



SISKLIVING
BUILDING
COMMUNITIES

SISK LIVING PROPOSITION



Mark McGreevy

Managing Director,
Sisk Living

Sisk Living is the specialist low rise homebuilding division of the family owned, John Sisk & Son business. We've been building homes and communities in Ireland for over 50 years.

The division's primary ambition is establishing a residential delivery brand which will be recognised for quality and expertise to rival the best house-building developers in Ireland. Sisk Living ensures a can-do attitude to the delivery of high quality homes by recognising that housing delivery is a specialist area, requiring entirely different building, commercial and contractual approaches to other sectors of our business.

We have attracted specialist house-building staff to ensure the cost base and overheads are appropriate to a streamlined house-building business. Sisk Living has established its brand with the completion of several schemes in Ireland to a high standard of quality and effectively meeting all other stakeholder needs.

**WE'VE BEEN
BUILDING HOMES
AND COMMUNITIES
FOR OVER 50 YEARS.**

Our Purpose

To provide a large scale building service for affordable new homes to meet the housing needs of the nation.

Market leading expertise

To ensure we can provide the best service to our customers, our home building team work with our broader construction teams in a 'one company' approach so our customers benefit from our vast experience with full access to our range of skills, expertise and know-how for delivering your residential projects

Concept to Completion Offering

Sisk Living has the experience and expertise to provide a seamless, concept to completion offering, which means our customers get the best possible offering.

ABOUT JOHN SISK & SON



Sisk builds pre fab housing in Dublin in the 1960's

Sisk built approx. 500 houses and 600 flats for Cork County Council in the 1960's and early 1970's.

Sisk built 2,300 houses and 3,200 flats for Dublin City Council in 1960's and 1970's.

Sisks consistently builds over 1,500 residential units annually.

John Sisk & Son is an innovative, international, engineering and construction company. We are a progressive business with long term vision, operating since 1859. Sisk is Ireland's No1 provider of construction services with extensive operations across Ireland, the United Kingdom and mainland Europe.

Sisk has the track record, scale and capacity to successfully undertake large, complex, multidisciplinary programmes and we are recognised by our global clients as world leaders in safe delivery.

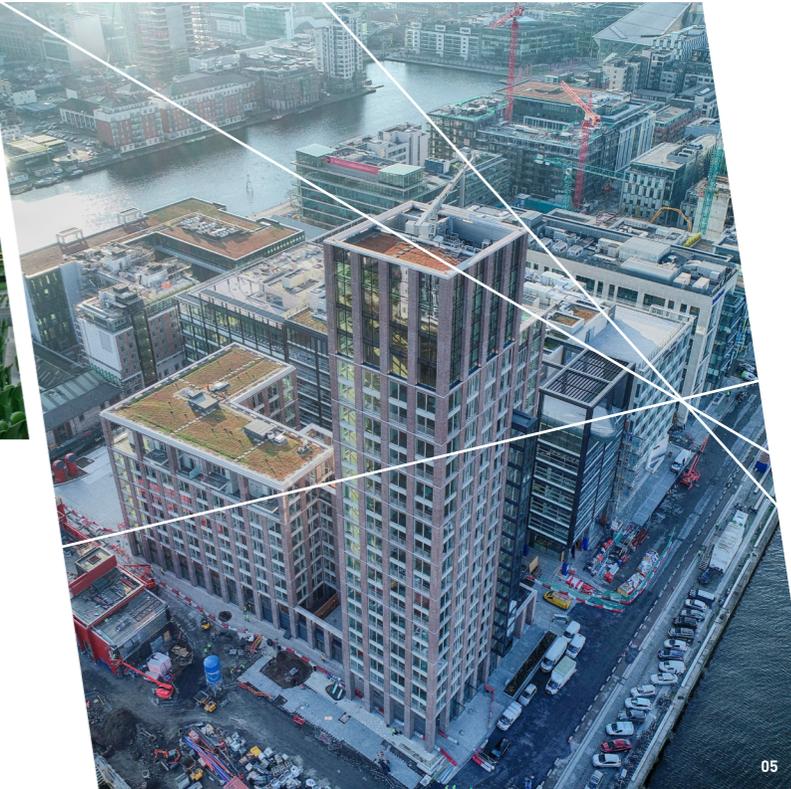
Based on a strong financial platform, Sisk's strategy is to create value for our customers, partners and people through our technical knowledge, ability and experience to collaborate with our clients and suppliers to provide technical and delivery solutions in an open and can-do way to meet aligned objectives.

