



REVIEW OF FINISHED AND UNFINISHED ESTATES

**BUILDING AND DEVELOPMENT CONTROL
MAY 2012**

Introduction:

This report is the third in a series of reports since 2006 on the finished and unfinished residential estates in the county. The first report in 2006 dealt primarily with the taking in charge of the older estates in the county (where > 7 years had elapsed since the planning permission expired) and estates where management companies had been set up. The second report prepared in 2008 set out the strategy for taking estates in charge up to 2011. The 2008 report highlighted the emerging trend of developers going into receivership/liquidation leaving unfinished residential estates.

This report is prepared in light of recent Department circulars and guidelines on resolving unfinished housing developments ('Resolving Ireland's Unfinished Housing Developments' - DoEC&LG, May, 2011) and the results of the national survey of the unfinished residential developments carried out by DoEC&LG. However, this report does not deal with the unfinished estates in isolation. It reviews all estates both finished and unfinished and sets out proposals for the management and resolution of all estates both finished and unfinished.

The intention of this report is to set out proposals for a once off effective way to take in charge the existing estates that have been completed generally in a satisfactory manner and to set out a strategy for dealing with the remainder of the estates. The remaining estates have been divided into three categories.

- Estates where all units are built and the public infrastructure has been provided but where problems have arisen.
- Estates where all units are built and all public infrastructure has not been provided
- Estates where all units are not built, many of which are currently inactive.

This report looks at the options available for funding the completion of developments where bond provided are inadequate.

It sets out the difficulties encountered in taking in charge estates where management companies have been formed.

Finally, the report reviews the manner in which bonds are applied to new residential developments.

Background:

In the period from April 2006 to April 2012, Kildare County Council has taken in charge 82 housing estates.

In June 2008, Kildare County Council put in place its 'Taking In Charge Policy Statement'. The policy statement has been incorporated into the Kildare County Development Plan 2011-2017.

In recent months there have been a number of documents, reports, guidelines and circulars published by the DoEC&LG on the subject of unfinished estates and the various issues arising from them.

In 2010 the Department inspectorate surveyed and reported on unfinished estates nationwide (Details of survey of estates in Kildare are set out in Appendix A). This survey looked at unfinished estates that commenced in mid 2000s (approx.). In Kildare (including Athy and Naas) 88 estates were surveyed (these include apartment and the residential element of golf complex developments), of these 73 were in the Kildare County Council functional area.

These 73 unfinished do not represent the entire extent of unfinished estates, and are a subset of the entire number of unfinished estates in the county area (Details of the total no. 107 estates are set out later in this report)

Subsequent reports from the advisory committee, set up to review the findings of the survey and advise the government on dealing with unfinished estates, recommended a number of actions that need to be taken to resolve the issue of unfinished estates.

In March 2011, County Councils were requested to categorise (into 4 categories) all estates surveyed by the department on the basis of the potential threat to public safety posed by the unfinished estates. Category 1 estates being those at least risk Category 4 being those at greatest risk, where public safety issues had been identified and where developers had failed to address them. The Department indicated that a national fund of €5M was available to address public safety issues arising in Category 4 estates only.

This report is prepared in the light of the recent Department publications and the results of the Kildare element of the nationwide survey. The guidelines provided to date address the national situation. The issues and problems to be addressed in counties like Kildare may vary greatly from other counties with different demographic and settlement characteristics. The aim of this report is to tailor the recommendations provided in the national guidelines to address the problems identified in Kildare.

The unfinished estates cannot be looked at in isolation. This report proposes to assess all estates in the county, not yet in the charge of the county council, both finished and unfinished.

Both the 2006 and 2008 reports prepared by the Building and Development Control section identified significant numbers of completed estates that had not been taken in charge. In many of these completed estates where there are no apparent significant defects in the public infrastructure, the main reasons they have not been taken in charge is the absence of a request from the either the developer or residents and /or failure by the developer to provide the necessary documentation required to complete the taking in charge process. In a number of cases the existence of a management company has proved to be an impediment to taking the estate in charge.

The fact that there are significant numbers of finished estates, not taken in charge means that all requests, complaints and correspondence from the public in relation to these estates are being referred to and dealt with by the Building and Development Control Section. This diverts resources away from the more pressing issues of dealing with the unfinished estates.

In the case of many of the older estates not yet taken in charge, the Council eventually end up having to undertake the necessary repairs to the public infrastructure as the developer is either no longer trading or contactable.

Categorisation of finished and unfinished Estates:

For the purpose of this report it is proposed to divide all estates in the county council functional area into three categories.

Category A: are estates where all houses permitted have been built and the relevant public infrastructure has been provided. This category has been subdivided into Cat. A1 estates that have been completed and there are no apparent significant defects evident in the public infrastructure and Cat. A2 where issues have arisen with the public infrastructure provided.

Category B: are estates where all the permitted residential units have been completed and where the public infrastructure has not been completed.

Category C: are estates that are still under construction.

Details of all estates including their categories are set out in Appendix B.

Proposed Strategy for each Category:

Category A1 Estates (152 estates):

These estates should and could be taken in charge when requested to do so by either the developer or the residents of the estate. In the main the outstanding issues relate to the provision of outstanding documents e.g. ACD, CCTV survey and Vesting Maps. There are no significant apparent defects in the existing public infrastructure.

It is proposed that the Council write to the relevant developers and inform them that the Council is prepared to take these estates in charge if a request from the developer is received. This option will be available to developers for a period of three months.

At the end of three month period, if no request is received from the developer to take the estate, the Council will contact the residents association in the estate with a view to taking the estate in charge at the request of the residents. Again a three month window will be available for the residents to request (in the required format) the Council to take the estate in charge.

Estates where neither the developer or the residents avail of this opportunity to have their estates taken in charge will not be considered for taking in charge until 2014.

N.B. Where a management company has been formed for the management and maintenance of an estate, the estate cannot be taken in charge until the management company has been wound up or limited to the management and maintenance of the apartment/commercial element of the development as appropriate.

Category A2 Estates (20 estates):

These are estates that have been completed and the public infrastructure has been provided but where issues have arisen with the public infrastructure provided or where incidents have occurred on a continual basis (e.g. regular sewerage blockages or pump station failures) to raise concerns that there may be underlying defects giving rise to these incidents.

It is proposed in the next eighteen months to engage with developers (or receivers where appointed) and the other service departments in the council to resolve the outstanding matters to enable these estates to be taken in charge.

When the outstanding issues in these estates have been resolved, the timeframe set out above for taking the A1 estates in charge will apply to these estates.

Category B Estates (34 estates):

These are estates where all of the houses have been completed and in the main occupied and where significant elements of infrastructure have not been provided. In some cases the developers are either no longer trading or are in receivership. In most cases there are sufficient bonds to complete these works, in a smaller number of cases the bonds provided have expired.

These estates will be prioritised by the Building Control Section in the coming eighteen months. In this period, the Building Control Section will continue to call in bonds, deal with receivers, take appropriate actions (serve enforcement notices, issue warning letters on developers where there are still a number of unsold units) to ensure that the public infrastructure is completed to the required standard. It is likely however, that there may be a small number of residual developments where none of these options are available.

In these cases alternative proposals/strategies will be developed to deal with these estates. Category B estates and the funding options are dealt with in greater detail later in this report.

Category C Estates (53 estates):

These are incomplete estates where development has slowed significantly or has stopped altogether due to lack of demand and/or available funding to continue with the development.

In counties like Kildare, the resolution and completion of these estates is dependant on economic recovery and growth leading to development activity.

The role of the Council in these estates is to ensure that all apparent public safety issues are addressed by the developer/receiver or NAMA/Bank as appropriate and to ensure that there are adequate bonds in place so that there are sufficient funds to complete the public infrastructure in the areas of the development where the house building has commenced or is ongoing.

Building and Development Control Section will work with developers/receivers to ensure that all works and services (roads, public lighting, open spaces etc.) required to improve the residential amenity of those living in the estate are completed.

Building and Development Control Section will co-operate with developers/receivers and residents in preparing Site Resolution Plans (SRPs) for the unfinished estates in the county.

Options for funding completion of Category B estates :

The review of the finished and unfinished estates undertaken by the Building & Development Control Section identified 34 estates that fell into Category B (i.e. estates where all the houses have been completed but not all of the public infrastructure has been provided). These estates are set out in Appendix C. Where developers of category B estates fail to complete the outstanding public infrastructure, the bonds provided will be called in to complete the estates. In the majority of cases (24 of the 34 estates), the bonds still available are sufficient to fund the works required. In the case of the remaining 10 estates there are no bonds currently in place. Enforcement measures have commenced to either have the works completed or have the bonds restored.

In two cases (Chambers Park and Alexander Walk and Manor), where receivers are in place, Building Control staff have engaged with the receivers to have the outstanding works required funded from the sale of the remaining unsold properties. As stated above, enforcement notices have been served, any potential purchasers of the unsold units in these estates will be aware that a significant non compliance issue exists. The existence of enforcement notices in developments where there are unsold units will ensure that receivers address the outstanding issues to address this impediment to the sale of the remaining units.

In one case (Millbrook, Timolin) application has been made under the DoE&LG available to address public safety issues arising in Category 4 estates. This application was rejected, an amended application is being prepared in conjunction with Water Services for submission in the coming weeks.

In the remaining 7 estates, where there are currently no bonds available, where there are no unsold properties alternate sources of funding may be required.

A number of guidance documents, reports from the advisory group on unfinished estates published by the DoE&LG highlighted alternative sources of funding for completing unfinished estates.

One source of potential funding is the €5M which the DoE&LG has made available to address public safety issues arising in Category 4 estates only. This is a funding of last resort when all other options have been exhausted. This fund is currently only available to address health and safety issues that arise in the estate and is not intended for the completion of public infrastructure. This fund could be extended and used to complete infrastructure in category B estates. However, this is a matter for central Government.

Well in advance of the Department's initiative, this Council had as far back as 2006 recognised the need for such funding. The Council's budget for every year since then has made provision for a sum of €50,000 to be allocated for unfinished estates (in 2012 this fund was reduced to €40,000). This has only been used as a 'fund of last resort' and as a result in every year to date the entire amount has never been spent. Up to now there has been no provision to roll over unspent monies to the following year's budget.

It must be recognised that the demand on this source of funding is likely to increase until the housing market recovers. It is proposed that the residual funding in any year be rolled over to subsequent years until a 'war chest' of sufficient funding (in the order of €200,000) is available to fund works in the unfinished estates.

