business district is set to expand with the Square Tallaght, a 22m sq ft office and retail development in Tallaght, Co. Dub.

Robert O'Sullivan



22m









ART, ANTIQUES & COLLECTING

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Art, Antiques & Collecting

Thursday September 14th, 2017 | 10:00am | 10:00am | 10:00am

Paul Henry's original 'W'

Artist's work of Ireland landscape brought Communism to the world

Michael Parsons



66











HOME & DESIGN

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Home & Design

Thursday September 14th, 2017 | 10:00am | 10:00am | 10:00am

Ireland's Houses of the Year

The 30th Annual RIAI Awards celebrate the best of architecture today. At last night's event the winners of one of the most eagerly-awaited categories, House of the Year, included designs ranging from an original house in Kesh to a transformed stone farmhouse in Killybegs

















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