We offer a full range of solutions where safety, innovation, quality, efficiency and value are integral to everything we do.

We deliver projects and programmes in key sectors such as Data and Technology, Pharmaceutical and Life Sciences, Infrastructure, Transportation, Healthcare, Commercial, Residential, Retail, Industrial, Leisure, Education and Energy.

Sisk employs over 1,400 people across its operations in Ireland, the UK and Europe.

- We focus on offering our people the best opportunities, developing them and provide a rewarding and fulfilling professional environment.
- We lead as a responsible business in our local communities and the wider industry. Our values guide our actions and our behaviours.
- We invest heavily in our business, people, technology and innovation to drive the future growth and success of Sisk and safeguard our long term sustainability.



01 Mount St. Annes, Milltown, 2001 02 Liberty Hall, Dublin 1965
03 Luas Cross City 2018 04 Aviva Stadium 2010 05 Capital Dock 2019

SHEEHY SKEFFINGTON MEADOWS, SOCIAL AND AFFORDABLE HOUSING OFFERING

TALLAGHT, SOUTH CO. DUBLIN
CLIENT: SOUTH DUBLIN COUNTY COUNCIL



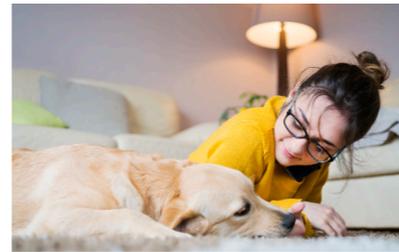
Aerial view of Sheehy Skeffington Meadows

The team at Sisk Living completed its work on Sheehy Skeffington Meadows in October 2018, one of the largest social housing schemes built in Ireland in recent years.

We worked closely with South Dublin County Council and our supply chain partners to deliver these energy-efficient, easy to run and maintain homes for social housing ahead of schedule. The quality of these houses and speed at which they were built demonstrate Sisk Living's capabilities in this space and we look forward to delivering further homes like these in the future.

This project proves that builders on a design, build and where necessary finance basis can deliver homes at a very competitive cost. Builders deliver homes

**BUILDERS WILL
DELIVER HOMES ON
STATE OWNED LAND
ACHIEVING SAVINGS
OF OVER €100K
PER UNIT**



on state owned land achieving savings of over €100k per unit when compared to the price of purchasing similar units on the open market. The savings the Local Authorities achieve on developments of this nature as a result are considerable.

Recognising the urgent need for these houses for South Dublin County Council and in the context of the current chronic need for housing in Tallaght, Sisk Living implemented an aggressive construction programme for this development by utilising off-site fabrication, the selection of quality sub-contractors with the right resources and, importantly, the correct sequencing of the works which included a rising wall system which can be built quicker than blockwork and irrespective of poor weather conditions.



DATA SHEET: Sheehy Skeffington Meadows, Tallaght, South Co Dublin.

DESCRIPTION: Design and Build of 90 A2 BER rated Homes for South Dublin Co in three phases.

STATUS: Substantial completion of the entire project was achieved on 12/12/2018.

PROGRAMME:

Phase 1a: 47 Houses / 35 Weeks / Sept 2017 - June 2018

Phase 1b: 26 Houses / 35 Weeks / Oct 2017 - July 2018

Phase 2: 17 Houses / 35 Weeks / Mar 2018 - Dec 2018

GEORGE'S PLACE, ENERGY EFFICIENT HOMES

DUN LAOGHAIRE, CO. DUBLIN
CLIENT: DÚN LAOGHAIRE - RATHDOWN COUNTY COUNCIL



Dún Laoghaire - Rathdown County Council had a vision for this prototype development.

They wanted it to be constructed with top quality materials which would deliver energy efficient, easy to run and maintain homes, which would add to the architectural heritage of the area while utilising a previously unused brown field site.

Innovation & sustainability

Sisk Living led an innovative sustainability initiative on this project by registering it with the Irish Green Building Council's (IGBC), Home Performance Index (HPI). We then made continuous submissions to HPI through construction and as a result George's Place was awarded the first Silver Certification under this exacting scheme. The HPI label was developed by IGBC to encourage excellence in the development of new homes. In addition to the sustainability of a dwelling, HPI assesses its impacts on wellbeing and the costs associated with living in these homes.