The Council will seek to recover from developers any public monies spent on these private developments

The use of development contributions has been identified in the Department publications as a potential source of funding for unfinished estates. It is difficult to see how a fund created for the provision of public infrastructure county wide can be used to fund remedial/repair works to privately provided infrastructure.

However, in a small number of cases where the infrastructure that the Local Authority may have to provide to address public safety issues and complete existing estates will also facilitate future development. In such circumstances, it would not be unreasonable to expect future developments to contribute (on a pro rata basis) to the provision of this infrastructure that will

facilitate their development. In this situation the Council will explore the option of making a special contribution scheme (s.48 (2) (c)) or a supplementary contribution scheme (s.49 Planning and Development Act 2000 for the lands/developments that will benefit from the infrastructure provided by the Local Authority.

Management Companies and the taking in charge process.

Where a management company has been established to manage and maintain the communal infrastructure and services in a private residential estate, this is a potential impediment to the taking in charge process. This is because a management company is a legal entity created to perform the same function as the Council performs if it takes an estate in charge. Because of this, the Council will not consider the taking in charge of an estate where a management company exists and will require the management company to be removed or dissolved before it considers taking the estate in charge.

The dissolution of a management company (or amending a management company to limit its role to manage and maintain the apartment element of a development) is essentially a matter for the residents, the management company and the developer. While the Council has taken approx. 82 estates in charge in the last six years, only 5 of these had management companies. In all 5 cases the fate of the management company was determined by agreement between the management company, the developer and the residents.

In the case of mixed developments it is sometimes not practical or possible to take this type of development in charge for a number of reasons.

- Where such a development is not designed and constructed in order to facilitate the future taking in charge, it is unlikely that the services and facilities will be laid out in a manner that enables the County Council to clearly isolate the infrastructure and services to be taken in charge from those that are to remain in the control of the management company.
- Where ownership of individual car park spaces are allocated to particular apartments, this would preclude the Council from taking these car park spaces in charge.
- Where developments consist primarily of apartments, management companies are required to manage and maintain significant areas and elements of infrastructure (eg stair wells, roofs, lifts, corridors, car parks, private and semi-private landscaped areas etc.) within the development. In many cases the areas that could be taken in charge such as access roads are minimal and the taking in charge of such residual areas would have little impact on the management fees charged.

The Taking In Charge Policy Statement recognises the need for performance bonds to be put in place to ensure the satisfactory completion of communal infrastructure and services in apartment developments. The Policy Statement recommends that the developer be required to keep this bond in place until control of the management company has transferred to the residents of the development.

Where a management company is in existence in a conventional housing estate, it is really a matter for the residents/members of the management company and/or developer to decide how they wish to address the issue of the management company before the taking in charge can be considered.

Processing and Tracking Development Bonds:

The review of the private residential developments, set out in Appendix A of this report, identified a number of developments where bonds were either inadequate or where the bonds had lapsed.

In the main, the instances where bonds were inadequate relate to developments that were granted permission prior to 2003.

In May, 2003, Kildare County Council introduced a system for calculating bonds that ensures that the bonds lodged are now sufficiently large to provide adequate security to complete estates.

In recent years since the down turn in the housing market, there has been a small number of cases where bonds have lapsed before the estates have been completed. To ensure there is no re-occurrence of these events, the expiry dates of bank and insurance bonds highlighted in the attached data base (Appendix A) will be used to alert Building Control Section well in advance of the expiry date of bonds.

In November 2011, Building Control Section and the Planning Department put in place procedures for recording and tracking development bonds for private residential developments. These procedures are set out in Appendix D of this report.

It was noted in preparing the database that there was a wide variety of wording and format in the bonds provided. The form of bond that is acceptable to the County Council needs to be standardised. This is something that needs to be addressed at a national level.

Conclusion/Recommendations:

Finished and Unfinished Estates:

The DoEC&LG report identified 88 unfinished estates in Kildare (including Naas and Athy), 73 of which were in the county area. The total number of unfinished estates in the county is 107, when the all the category C and the A2 and B2 estates are included.

In addition to these estates, there are 152 estates where all the infrastructure has been provided. The main impediment to taking these estates in charge is the absence of documentation (ACDs CCTV surveys, Vesting maps etc.). In a small number of cases there are minor remedial works required.

It is recommended that:

- The category A1 estates be taken in charge if requested to do so by either the developer or the residents as set out earlier in this report. This will free up resources in the Building Control Section to address the issue of unfinished estates.
- In the case of category A2 estates, Building Control Section will pursue developers/receivers to undertake the necessary remedial works to enable these estates to be taken in charge.
- The completion of the Category B estates must be the priority for the Building Control Section. Over the next eighteen months, all necessary measures (calling in bonds, enforcement measures etc.) will be used to have these estates completed and taken in charge. It must be recognised that in a small number of cases there may not be any source of funding available to complete these estates.
- In the case of Category C estates (where development has slowed down or stopped), the priority must be to make these estates safe for existing residents to create an acceptable residential environment pending the completion of the estate.
- It has to be stressed that when an estate is taken in charge, the Council takes over responsibility from the developer for the satisfactory maintenance of the estate. In effect, when Kildare County Council takes an estate in charge, it is adding the estate to the public infrastructure network it maintains throughout the county. Unfortunately, Kildare County Council does not have the resources to cut the grass on green areas in private housing estates which have been taken in charge, but if a problem arises with any of the public infrastructure in public areas in the estate (eg. the watermains, foul or surface water sewers or roads or footpaths) the Council will be responsible for rectifying it. Routine maintenance in estates which have been taken in charge is thus considered in the context of each area engineer's annual budget for that particular area and the increased costs associated with maintaining all these extra roads and services in estates which we take in charge must be reflected in the annual budgets.

Management Companies:

The Council will continue to work with developers and residents of private residential developments to take services in charge where it is practical to do so. However, it has to be recognised that there will be developments particularly those that consist entirely or predominantly of apartments where it is not practical to take any element of these developments in charge.

In all such developments, it is essential that a developer be required to put a performance bond in place until such time as control of the management company transfers to the residents of the development.

Once control of the management company has transferred to the residents, they can decide if they want to use a management agent to maintain the semi-private and any public spaces or to maintain these spaces themselves. Bonds will not be released until the management company issue has been addressed by the residents/developer/members of the management company and the estate is taken in charge or until the residents take over control of the management company and confirm that a management company is to be retained and the development will not be taken in charge.

Processing and Tracking Development Bonds:

There is a data base in place for all the Category A2, B and C estates and some of the Category A1 estates. This data base will be used to update the status of the bonds in these estates and to flag the expiry date in advance to enable appropriate action to be taken to ensure there is adequate security for the completion of estates.

APPENDIX A

DoEC&LG SURVEY 2010

KILDARE

[illegible]

APPENDIX B

**DATABASE OF FINISHED
& UNFINISHED ESTATES**

APPENDIX B

A1 - Complete Estate - Generally No Outstanding Works and no issues

A2 - Complete Estates but with outstanding issues

B - All Units built and occupied but infrastructure not complete.

C - Estates still under Construction or with planning remaining

X - Planning permission remains but work never commenced

	Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
A1	1102	Leixlip	Knockaulin	1363/83	16	16			Mature Estate. Can be TIC	
A1	1105	Leixlip	Ryemount Estate	546/94	23	23		£25,000 cash bond reduced to £8,000	Cash	All Infrastructure Complete
C	1109	Leixlip	Beechpark	03/1048, 07/1286	351	239	C12- €702,000, (03/1048). C17- €306,000, (07/1286)	RBS €351,000, Bond of €351,000 rolled over to cover second planning	Until TIC	Planning Permission remains for over 100 units, No work at present. Wearing Course measured
A1	1110	Leixlip	Rinawade House	04/157 ABP - 09.209299	62	62	C49 - €114,000, C15- ABP - €114,000	Quinn Insurance - €114,000	Until TIC	All Infrastructure Complete
A1	1203	Maynooth	Meadowbrook Estate	343/89; 1179/90, 1143/91, 659/93, 730/94, 119/93, 97/1460	240	240				Mature Estate. Developer with receiver. Snag List prepared by Building Control Section
A1	1212	Maynooth	Castlebridge Estate (Railpark)	60/92	49	49				All Infrastructure Complete
A1	1213	Maynooth	Silken Vale & the Arches	629/91, ABP, 1770/97, 1717/99, 830/00	109	109				All Infrastructure Complete, can be taken in charge
A1	1221	Maynooth	Castle Dawson	1225/96	154	154		Hermes Kreditversicherungs - AG - Original Bond of £120,000 reduced to (£40,000) €50,799.52	Until TIC	All Infrastructure Complete
C	1222	Maynooth	Griffin Rath Manor	02/1872	241	202	C39 -€956,000	Bank of Ireland - €956,000 (expired) New bond reduced to €200,000	31/12/2021	Work Ongoing
C	1224	Maynooth	Moyglare Hall	PL 09.206437, 02/2491	526	314	C67 - €1,010,000, C20 ABP	AIB €400,000	Until TIC	Work Ongoing
A1	1225	Maynooth	Leinster Park	5685/2979, 278/78	8	8				All Infrastructure Complete, - enforcement action being taken relating to open spaces
C	1226	Maynooth	Newtown Hall	03/2430 PL 09208205	241	145	C25 - ABP-€482,000	Ulster Bank -€482,000	Until TIC	Works required to finish. Planning Permission for approx 100 units remains
C	1228	Maynooth	Castlegate	06/1925, PL 09.225882, 09/219, 10/942	143	20	(06/1925)C64 - €520,000, (09/219)C12- €548,000,	(06/1925)Nothing regarding bond on file. (10/942) €126,456 Cash for Phase 1, receipt no:Plg1/0/67357	Cash in Lieu	Work Ongoing

C

A1

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	Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
1229	Maynooth	Site - Old Greenfield, Straffan Road	06/424 ABP. 09.226348, 09/220	68	1	(06/424) C66- €178,000, (09/220) C44 -€108,000	€4,000 Cash received, letter stating bond compliance in respect of 2 units only		Work commenced, developer has indicated that management company to be set up	
2113	Celbridge	Abbey Farm	277/89; 327/90; 270/01	203	203				All Infrastructure Complete	Taken In Charge 2011
2121	Celbridge	E Matthews Ltd	1287/92	4	4				All Infrastructure Complete	
2122	Celbridge	St Raphels Manor	440/96; 1823/96; 1049/97; 2083/98; 2286/99	599	599				Mature Estate. All Infrastructure Complerte. Under Management Company	
2125	Celbridge	Wolstan Haven / Oldtown Mill	1532/97; 2079/00; ABP 09/125299, 06/280	654	654	(06/280) C12 -€24,000	AIB €24,000	Expired	All Infrastructure Complete. Cannot be TIC until St. Raphaels Manor is taken as two are iterconected	
2127	Celbridge	Wolston Abbey	1557/01; 02/2167	254	254	(01/1557) C56- €460,000 (02/2167) C17 -€300,000	Allied Irish Bank €240,000	Until TIC	All Infrastructure Complete. Developer in Receivership.	
2128	Celbridge	Abbey farm Extension	270/01	5	5				All Infrastructure Complete	Taken In Charge 2011
2129	Celbridge	Kilwogan	1898/01	5	5				All Infrastructure Complete	
2132	Celbridge	Primrose Gate	03/1298; PL9.204147	406	406	C14 -ABP	CIF Letter of Gaurantee - €734,000	Expired	All Infrastructure Complete. Under Management Company	
2133	Celbridge	Hazlehatch Park	03/858, 04/2191, 04/2192, 05/960,	315	315	(03/858) C60 - €250,000, (04/2191 & 04/2192) No Bond Condition.(05/960) C44 - €186,000. (06/1672) C74 - €190,000, C25 ABP 09.226386 €174,000	Cash €210,000, receipt no: plg/1/0/26170, Cash €186,000 receipt no: plg/1/0/26170. Last planning bonds of €436,000 rolled over but receipts for only €396,000	Until TIC	All Infrastructure Complete. Under Management Company	
2133b		Hazlewood (Hazlehatch Park)	06/1672	47	24	C74 - €190,000	Bond of €436,000 as above rolled over to include this permission	Until TIC	Wearing Course required, work stopped until completed units sell	
2135	Celbridge	Chelmsford	95/80485, 89/452	38	38	C11 of ABP 9/5/80485 Bond to be agreed.	(89/452 Requested.) AIB Bond for £15,000 for houses 1-20, AIB Bond for £5,000 for houses 21-23, Ulster Bank Bond of £10,000 for houses 24 - 38	All Until TIC	Mature Estate. All Infrastructure Complete, TIC	

		Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
C	2137	Celbridge	Oldtown Mill (Extention)	06/1265	30	22	C64- €353,000	Ulster Bank €60,000	Until TIC	Work has started again, 4 more houses almost complete which will bring total up to 28 when complete, this area still fenced off. Wearing Course complete to finished areas	
A1	2301	Straffan	Bawnogue	1641/95 PL09.098345	5	5				All Infrastructure Complete, mature estate, well maintained	
B	2302	Straffan	Barberstown Rd (Straffan Gate)	850/03, 07/460, 07/2673	66	66	(03/850)C20 - €280,000, (07/460)c25 -€132,000	Ulster Bank €280,000, Bond rolled over to cover both planning permissions	Until TIC	Wearing Course required & measured	€63,829
C	2303	Straffan	Barton Grange	04/1674	18	14	C65- €108,000	Ulster Bank €108,000	Until TIC	Work Still ongoing - very slow. Wearing course & landscaping required	
A1	2304	Straffan	The Beeches	04/1442	38	38	C41 - €152,000	Bond Released		All Infrastructure Complete, well maintained estate, ongoing problem regarding boundary wall delaying taking in charge	
A1	3104	Kilcock	Courtown Road	840/89, 841/89	4	4				All Infrastructure Complete	
B	3107	Kilcock	Royal Meadows	1516/96, 1707/98, 2344/99, 00/395 (33)	145	145	(96/1516)C48 - £110,000, (99/2344)C33- £8,000, (00/395) £33,000	(96/1516) - AIB £110,000 (00/395)Confirmation that Bond of £110,000 extended to cover all planning permissions.	Until TIC	Wearing Course required	€52,953
B	3109	Kilcock	Rochford Estate	00/451;PL09.121136	212	212	C59- £201,000	Bank of Ireland £201,000	Until TIC	All Infrastructure Complete, ongoing problems with Right of Way	
A1	3110	Kilcock	The Hawthorns	1292/01	40	40	C39 -£60,000	Ulster Bank - €76,185	Until TIC	All Infrastructure Complete. Cannot be TIC until Royal Meadows is taken.	
A1	3112	Kilcock	Brayton Park	02/2214, 09.204113	218	218	C17- €356,000	Ulster Bank - €200,000	Until TIC	All Infrastructure Complete. Under Management Company	
B	3113	Kilcock	Chambers Park	02/1519 ABP 09.205171	311	311	ABP-C20, KCC-C25 - €622,000	ACC Bank - €622,000	Expired	Wearing Course required & measured. Under Management Company	€226,478 (Developer in Receivership)
C	3114	Kilcock	Rhyebridge	03/1698; Pl.09.207374	416	220	ABP-C30, KCC- €1,372,00	Ulster Bank- €343,000	Until TIC	All Infrastructure complete to date, work ongoing	€56,702 to complete work done to date.
A1	3115	Kilcock	Pinewood Dales	73/1310 76/513	4	4				Older estate - All Infrastructure Complete	

		Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
C	3116	Kilcock	Oughterany Village	04/264	166	46	C67- €996,000	HCC Int Insurance €996,000	30/09/2011	Significant List of works required. Builder in receivership. Bond Called in prior to 2011	
A1	3130	Donadea	Fanagh Green	98/2046	7	7				All Infrastructure Complete. Management Company in place	
A2	3131	Tiermoghgan	The Close Tiermoghgan	00/72	8	8	C14- £30,000	AIB £30,000	Until TIC	Problem with Treatment Plant. Management Company involved.	
A1	3132	Donadea	Ballagh Wood	99/1684, 01/2216	6	6				All Infrastructure Complete. Management Company in place	
A1	3137	Staplestown	Mill Race Manor	99/1396, 02/900	6	6				All Infrastructure Complete, mature estate, well maintained	
A1	3203(b)	Clane	Central Park Avenue & Way	804/96, ABP 09.102557	37	37	C14 -ABP PI 09.102557	Cash £30,000	Cash	All Infrastructure Complete, well maintained	
A1	3203©	Clane	Churchfield	1917/97	31	31				Older Estate, all infrastructure complete	
A1	3205	Clane	Ardnagappagh	370/91	9	9				All Infrastructure Complete, well maintained	
A1	3207	Clane	Abbey Park Estate	579/92, 2011/99, 276/98, 188/96	125	125	C41- £100,000, reduced to £65,000	AIB £15,000 & Ulster Bank Ltd. £10,000	Until TIC	All Infrastructure Complete, well maintained	
A1	3211	Clane	The Cloisters	188/96	32	32	£10,000	Ulster Bank - £10,000	Until TIC	All Infrastructure Complete, well maintained	
B	3213(a)	Clane	College Wood Manor (Phase 1)	1700/97	36	36	C30- £30,000, C13 ABP PL.09.106859	£30,000 Allied Irish Bank reduced to £20,000 21/09/2000	Until TIC	Wearing Course required & measured	
B	3213(b)	Clane	Collegewood Manor (Ph II & III)	01/1773	98	98	C47- €245,000	€125,000 Allied Irish Bank	Until TIC	Wearing course required & measured	€92,455
A1	3214	Clane	An Cruchan	268/98	54	54	C47- £20,000	AIB - £20,000	Until TIC	Mature Estate, All Infrastructure Complete. Ongoing issues regarding court case and flooding which need resolving prior to TIC	
A1	3215	Clane	Capdoo Park	00/113, (JDL 01/946, 01/1985)	61	61				All Infrastructure Complete, well maintained	
B	3216(a)	Clane	Alexander Walk (Phase I & II)	02/315, 03/2597	93	93	(02/315)C44- €300,000, (03/2597)C44- €180,000	Bank of Scotland(Ireland) LTD. €300,000 Bond Extended to cover both permissions	Expired	Wearing Course required & measured	€66,148
B	3216(b)	Clane	Alexander Manor (Phase III)	02/315, 04/141	148	148	(04/141)C54- €834,000	HCC Int Insurance €834,000	Expired	Wearing Course required & measured	€53,902
A1	3218	Clane	Ballynagappa Woods	03/925	4	4	No Bond Condition			All Infrastructure Complete, well maintained	

		Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
A1	3219	Clane	Mainham Wood	02/1999	16	16	C17- €60,000	€60,000 Allied Irish Bank	Until TIC	All Infrastructure Complete, well maintained	
A1	3220	Clane	Brooklands	04/1636, PL09,209/09	165	165	C62- €660,000, C23- ABP 09.209109	€250,000 Allied Irish Bank	Until TIC	All Infrastructure Complete, well maintained, newer estate	
A1	3221	Clane	Site at Capadoo	02/1094	6	6	C16 - €20,000	€20,000 Ulster Bank Ireland	Until TIC	All Infrastructure Complete, well maintained	
C	3222	Clane	Hemmingway Manor	04/2699	43	14	C42- €88,000	AIB -€88,000	Until TIC	Wearing Course required, work still ongoing	
A1	3303	Prosperous	Rath View	1138/96	22	22	C32 - £18,000	ACC Bank Plc - £18,000	Until TIC	All Infrastructure Complete	
A1	3305	Prosperous	Emerson Court	00/204, 01/313, 01/1788, 01/1789	87	87	01/313 C34- £20,000	€25,395 - Bank of Ireland	Expired	All Infrastructure Complete, well maintained	
B	3306	Prosperous	Killybegs	00/2311	36	36	C48 -€114,300	Phase 1- €50,000 cash received 24-04-2002, Phase 2 - €64,300 cash received 11-07-2003	Cash	Wearing Course required and measured	€32,820
C	3309	Prosperous	Moss Brook	05/958, 07/634	19	9	C14- €76,000, C16- €60,000 (change of house type only)	AIB -€75,000	Until TIC	Wearing Course required, work slowed, on site doing some works to tidy up site	
C	3310	Prosperous	Brook Mill	01/1326, 06/2727	37	32	(01/1326)C56- €70,000, (06/2727) - ABP conditions for 01/1326 apply	Cash €70,000	Cash in Lieu	Wearing course required and measured	€35,735
A1	3402	Coill Dubh	Kanes Pass, Cooleragh	1001/96,	25	25	C34- £25,000	AIB -£25,000	Until TIC	All Infrastructure Complete, well maintained.TIC	
A1	3403(a)	Coill Dubh	Woodlands Park / Coill Dubh	00/248	56	56	C35- £36,000	Ulster Bank Ireland - €71,105	Until TIC	In process of taking in charge	
A1	3403(b)	Coill Dubh	Woodlands Park Extension	03/2744	10	10	C32 - €90,000	Ulster Bank €90,000	Expired	In process of taking in charge	
A2	3404	Coill Dubh	Cois Na Mona, Cooleragh	98/1932	44	44	C24 - £44,000	Hermes Kreditversicherungs - AG- €55,868.48	Until TIC	All Infrastructure Complete, well maintained. Backfall on sewer to treatment plant outside site boundary.	
A1	3405	Coill Dubh	The Meadows	02/1635	25	25	C35- €100,000	DeMontford Insurance- €100,000, reduced to €50,000	31/12/2012	All Infrastructure Complete, well maintained	
A1	3406	Coill Dubh	Woodlands, Coill Dubh	03/989 PL.09.204285	12	12	No Bond Condition			All Infrastructure Complete, well maintained	
A1	3431	Allenwood	Cushalla	99/629 (Bungalows), 00/1065 (Houses)	20	20	(00/1065) C9 - £20,000	Cash - £20,000	Cash	All Infrastructure Complete, well maintained	

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	Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
		Woodlawn (Phase I, II, & III)	98/1690, 00/1448, 00/2048, 01/1544 (15 Hses) 03/1626	49	49	(00/2048) C36- £23,000 (01/1544) C42 €60,000, (03/1626) C25 €100,000	Managers order stating AIB Bonds of €29,203.98 under planning ref 00/2048(originally submitted under 98/1690) was reduced to €15,000 and bond of €60,000 under 01/1544 was reduced to €30,000. There is In addition AIB bond of €30,000 under 03/1626	00/2048 no copy of bonds on file. 01/1544 copy of bond for €60,000 on file which was later reduced to €30,000 Until TIC on original bond, Copy of bond for 03/1626 - Until TIC	Wearing Course required & measured	€71,271
		Woodlawn Phase IV	04/1203	8	8	C29 €48,000	Nothing on hard copy file regarding bond details		Wearing Course required & measured	As above
		Woodlawn Phase V	05/1776	25	19	C58 €50,000	Nothing on file regarding bond details		Wearing Course required & measured	As above
		Whitethorn Park	05/133, 10/847(ext of time)	21	10	(05/133)C18- €116,000 (10/847) conditions under (05/133) to apply	Ulster Bank	Expired	Wearing Course required & measured,kerbing required	€32,484
		The Willows	06/1888	29	4	C54 - €174,000	Bank of Ireland €90,000	29/06/2015	Work Ongoing	
		The Moorings	1654/97, 1717/98	29	29				All Infrastructure Complete	
		Annsborough Court	1777/97	12	12				All Infrastructure Complete	
		Graydon Manor	1203/98, 02/1826 (1 extra Hse)	35	35				All Infrastructure Complete, well maintained	
		Lowtown View	01/339	4	4				All Infrastructure Complete, - name plate required	
		Lowtown Manor	01/89, 06/43	26	26	(01/89) C35 - €80,000 (06/43) C46 - €8,000, C13 - ABP 09.218066	(06/43)Allied Irish Bank - €8,000	Until TIC	All Infrastructure Complete, - name plate required	
		Grove Lane (Grove Court)	04/2552	10	4	C17- €18,000	Enf Notice re. Bond Oct 2008	Hard Copy file checked no record of bond	Work completely stopped, four units finished externally on main road front	
		Tower View	00/851, 99/230	4	4				All Infrastructure Complete, well maintained	
		Preston Heights	99/2338, 00/1987,05/1288	39	39	(05/1288)No Bond Condition	AIB Bonds €36,822.40 & €11,427 under 99/2338 AIB Bond €40,000 under 00/1987	Until TIC	All Infrastructure Complete, well maintained. Ongoing issues regarding retaining wall.	
		Castlebawn	00/1449; 04/1182	42	42	(00/1449) C45- €80,000	€40,000 BOI	Expired	All Infrastructure Complete, open spaces well maintained	
		Allen manor	99/1967, 03/331, 03/1574	29	29	(99/1967) C36 - £26,000 (03/331 & 03/1574 as per 99/1967)	Ulster Bank €33,000	Expired	Wearing Course required & measured	€38,487

		Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
C	3534	Allen	Ballantine Park	03/2596, 04/2662	17	12	(03/2596)C44 - €66,000 (04/1154) C22- €174,000	(03/2596)HCC International Insurance €63,000, (04/2662) HCC International Insurance €174,000	(03/2596)10/02/2011 (04/2662) 31/03/2013	Wearing Course required & measured. Problems regarding sewerageWork stopped units remain to be built	€44,936
C	3535	Allen	Allen Court	05/1248, 04/1154	8	4	C14- €74,000	Cash €30,000 receipt no: plg1/0/63863.	Cash.	Wearing Course required & measured	€21,263
B	3536	Kilmeague	Bodkin Place	05/803	23	23	C10- €52,000	BOI €52,000	Expired	Wearing Course required and measured	€17,140
A1	3550	Caragh	Caragh View	98/1238	21	21	C22 - Bond to be agreed	De Montford Insurance Company	Expired	All Infrastructure Complete	
A1	3551	Caragh	The Streams	99/763,	29	29	(99/763)C22- £50,000,	Quinn Insurance - €63,500, This bond covers 3551,3552, 3553(a) and 3553(b)	Until TIC	Wearing Course laid to this section	
A1	3552	Caragh	Old Chapel Wood	99/1954	46	46		Quinn Insurance - €63,500, as above	Until TIC	Mature Estate. Can be TIC	
A1	3553(a)	Caragh	Gingerstown Park	00/429	39	39		Quinn Insuarance - €63,500, as above	Until TIC	All Infrastructure Complete	
A1	3553(b)	Caragh	Old Chapel Grove	00/429	43	43		Quinn Insurance - €63,500, as above	Until TIC	All Infrastructure Complete	
C	3554	Caragh	The Streams (Extention)	06/1731	6	3	C57- €42,000	€7,000 cash, receipt no:plg1/0/61400	Cash in lieu for 1 house only	Wearing Course required and measured, Incomplete Units on site	€8,135
A1	3601	Derrinturn	Dreenan Park	1003/95	28	28	C23 - £40,000	£40,000 - Allied Irish Bank, £20,000 Ulster Bank for houses 16 - 28	(AIB)Expired, Ulster Bank - Until TIC	All Infrastructure Complete, well maintained	
A2	3602	Derrinturn	Windmill Grove	747/97(8), 99/828(2) ABP PL.09.107650	10	10				All Infrastructure Complete, well maintained. Problem with foul sewer - need to be checked.	
A1	3604	Derrinturn	Glenbrook Est. Ticknevin	112/99	6	6	C27 - £6,000	Ulster Bank - £6,000	Until TIC	All Infrastructure Complete	
A1	3605	Derrinturn	Ashmount	98/197, 00/1217	14	14	C13 -ABP PL.09.107650. Bond to be agreed	Allied Irish Bank - £20,000	Until TIC	No Significant Works, well maintained	
B	3607(a)	Derrinturn	Newbury Park (Phase I)	00/444	24	24	C41- £48,000	€60,947 bond Hermes Kreditversicherungs	Until TIC	Work currently ongoing footpaths recently laid, wearing course in hand	
B	3607(b)	Derrinturn	Newbury Park (Phase II)	03/596	18	18	C37- €172,000	Bond under 04/3015 extended to cover this planning.		As 3607 (a)	
B	3607©	Derrinturn	Newbury Park (Phase III)	3015/04	25	25	C43- €258,000	Ulster Bank LTD. €172,000	Until TIC	As 3607 (a)	
A1	3608	Derrinturn	Beechview	00/606, 01/398	7	7				All Infrastructure Complete, well maintained	

		Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
A1	3609	Derrinturn	Newbury Court	00/259	10	10	C10 - £10,000			All Infrastructure Complete, well maintained	
C	3611	Derrinturn	Cluain Dara	01/303, 06/253	101	50	(01/303)C10-€72,000 (06/253) C80-€462,000	(01/303) €91,421.14 - Bond De Montford Insurance Company (06/253) HCC International Insurance Company - €462,000	(01/303) Expired.(06/253) 31/03/2013	Wearing Course required & measured	€81,200
B	3612	Derrinturn	Graces Park	04/1479	26	26	C45 - €104,000	Ulster Bank Ireland LTD - €104,000	Expired	Wearing Course required & measured.	€19,955
B	3613	Derrinturn	Ballyshannon Manor	04/555	26	26	C59 - €156,000	Ulster Bank €156,000	Until TIC	Wearing Course required & measured	€34,264
C	3614	Derrinturn	Radhatc Na h'Aglaise	08/1571	39		C60- €80,000	Ulster Bank €40,000	Until TIC	Work still ongoing	
A1	3631	Johnstownbridge	The Glebe	98/2092	57	57				All Infrastructure Complete, well maintained	Taken In Charge 2011
A1	3633	Johnstownbridge	Kilmurray Brook	00/1483	12	12	C30- £36,000			All Infrastructure Complete, well maintained. Management Company Involved.	
B	3634	Clogharinka	Lios An Ri	99/255, 06/1624	28	28	(99/255) C42- £50,000 (06/1624) no bond condition	€53,229 Cash - Receipt No: Plg 1/0/23512	Cash in lieu	Wearing Course required & measured. Work required to entrance regarding sight lines	€70,000
A1	3635	Kilshanroe	Old Hollow Brook	03/1699	6	6				All Infrastructure Complete, well maintained. Management Company Involved.	
A1	4101	Sallins	Osberstown	277/86	6	6				All Infrastructure Complete	
A1	4102	Sallins	Osberstown Court	847/91, 761/93, 1284/94,429/95	83	83				All Infrastructure Complete.	
A1	4103	Sallins	Sallins Wood	911/95	11	11				All Infrastructure Complete, well maintained	
A1	4104	Sallins	Castlesize Park	1640/95	151	151				Mature Estate No Significant Works required.	
A1	4107	Sallins	Sallins Wharf & Pier	1257/97, (1446/98, PL 09110361), (887/01, PI 12648	196	196				All Infrastructure Complete, well maintained	
C	4108	Sallins	Oldbridge Osberstown phase I & II & III	00/1029, 01/1534, 03/280, 03/1850	316	120	(00/1029) C44-£90,000 - €114,276 (01/1534) C46 - €100,000, (03/280)C7-€20,000 (03/1850) C59 - €572,000	Allied Irish Bank - £90,000	Until TIC Bond extended to cover all planning permissions	Work has stopped to the third phase which was for 211 units,	€112,974

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	Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
4109	Sallins	Straffan Way	04/1430, 06/176	21	21	(04/1430) C55 - €84,000, (06/176) C52 -€84,000	Allied Irish Bank €84,000	Until TIC	Wearing Course required & measured, open space well maintained. Unsold units remain	€19,166
4110	Sallins	Willouise	2084/05, ABP 09.217842	116	0	C77 - €232,000			Recently Commenced- No houses built. Site works only	
4203	Kill	Glendara Park	1417/92	9	9				No Significant works, part of bigger estate which is already in charge	
4205	Eadestown	Mrs Dowds	1227/92	7	7				All Infrastructure Complete.	
4206	Kilteel	Kilteel Upper	1063/90, 1455/90	8	8				All Infrastructure Complete.	
4207	Rathmore	Rathmore View	1303/94	9	9				Taken In Charge Sept 2011.	
4209 (a)	Kill	Earls Court, kill (Phase I)	756/97 PL09.104667	97	97	C43- €100,000	Cash 9/12/98	Cash	Main Estate Road - wearing course required & measured	€57,810
4209(b)	Kill	Earls Court (Phase II)	04/2081	62	55	C51- €252,000	Unsigned copy of letter with receipt number saying cheque received	Nothing on hard copy file	Main Estate Road wearing course required & measured	As above
4212	Kill	Rochford Abbey	99/1300	145	145		£70,000 Cash Bond	Cash	All Infrastructure Complete, well maintained	
4213	Johnstown	St John's Grove	98/335, 99/1831, 01/1131	83	83				All Infrastructure Complete, well maintained	
4210	Johnstown	Johnstown Manor Phase I	820/97	66	66				All Infrastructure Complete.	Taken In Charge 2011
4214	Johnstown	Johnstown Manor Phase 2 & 3	99/1887 (32 hses) PL09119806, 00/2250 (37) PL09130630	69	69	(00/2250) C35 - €120,000	Ulster Bank Bond €120,000	Until TIC	All Infrastructure Complete, well maintained.	Taken In Charge 2011
4215	Eadestown	Carters Hill	99/1641	6	6	C52- £6,000	Cash €7,618 (£6,000)	Cash	All Infrastructure Complete	
4216	Kill	M Kavanagh	00/507, 00/506, 00/508, 00/509	4	4				All Infrastructure Complete.	
4217	Kill	The Stables	00/1209, 01/2133	52	50	(01/2133) C48- €130,000	€100,000 cash received 22/12/2002	Cash	All Infrastructure Complete - pumping station issues?. Management Company	
4218	Kill	Embassy Manor	02/2464	108	108	C26 - €182,000	CIF -€182,000	Expired	All Infrastructure Complete	
4219	Kill	Newtown Manor	04/1143	168	168	C15- €300,000	€200,000 Anglo Bond for Phase 1	Until TIC	All Infrastructure Complete, well maintained open spaces. Issues regarding public sewer need to be resolved	
4220	Kill	Saddlers Mill.	05/990	16	16	C59 -€32,000	Allied Irish Bank €32,000	Until TIC	Wearing Course required & measured	€17,628
4302	Two Mile House	Cluain Lara	891/92	10	10				All Infrastructure Complete, Mature Estate	
4303	Two Mile House	Stephenstown Lawns	995/95	19	19	C38- £50,000	AIB €20,000	Until TIC	All Infrastructure Complete	

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	Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
4304	Two Mile House	Dowdingstown Lawns	00/1892, 04/2176	20	20	(00/1892)C32 - £60,000, (04/2176) no bond condition	Bank of Ireland €78,184.28	Expired	Wearing Course Required and measured	€32,022
4305	Two Mile House	Stephenstown Court	00/884, 04/1209	22	20	(00/884) C25 -£23,000	(00/884) €29,204 AIB	(00/884) Expired. Recent correspondence from KCC 12th May 2011 looking for bond to be renewed	Wearing Course required & measured, estate well maintained. Management Company Involved.	€58,281
4306	Two Mile House	(Mullacash North)	07/1602	4	0				Work never started	
4401	Brannockstown	The Grange	464/80, 203/91	5	5				No Significant Works, can be taken in charge	
4402	Brannockstown	Ashleigh wood	94/613, 96/930, 98/1473, PI09110222	4	4	(96/930)C17 - £15,000, (98/1473) C25- £4,000	(96/930) - no record of bond on hard copy file. (98/1473) Cash £4,000 receipt no: 000291	Cash	Wearing Course required and measured	€8,674
4403	Brannockstown	Moorhill Wood	04/87	7	7	C26- €54,000	MO - ACC Bank -€54,000	File requested, awaiting details	Letters sent to developer regarding ongoing issues with effluent overflow from the treatment plant and compliance with planning conditions	
4405	Blessington	Blessington Manor	02/1812 05/565, 05/3021	139	129	(02/1812)C17- €560,000, (05/565)C69- €148,000,(05/3021) C64- €408,000	(05/565)€148,000 Bank of Scotland, superceded by (05/3021) €408,000 Bank on Scotland	Until TIC	Wearing Course Required & Measured. One house incomplete - roof on	€106,575
4410	Brannockstown	Flemington South	00/659, 05/1043, 05/3068,	4	2	05/1043 & 05/3068 No Bond Condition	No Bond Conditions		2 Houses complete, 2 with foundations and slabs poured. Sub base in, no base course, no public lighting, kerbs footpath. Open spaces well maintained	
4411	Ballymore Eustace	Joe Colfer	00/1122	12	12				All Infrastructure Complete	
5106	Newbridge	The Village	588/73, 659/74, 752/87	39	39	73/588 C3 - £2,000, 87/752 C10 - £5,000	Cash £7,500	Bond Called in	Older Estate - No Significant Works	
5107	Newbridge	Keadeen Park	1005/81	9	9				No Significant Works. W/C recently laid	
5108	Newbridge	The Oaks	1446/73, 244/78, 1120/79, 1306/93, 01/635, PI09128465	251	251				Older Estate - No Significant Works, subject to CCTV	
5111	Newbridge	Ryston Close	325/80	8	8				All Infrastructure Complete. Issues with entrance to estate	

		Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
A1		5121	Newbridge	Moore Avenue	105/94	30	30			All Infrastructure Complete, Developer engaged in taking in charge process.	
A1		5124	Newbridge	Beechmount Estate	1261/96, 1854/97, 1509/98, 98/1696	105	105	98/1696 C33 - £6,000		All Infrastructure Complete	
A2		5125	Newbridge	Ballymany Manor	377/97, 393/97	92	92		Allianz €25,395	Expired	Mature Estate - Problems with regard to sewerage issues.
A1		5126	Newbridge	Liffey hall	525/96, 526/96, 525/97, 98/640, 98/815	300	300		AIB- £35,000	Until TIC	Request from Residents to take in charge
A1		5128	Newbridge	Riverside Park	1537/96	19	19				No Significant Works TIC
A1		5129	Newbridge	Greenmount Park	1300/97, 98/2013	58	58				No Significant Works -TIC
A1		5130	Newbridge	The Elms	1137/97	85	85				No Significant Works Can be TIC after Oaks
A1		5134	Newbridge	Riverside Grove	00/1945	24	24				No Significant Works - TIC
B		5136	Newbridge	Curragh Grange	98/1244	298	298	C50 - €300,000	Anglo Irish Bank - - €381.921.40. Copy of letter reducing bond from €380,921.40 to €225,000 on 11/02/08	Expired	All Infrastructure Complete - except for junction with Millfield issues here need to be resolved as to who funds works KCC Roads department involvement
A1		5137	Newbridge	Walshestown Abbey	99/2265	50	50				All Infrastructure Complete
A1		5138	Newbridge	Watercress Manor	04/1142 PA 02/2438 (20hse)	30	30				All Infrastructure Complete. TIC
C		5140	Newbridge	Crotanstown Grange	04/867, 06/139	60	34	(04/867)C12- €360,000, (06/139)C11- €156,000	BOI €360,000, reduced to €180,000 in 2008 (06/139) Nothing on file with regard to bond.	Developer says he still paying but our records show bond expired	Wearing Course required work still ongoing €89,104
C		5141 (b)	Newbridge	Roseberry Hill	03/2557, 05/2688, 07/1093, 07/2488	173	107	ABP C17- €1,830,000	Anglo Irish Bank -€564,000, Bond covers all 4 planning permissions.	Until TIC	Work Still ongoing - Wearing course & landscaping required
B		5142	Newbridge	Old Abbey Manor(Liffey Lodge)	03/2515	35	35	C48- €210,000	Bank of Scotland -€210,000	Until TIC	All Infrastructure Complete - but check regarding sewers. Screening from motorway to be provided as part of planning. Receiver appointed to resolve outstanding issued
C		5143	Newbridge	Barretstown Meadows	04/2368	67	35	C59- €268,000	BOI - €134,000	Until TIC	Wearing Course required & measured. €35,290
B		5147	Newbridge	Millfield (Hazlewood)	04/2148	200	200	C64- €400,000	Bank of Scotland -€400,000	Until TIC	W/C missing from small section - measured. Receiver appointed
A2		5148	Newbridge	Walshstown Park	04/132, BBP PL/09.208971	153	153	C52- €924,000, C20 ABP.	MO - IIB Bank €924,000, no record of expiry date	File requested, awaiting details	All Infrastructure Complete, Sewerage problems

		Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
C	5149	Newbridge	Kilbelin Abbey	04/702	149	71	C61- €906,000	Ulster Bank Ireland Ltd. - €302,000	Until TIC	Wearing Course required & measured	€72,598
C	5150	Newbridge	Morristown Biller (Meadows at Cornelscourt)	05/2160. Check other permissions	484		C13- €810,000	Bank of Scotland -€810,000	Until TIC	Wearing Course required & measured	
C	5151	Newbridge	Millfield Extension	05/2289	18	12	C52- €40,000	Bank of Scotland - €40,000	Until TIC	Wearing Course required and measured. Receiver appointed	
X	5152	Newbridge	Roseberry Construction	06/547	196	0	C63- €380,000			House Building works never started	
A1	5202	Athgarvan	Millford	1557/94, 93/932, 94/1557, 96/1073	34	34		(94/1557) Bond €30,000, (96/1073) Bond €25,000		All Infrastructure Complete	
A1	5203	Athgarvan	Rosemount Court	1401/98, 1402/98, 991/00	38	38				All Infrastructure Complete, well maintained	
A1	5205	Athgarvan	Old Mill Race	00/1132	90	90				All Infrastructure Complete, well maintained	
A1	5206	Athgarvan	Liffey Mill	01/156, PL19 124677	44	44				All Infrastructure Complete	
C	5207	Athgarvan	Whitethorn, Athgarvan	316/05, 09/191	67	19	(05/316) C61 €134,000 (09/191) C29 €136,000	€15,000 paid in €5,000 instalments plg. 1/0/61924, plg. 1/0/61925, plg. 1/0/61926	Cash	Wearing Course reqd.	Note: nothing in hard copy file re bonds, copy of correspondance saying bonds for esker lea and laurel wood could be altered to cover phase 1 but nothing showing any alterations ever having been made
	6102	Kildare	Tower View	91/1491, 7700	20	20				Building Control has indicated many times it is prepared to TIC if requested by residents.	
A1	6104	Kildare	The Plains Estate	1536/91, 11/97, 98/37	297	297	C19- £55,000	ACC Bank £55,000	Until TIC	All Infrastructure Complete, Repairs required at road entrance and to rising main. Bond Called In	
A1	6107	Kildare	Crockanure Avenue	185/96, 1069/96, 275/98 PL09108257	30	30				All Infrastructure Complete	
A1	6110	Kildare	Drumcree Court	1718/96	24	24				Mature Estate, All Infrastructure Complete	
A2	6114	Kildare	Rathbride Abbey (Hses); Rathbride Demense (Apt)	235/98, 99/2320, 1145/99, 1147/99	96	96		(98/235) BOI -€70,000, (99/1145) BOI €20,000, (99/1147) BOI -€55,000	All Expired	All Infrastructure Complete, Sewerage problems in past CCTV Survey required.	
A2	6122	Kildare	Rathbride Close	99/1147	35	35	C32 - £40,000	Bank of Ireland €55,000	Expired	All Infrastructure Complete	
A1	6115	Kildare	Ruan Beg Manor	99/192, 99/442, 00/396	444	444				All Infrastructure Complete	

		Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
A1	6116	Kildare	Dunmurray drive	1916/98, 02 PL09111226	26	26				All Infrastructure Complete	
A2	6117	Kildare	Loughminane Green	99/1763, 01/1657	139	138	(01/1657) C30-£15,000	(99/1763)€70,000 Bond, extended to cover 01/1657	Until TIC	Mature Estate. All Infrastructure Complete. Flooding Problems. Legal Action ongoing	
A1	6118	Kildare	Curraghbeg Meadows	00/1987	19	19				All Infrastructure Complete	
A1	6119	Kildare	White Abbey Court	00/1491	9	9				All Infrastructure Complete	
A1	6121	Kildare	Cloghgarret Abbey	00/201, 03/491, 03/2077, 04/265	48	48				All Infrastructure Complete	
A1	6205	Monasterevin	Togher Wood	1157/96	12	12				Mature Estate - All Infrastructure Complete - TIC subject to CCTV	
A1	6206	Monasterevin	Ros Glas Avenue	197/97	42	42				All Infrastructure Complete	
A1	6207	Monasterevin	Rose Terrace	458/97	5	5				All Infrastructure Complete, had been previous sewage problems.	
A1	6208	Monasterevin	Abbeygate	1353/97	48	48				All Infrastructure Complere	
A1	6209	Monasterevin	The Pastures	99/966	18	18				All Infrastructure Complete. Issues regarding pumping station location. Under Management Company.	
	6211	Monasterevin	Barrow Close	99/0040 & 00/316	10	10					
B	6212	Monasterevin	Hopkin's Haven	00/1295	68	68	C31- £140,000 - Appealed	€110,000 Cash, Receipt No. plg. 1/0/16216	Cash	Wearing Course required & measured	€71,960
A1	6220	Monasterevin	Mount Rice Park	99/1234	10	10				All Infrastructure Complete	
A1	6221	Monasterevin	Kill Manor	01/2223	5	5				All Infrastructure Complete	
A1	6222	Monasterevin	The glebe Togher Rd	01/2104	30	30				No Significant Works - TIC	
B	6223	Monasterevin	Old Mill Race	03/1856	67	67	C62- €136,000	Ulster Bank €136,000	Expired	Wearing Course required & measured	€38,005
C	6224	Monasterevin	Ferns Bridge	04/2851 PL09213457	466	230	C14- €1640,000	Allied Irish Bank - €400,000	Until TIC	Wearing Course required & measured	€78,475
A1	6225	Monasterevin	Mountrice Mills	05/322	5	5	C19- €45,000	Bank of Scotland -€45,000 per MO		All Infrastructure Complete	
C	6226	Monasterevin	Old Grange Wood	04/1043 PL09.214076	246	63	C68- €984,000, C21- ABP	Ulster Bank- €984,000	28/08/2012	Wearing Course required & measured, 2 no. units unfinished	€71,596
A1	6227	Monasterevin	Distillery Court	04/1127, PL09.214435	24	24	C32- €54,000, C22 ABP	Quinn Direct Insurance €54,000	Until TIC	All Infrastructure Complete	
C	6228	Monasterevin	Moores Wood	01/1299- (outline planning), 05/228, 06/919	6	3	(01/1299)- Sum to be agreed. (05/228) No Bond Condition(06/919) C36- Sum to be agreed	€10,000 sum agreed Feb 2010 Receipt no:1/0/57683	Cash	Wearing Course required	

		Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
C	6229	Monasterevin	Moore Abbey Court	05/1756, PL09216381 06/2754, 07/1133	29	11	(05/1756 C53 & ABP 09.216381 C50) €120,000, (06/2754) No bond condition, (07/2233) C10- €28,000	Allied Irish Bank €120,000. Cash lodged for three units only €12,450 (rec. plg1/59402)	03/09/2012. Cash	Wearing Course required & measured, check what other infra required	€16,692
C	6230	Monasterevin	Brocan Wood	3142-04	123 hse.3 4 apt	12	C70 - €464,000	Allied Irish Bank €464,000	Until TIC	Very Poor Estate, unfinished, unsafe open spaces - houses in complete, open excavations. No public lighting(Barrack) Receiver appointed.	€28,647 but only for roadworks, does not include lighting etc.
A2	6301	Ellistown	Red Hill Park	03/1217, 04/2390	11	11	C7- €100,000	BOI -€100,000 covers 03/1217 & 04/2390	Until TIC	All Infrastructure Complete, well maintained. No marker plates. Pumping Station Treatment Plant problems	
B	6311	Kildangan	The Paddocks	00/2347	31	31	C59- €280,000	Anglo Irish Bank - €280,000	Until TIC	Wearing Course required and measured, no public lighting. Entrance to be completed, Builder in receivership. CCTV Survey required to determine other issues.	€59,433 - not including public lighting & entrance
A1	6330	Nurney	Castle Raven	98/1259, 00/1061	60	60				All Infrastucture Complete	
A1	6331	Nurney	Kildoon	01/630	4	4				All Infrastucture Complete	
C	6332	Nurney	Nurney - Cois Caisleain	00/2332, 03/895	20	16	C46- €40,000, C10 - €80,000	ACC Bank €40,000	Until TIC	All Infrastructure complete, open spaces not well maintained, spaces left for 4 no. houses	
A1	6333	Nurney	Kildoon Woods	03/736, PI09204626	7	7	C48- €60,000	AIB €5,000	Until TIC	All Infrastructure Complete.	
B	6334	Nurney	Castle Gate	04/2660	10	10	C29- €40,000	AIB €40,000	Expired	Wearing Course required & measured	€8,478
C	6335	Nurney	Brookfield	05/2133	18	10	C14- €72,000	€20,000 cash (hard copy file to be checked for copy of receipt)	Cash	Wearing Course required & measured, some footpath required & landsacaping. SEE LIST. Receiver appointed	€33,506
A1	6402	Rathangan	Glebe Court	1473/94	24	24				All Infrastructure Complete, well maintained	
A1	6405	Rathangan	Ballyderrig Estate	1033/98	12	12				All Infrastructure Complete, well maintained	
A1	6406	Rathangan	Tannery Wharf	1140/98, PL09.110884	77	77				All Infrastructure Complete, well maintained	
B	6407	Rathangan	Sheghan Estate	524/99	6	6	C21- €6,000	Ulster Bank	Until TIC	Depth of Wearing Course to be checked. Well maintained	
A1	6408(a)	Rathangan	Woodview	04/762, PL09028822	36	36	C53- €72,000, C12 - ABP	AIB €72,000	Until TIC	All Infrastructure Complete- no name on estate	

		Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
A1	6409(a)	Rathangan	Doorley Park	01/519, PL09131251	44	44	C64 - €200,000			All Infrastructure Complete, well maintained	
A1	6409(b)	Rathangan	Doorley Court	04/1025	18	18	C17 - €72,000			All Infrastructure Complete, well maintained	
A2	6410	Rathangan	Preston Brook	00/2066, 04/1651	91	91	(00/2066) C67- €666,000, (04/1651)C10- €72,000	Bank of Ireland Bond of €666,000 to cover both planning permissions	30/06/2013	All Infrastructure Complete, well maintained. Treatment Plant Problems to be resolved	
C	6411	Rathangan	Temple Mills	05/627	141	47	C81- €572,000	Ulster Bank -€572,000	Until TIC	Work has stopped. Wearing Course required & measured, site well fenced off	€57,151
C	6412	Rathangan	Yellow Lough Park	04/762, 06/1898, 06/16, 06/1636	36	30	(04/762) - C53- €72,000, (06/16) -C62 €144,000	AIB €72,000 - per MO extended from 04/762 to cover later permission	Until TIC	Wearing Course required & measured	€49,558
	6413	Rathangan	(Kildare road)	05/1287	12	0				Work never started	
A1	6414	Rathangan	Pomeroy Park	04/1024	72	72	C19 - €288,000	AIB - €144,000	Until TIC	Wearing Course laid, No significant work	
A1	6415	Rathangan	Doctor's Court	05/2114	5	5	C54 - €30,000	AIB - €30,000	Until TIC	All Infrastructure Complete	
A1	6504	Curragh	Hazelwood Grove	701/92, 92/701	14	14				Older Estate, all infrastructure complete	
A1	6505	Curragh	Ballyfair	805/97	8	8				No Significant Works	
A1	6506	Suncroft	Ashfield	379/97	10	10				Older Estate, all infrastructure complete	
A1	6508	Suncroft	Askinraw Drive	00/1960	40	40				All Infrastructure Complete. Mature Estate.TIC	
A1	6509	Suncroft	Newtown Grove	01/1098, PL09130588	41	41	C47- €140,000	DeMontford Insurance- €140,000	Expired	No Significant Works. Check if connected to public sewer	
A1	6510	Suncroft	Hawthorn Wood	99/2202, 04/3064, 05/2248, 05/2948	24	24	(04/3064) C33 - €54,000 (05/2248) C14 -€42,000 (05/2948) -C14 - €54,000	Bank of Ireland €100,000	30/11/2012	All Infrastructure Complete, well maintained. Check where outfall from surface water connects	
C	6511	Curragh	Brownstown Manor	05/1133, 07/437	38	19	(05/1133)C43 - €228,000, (07/437) Nospecific bond condition	Ulster Bank - €228,000	Until TIC	Wearing Course required builder still on site	
C	6512	Curragh	The Grove	05/1019	6	4	C70- €24,000	Ulster Bank - €24,000	31/05/2014	Work Stopped 4 units complete W/C Reqd. and measured	€11,764
C	6513	Suncroft	Eascanrath Brook	06/6212	60	9	C60- €360,000	AIB €360,000	Until TIC	Wearing course laid work stopped	
C	7101	Kilcullen	Kilcullen Bridge	28/73	53	13			Expired	All Infrastructure Complete, Old Estate. Planning Permission Expired.	
A1	7103	Kilcullen	Curragh Close	913/79, 149/90	6	6				All Infrastructure Complete. TIC	

		Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
A2	7105	Kilcullen	Castlemartin Manor	00/304	192	192	C41- £250,000	Allianz €254,000	Expired 2010	Wearing Course laid, issues regarding PS	
A2	7106	Kilcullen	Cnoc na Greine	00/2308	242	242	C46 - €160,000	Allianz - €160,000	Expired	Wearing Course laid, issues regarding sewerage system - CCTV survey required	
C	7108	Kilcullen	Riverside Manor	99/1635, 08/1679	144	34		€ 110,000	Until TIC	Wearing Course required and measured.	€90,732
A2	7109	Kilcullen	Hill Crest	00/2324, 04/1251	73	73	(00/2324) C58 - £170,000, (04/1251) C58- £170,000	Ulster Bank €216,000	Until TIC	All Infrastructure Complete, Street Lighting issues and Boundary fence required.	
A1	7110	Kilcullen	Liu na Greine	00/1904, 02/267 (original); 02/2358 (2 extra), 99/1852	23	23	(02/267) C24- €20,000	Ulster Bank - €20,000	Until TIC	All Infrastructure Complete	
A2	7113	Kilcullen	Cnoc na Greine Woods	01/1562	31	31	C37 - €70,000	Ulster Bank €70,000	Expired	All Infrastructure Complete, issues regarding sewerage system.	
A1	8101	Calverstown	Deerpark Lane	1405/91	5	5				All Infrastructure Complete, Old Estate	
A1	8102	Calverstown	Carrighill	1448/95	10	10				All Infrastructure Complete, Mature Estate. TIC	
A1	8103	Calverstown	Priory Village	1487/97	11	11				All Infrastructure Complete, Mature Estate. TIC	
A1	8104	Calverstown	Blackhall	62/98	4	4				All Infrastructure Complete	
A1	8105	Calverstown	The Burrows	98/2091	20	20	C25 -£20,000	CIF - £20,000	Expired	All Infrastructure Complete	
A1	8106	Calverstown	The Demense	99/2273	3	3				All Infrastructure Complete. TIC	
B	8107(a)	Calverstown	Carrighill Lower (Phase I)	99/1093	10	10		Bond Called in	Bond Called in	Well Maintained, Wearing Course required	€62,692
B	8107(b)	Calverstown	Carrighill Lower (Phase II)	02/2419	5	5		As above		Well Maintained. Wearing Course Required	As above
A1	8108	Calverstown	Lugatana Park	98/2034	8	8	C28- £8,000	Cash - £8,000, 27/03/01	Cash	Well Maintained. All Infrastructure Complete. TIC	
A2	8112(a)	Calverstown	Burrow Manor	01/1228	23	23	C29- £70,000	Cash Bond of €88,882 originally deposited. €28,000 returned 2009 and €30,000 returned 2010	Cash	Small section of W/C damaged. Check issues PS	
A2	8112(b)	Calverstown	Burrow Manor	04/148. ABP - 09.209631	8	8	C35 - €108,000, ABP-C11	ACC Bank - €75,000	Until TIC	Small section of W/C damaged. Check issues PS	
C	8113	Calverstown	Cluain Aoibhinn	01/1590, 05/2691	29	9	(01/1590) C50- €120,000, (05/2691) C41 - €174,000	Allianz €120,000 this covers both pp	Original bond expired	Works stopped, 9 units complete. Works regd & measured	€ 37,955
C	8301	Narraghmore	Oak Park	99/813, 00/2064 (phase 2)	28	26	(99/813) C40 - £12,000, (00/2064)C55- €30,000	(99/813) Cash £12,000, receipt no: 006130. (00/2084) €30,000 Bank of Scotland. €30,000 Cash received 26.04/2011	(99/813)Cash (00/2064) Bond Expired, cash lodged	Wearing Course required & measured. Issue with W WTP	

[illegible]

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	Location	Name of Estate	Planning Ref:	No Units	Units comp	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)
9304	Timolin	Millbrook	99/817, 00/921	6	6	C30- £6,000	Cash €7,168	Cash	Problems with treatment plant &pumping station. Issue with the location of the WWTP	€74,501
9305	Moone	No 1 - No 6 Moone Village	02/2447	6	6	C49 - €60,000	Allied Irish Banks €60,000, reduced to €30,000, 4/01/07	Until TIC	Problems with treatment plant, Bond Called in. Receiver appointed	€22,700
9306	Timolin	The Fairgreen	04/2285	13	5	C73- €117,000	Ulster Bank	Expired	Only 5 houses complete, other units statrted, but work stopped, site closed off	€ 14,270
9307	Ballitore	Abbeyfield	05/1907	129	82	C81- €256,000	Bank of Scotland Ireland - €256,000	Until TIC	Wearing Course required & measured	€94,600

APPENDIX C

CATEGORY B ESTATES

APPENDIX C

Category B - ALL UNITS BUILT BUT INFRASTRUCTURE NOT COMPLETE

Bond In Place

Bond Expired

	Location	Name of Estate	Planning Ref:	Bond Ammount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)	Action Taken
2302	Straffan	Barberstown Rd (Straffan Gate)	850/03, 07/460, 07/2673	(03/850)C20 - €280,000, (07/460)c25 €132,000	Ulster Bank €280,000, Bond rolled over to cover both planning permissions	Until TIC	Wearing Course required & measured	€63,829	
3107	Kilcock	Royal Meadows	1516/96, 1707/98, 2344/99, 00/395 (33)	(96/1516)C48 - £110,000, (99/2344)C33- £8,000, (00/395) £33,000	(96/1516) - AIB £110,000 (00/395)Confirmation that Bond of £110,000 extended to cover all planning permissions.	Until TIC	Wearing Course required	€52,953	
3109	Kilcock	Rochford Estate	00/451;PL09.121136	C59- £201,000	Bank of Ireland £201,000	Until TIC	All Infrastructure Complete, ongoing problems with Right of Way		
3113	Kilcock	Chambers Park	02/1519 ABP 09.205171	ABP-C20, KCC-C25 - €6222,000	ACC Bank - €622,000	Expired	Wearing Course required & measured. Under Management Company	€226,478 (Developer in Receivership)	In talks with receiver
3213(a)	Clane	College Wood Manor (Phase 1)	1700/97	C30- £30,000, C13 ABP PL.09.106859	£30,000 Allied Irish Bank reduced to £20,000 21/09/2000	Until TIC	Wearing Course required & measured		
3213(b)	Clane	Collegewood Manor (Ph II & III)	01/1773	C47- €245,000	€125,000 Allied Irish Bank	Until TIC	Wearing course required & measured	€92,455	
3216(a)	Clane	Alexander Walk (Phase I & II)	02/315, 03/2597, 03/3597,	(02/315)C44- €300,000, (03/2597)C44- €180,000	Bank of Scotland(Ireland) LTD. €300,000 Bond Extended to cover both permissions	Expired	Wearing Course required & measured	€66,148	Snag List for receiver being prepared
3216(b)	Clane	Alexander Manor (Phase III)	03/315, 04/141	(04/141)C54- €834,000	HCC Int Insurance €834,000	Expired	Wearing Course required & measured	€53,902	As Above
3306	Prosperous	Killybegs	00/2311	C48 -€114,300	Phase 1- €50,000 cash received 24-04-2002, Phase 2 - €64,300 cash received 11 07-2003	Cash	Wearing Course required and measured	€32,820	
3533	Kilmeague	Allen manor	99/1967, 03/331, 03/1574	(99/1967) C36 - not scanned (03/331 & 03/1574 as per 99/1967)	Ulster Bank €33,000	Expired	Wearing Course required & measured	€38,487	Met with developer who says that he is still paying for Bond and he is to come back with copy of bond. No plans for wearing course.
3536	Kilmeague	Bodkin Place	05/803	C10- €52,000	BOI €52,000	Expired	Wearing Course required and measured	€19,454	Builder contacted - to revert back to us - no plans to proceed with wearing course .

		Location	Name of Estate	Planning Ref:	Bond Amount	Bond Type	Bond Expiry	Observations Made	Estimated Cost (Wearing Course)	Action Taken
B	3607(a)	Derrinturn	Newbury Park (Phase I)	00/444	C41- £48,000	€60,947 bond Hermes Kreditversicherungs	Until TIC	Work currently ongoing footpaths recently laid, wearing course in hand		
B	3607(b)	Derrinturn	Newbury Park (Phase II)	03/596	C37- €172,000			As 3607 (a)		
B	3607©	Derrinturn	Newbury Park (Phase III)	03/596	C43- €258,000	Ulster Bank Limited €172,000		As 3607 (a)		
B	3612	Derrinturn	Graces Park	04/1479	C45 - €104,000	Ulster Bank Ireland LTD - €104,000	Expired	Wearing Course required & measured.	€19,955	Developer has connected to KCC System and is to continue with wearing course
B	3613	Derrinturn	Ballyshannon Manor	04/555	C59 - €156,000	Ulster Bank €156,000	Until TIC	Wearing Course required & measured	€34,264	
B	3634	Clogharinka	Lios An Ri	99/255, 06/1624	(99/255) C42- £50,000 (06/1624) no bond condition	€53,229 Cash - Receipt No: Plg 1/0/23512	Cash	Wearing Course required & measured. Work required to entrance regarding sight lines	€51,000	
B	4109	Sallins	Straffan Way	04/1430, 06/176	(04/1430) C55 - €84,000, (06/176) C52 - €84,000	Allied Irish Bank €84,000	Until TIC	Wearing Course required & measured, open space well maintained. Unsold units remain	€19,166	
B	4219	Kill	Newtown Manor	04/1143	C15- €300,000	€200,000 Anglo Bond for Phase 1	Until TIC	All Infrastructure Complete, well maintained open spaces. Issues regarding connection to public sewer need to be resolved.		
B	4220	Kill	Saddlers Mill.	05/990	C59 -€32,000	Allied Irish Bank €32,000	Until TIC	Wearing Course required & measured	€17,628	
	4304	Two Mile Hse.	Dowdingston Lawns	00/1892, 04/2176	C32 -£60,000	Bank of Ire €78,184	Expired	Wearing Course required and measured	€32,022	
	4402	Brannockstown	Ashleigh wood	94/613, 96/930, 98/1473, PI09110222	C17- €15,000			Wearing Course required & measured	€8,673	
B	4405	Blessington	Blessington Manor	02/1812 05/565, 05/3021	(02/1812)C17- €560,000, (05/565)C69- €148,000,(05/3021) C64- €408,000	(05/565)€148,000 Bank of Scotland, superceded by (05/3021) €408,000 Bank on Scotland	Until TIC	Wearing Course Required & Measured. One house incomplete - roof on	106,575	
B	5136	Newbridge	Curragh Grange	98/1244		Copy of letter reducing bond from €381,000 to €225,000 on 11/02/08	File is requested awaiting details	All Infrastructure Complete - except for junction with Millfield issues here need to be resolved as to who funds works		
B	5142	Newbridge	Old Abbey Manor(Liffey Lodge)	03/2515	C48- €210,000	Bank of Scotland -€210,000	Until TIC	All Infrastructure Complete - but check regarding sewers. Screening from motorway to be provided as part of planning.		

		Location	Name of Estate	Planning Ref:	Bond Amount	Bond Type	Bond Expiry	Observations made	Estimated Cost (Wearing Course)	Action Taken
B	5147	Newbridge	Millfield (Hazlewood)	04/2148	C64- €400,000	Bank of Scotland -€400,000	Until TIC	W/C missing from small section - measured		
A1	6212	Monasterevin	Hopkin's Haven	00/1295	C31- £140,000 - Appealed	€110,000 Cash, Receipt No. plg. 1/0/16216	Until TIC	Wearing Course required & measured	71,960	
B	6223	Monasterevin	Old Mill Race	03/1856	C62- €136,000	Ulster Bank €136,000	Expired	Wearing Course required & measured	€38,005	Developer to be contacted. (In receivership)
B	6311	Kildangan	The Paddocks	00/2347	C59- €280,000	Anglo Irish Bank - €280,000	Until TIC	Wearing Course required and measured, no public lighting. Builder in receivership. CCTV Survey required to determine other issues.	€59,433 - not including public lighting	
A1	6334	Nurney	Castle Gate	04/2660	C29- €40,000	AIB €40,000	Expired	Wearing Course required & measured	€8,478	Enforcement Notice to be served??
B	6407	Rathangan	Sheghan Estate	524/99	C21- €6,000	Ulster Bank	Until TIC	Depth of Wearing Course to be checked. Well maintained		
B	8107(a)	Calverstown	Carrighill Lower (Phase I)	99/1093		Bond Called in €58,000	Bond Called in	Well Maintained, Wearing Course required	€62,692	
B	8107(b)	Calverstown	Carrighill Lower (Phase II)	02/2419		As above		Well Maintained. Wearing Course Required	As above	
B	8601	Kilmeade	Cluain Ard	00/948, PL09131362	C32- €186,000	€186,000 AIB Bank Bond	Until TIC	Wearing Course not complete, All Infrastructure Complete to this section. In NAMA	€43,810	
B	9105	Castledermot	Abbeylands	03/2723	C62- €504,000	Bank of Scotland €140,000	Until TIC	Wearing Course required & measured. In process of calling in Bond	€109,823	
	9106	Kilkea	Castlewood	03/182	C56 - €96,000	Bond Called in, approx €30,000 remains	Bond Called in	Wearing Course required and measured. Storm Water Drain to be extended to river	€35,000	
B	9302	Timolin	Shackleton Village	1100/99, 06/881	(06/881)C9- €24,000 , (02/2447)C49- €60,000	AIB €24,000	Until TIC	Wearing Course required & measured	€31,224	
B	9304	Timolin	Millbrook	99/817, 00/921	C30- £6,000	Cash €7,168	Cash	Problems with treatment plant &pumping station. Issue with the location of the WWTP	€74,501	
B	9305	Moone	No. 1 - No.6 Moone	02/2447	C49 - €60,000	Allied Irish Banks €30,000	Until TIC	Problems with treatment plant, Bond Called in	€22,700	

APPENDIX D

**PROCESSING &
TRACKING BONDS**

DEVELOPMENT BONDS

Procedures and Recording

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1. Planning permission granted to developer. Upon receipt of commencement notice, letter is issued requesting that the bond, in full, be put in place. Send a copy of the template bond with this letter.
2. The template will issue along with the issuing of the Invoice for Development Charges. A number of templates are available depending on the type of development: large housing development; apartments; masts etc.
3. A reminder will issue from Development Contributions section when issuing a reminder for outstanding charges.
4. The condition wording will remain as it is stating "Prior to commencement of development....."
5. Upon receipt of the Bond by the developer the following will be carried out:

#### **Bank/Insurance bonds:**

- a. Memo to SEE Building Control, (or other assigned member of Building Control Section), attaching the bond, requesting confirmation that the bond condition has been complied with satisfactorily.
- b. If Building Control is not satisfied that the condition has been complied with, a letter to issue to the developer based on the report of Building Control.
- c. If Building Control are satisfied that the condition has been complied with the following steps are to be carried out:
  - i. Prepare a Managers Order for signing by Director of Services, Planning
  - ii. Assign the next number from the Managers Order folder.
  - iii. Issue letter of compliance to the developer ensuring that the expiry date identified in the bond is quoted in the letter. Compliance letter should clearly indicate that the condition number referred to relates to a development bond. A copy of the letter to be placed on the planning file.
  - iv. SIGNED Managers Order and BOND to be scanned in Iplan.
  - v. The original Managers Order should be placed on the Managers Order folder with a copy placed on the planning file.
  - vi. The original Bond should be placed on the planning file.

#### **Cash bonds:**

- a. Lodge the cheque/cash payment to PLG017 (Bonds) upon presentation to the Planning Department. Both original and copy receipts are to be held on file until compliance has been confirmed by Building Control.
- b. Memo to SEE Building Control, (or other assigned member of Building Control Section), requesting confirmation that the bond condition has been complied with satisfactorily.
- c. If Building Control is not satisfied that the condition has been complied with, a letter to issue to the developer based on the report of Building Control.
- d. If Building Control are satisfied that the condition has been complied with the following steps are to be carried out:
  - i. Prepare a Managers Order for signing by Director of Services, Planning
  - ii. Assign the next number from the Managers Order folder.
  - iii. Issue letter of compliance along with the original receipt to the developer. Compliance letter should clearly indicate that the condition number referred to relates to a development bond. A copy of the letter and receipt to be placed on the planning file.
  - iv. SIGNED Managers Order and Receipt to be scanned in Iplan.
  - v. The original Managers Order should be placed on the Managers Order folder with a copy placed on the planning file.
- e. Refunds of cash bonds
  - i. Refunds of cash bonds must be requested in writing to the Planning Department. Memo to Building Control requesting confirmation that the works are completed, estate is taken in charge and that the bond can be refunded to the developer.

- ii. The copy receipt should be copied from the Planning File and a copy of the compliance letter issued.
- iii. Interest to be calculated based on the Local Loans Fund Interest Rate.
- iv. Prepare a Managers Order for the refund amount to be signed by Director of Services, Planning. The following documents should be attached to the Managers Order:
  - a. Copy of receipt
  - b. Copy of letter of compliance
  - c. Copy of Local Loans Fund Interest Rate Schedule
  - d. Copy of calculation of refund due to developer
  - e. Copy of memo, approved by Building Control to refund the bond.
- vii. A signed Managers Order and all documents listed a-e above to be scanned onto Idocs.
- viii. Prepare a Purchase Order for refund of bond monies.
- ix. A copy of the Managers Order, signed, along with all other documentation prepared a-e above, should be placed on the planning file. A copy of the Purchase Order should also be placed on the planning file.

**6. Phased Developments**

Larger developments will be conditioned for phasing by the Planning Authority. Any request to phase the bond in line with the phasing of the development must be made in writing to the Planning Authority. Upon receipt, documentation will be referred to Building Control Section by way of a memo for consideration.

- a. Having secured the agreement of the Building Control Section to the phasing of a Bond, the bond required for Phase 1 of the development must clearly show the planning reference number, condition number and the house/site numbers which are to be constructed under Phase 1.
- b. Roll over of bonds from Phase to Phase requires Building Control to complete a site visit and quantify the estimated costs of works to be completed in Phase 1. A bond is required to sufficiently cover the costs of the remaining works to be completed in Phase 1 and the works to be undertaken in Phase II.
- c. The developer will be required to submit an amended bond showing the planning reference number, condition number, the house numbers of the Phases completed **and** the house numbers in the phase for which the bond is being extended. A letter of Endorsement from the Bank is sufficient to cover a Bond extension provided that the endorsement letter includes the information required above.
- d. Administration to be carried out as per para 5 (c) above, Managers Order etc.

**7. Requests for bond reductions**

Any request for a reduction in the amount of the bond held by Kildare County Council should be made in writing to the Planning Authority. Upon receipt documentation will be referred to Building Control Section by way of a memo for consideration.

- a. Procedures should be carried out as per *Phasing of Bonds at 6 above*.

**8. Roll Over Bonds from one site to another.**

Any request for to roll over a bond from one development to another should be made in writing to the Planning Authority. Upon receipt documentation will be referred to Building Control Section by way of a memo for consideration.

Building Control will treat each case on its merits.

- a. Building Control will quantify the estimated costs of works to be completed in the development.
- b. Procedures should be carried out as per *Phasing of Bonds at 6 above*.
- c. Copies of all documentation pertaining to the bond should be placed on each file involved.

**9. Monitoring**

On the Monday of each week, a report to be generated from the Database, based on the expiry date of bonds received in compliance with conditions of planning. Bonds which are within 3 months of expiring should be flagged with the Building Control Section and a letter issued to the developer. The developer should be advised that failure to submit a further bond in compliance with planning conditions will result in an unauthorised development.

**10. Database**

- a. Details of the development and the bond received in compliance with the condition number should then be entered on the Bonds & Securities Database. Complete all fields in this database in full. Ensure in particular that the expiry date is entered as this field will be checked on a weekly basis.
- b. All transactions with Bonds should be initialled and dated on the database in the comment box.