TECHNICAL CHALLENGES

Working within a restricted city centre site with contaminated ground, removal of a buried oil tank and boundary issues which required underpinning walls, structurally supporting walls and in one section, careful removal of a boundary wall and re-construction with stone facing.

High Specification: includes Valfac Windows; 90% of walls finished in brick outer leaf; standing seam Zinc roofing; Exhaust Air Heat Pump; all garden walls faced in brickwork both sides; extensive off site drainage connection works; A1 BER Rating.



Working in partnership with Dún Laoghaire-Rathdown County Council and our supply chain we have delivered on that vision in only eight months – a great demonstration of our house building capability delivered by our dedicated 'Sisk Living' team.

We worked closely with the client, local neighbours to the site and the wider community to ensure the development would fit in to the environment and deliver comfortable, energy efficient homes for the people who will live in them.

This is our first delivery of houses since 2009 and we are quite proud to confirm that it is being delivered early, by 3 weeks.



Irish Construction Excellence - Residential Project of the Year 2019.

DATA SHEET: George's Place, Dun Laoghaire.

DESCRIPTION: Design and Build of Low Energy houses for Dun Laoghaire Rathdowney Co.

STATUS: Substantial completion was achieved on 08/06/2018; two weeks ahead of schedule.

PROGRAMME: 34 week duration, commenced October 2017, completion June 2018.



HIGH VOLUME DELIVERY OF HOMES PUBLIC PRIVATE PARTNERSHIP (PPP) HOUSING BUNDLE 1 (HB1)

CLIENT: NATIONAL DEVELOPMENT FINANCE AGENCY (NDFA)



Comhar Housing, a consortium comprising Macquarie Capital, John Sisk & Son Ltd and Choice Housing Ireland Limited was awarded Ireland's first housing public private partnership (PPP) project.

The multi-million project encompasses the financing, design, construction and maintenance of six housing development sites located in and around Dublin – creating over 530 new homes. HB1 forms part of the Irish government's wider €300 million commitment to deliver a total of 1,500 of social housing units and associated services via PPP.

Comhar Housing was appointed preferred tenderer by Ireland's National Development Finance Agency and with Macquarie and Sisk acting as equity provider, Sisk as design and build subcontractor and of Choice as facilities management subcontractor. Oaklee Housing, a subsidiary of Choice, will undertake tenancy management as a key subcontractor.

Sisk as one of the largest home builders in the country will along with its supply chain partners complete works with top quality materials which would deliver energy efficient, easy to run and maintain homes demonstrating our house building capability through our dedicated 'Sisk Living' brand.

This project will mark a significant response to the housing needs of the Irish market. The quality of the design and construction and maintenance of the new homes, will provide the tenants and their families with a basis for great sustainable communities into the future.



IRISH SOCIAL HOUSING



LOCATION	NUMBER OF HOMES
Corkagh Park, Clondalkin, Dublin	109 Homes
Dunleer, Co Louth	80 Homes
Craddockstown, Co. Kildare	74 Homes
Convent Lands, Wicklow	51 Homes
Ayrfield, Dublin	150 Apartments
Scribblestown, Dublin	70 Apartments
Total:	534 units

ROUTE TO VARIOUS BER RATINGS AND THE NZEB STANDARD ACHIEVED ON VARIOUS SISK LIVING PROJECTS



SHEEHY SKEFFINGTON MEADOWS

TALLAGHT 3-Bed end terrace

VARIABLE ELEMENTS

	Gross Internal Floor Area	86.2m²
	Air Permeability	2.0 AC/ hour
	Wall U-Value	0.15 W/m²K
	Ground Floor U-Value	0.16 W/m²K
	Roof U-Value (Pitched)	0.11 W/m²K
	Windows U-Value	1.2 W/m²K

	External Doors U-Value	1.4 W/m²K
	Heating System	Gas Combi-Boiler
	Ventilation Strategy	Demand control ventilation
	PV Requirements	6 No. PV 290W SW
	EPC (Energy performance coefficient)	0.271
	CPC (Carbon performance coefficient)	0.236
	Renewables Contribution	1421 kWh/Yr (36%)

RESULT

BER Rating:
BER A2
(44.94 kWh/m²/Yr)

nZEB Standard:
No

Carbon Dioxide Emissions:
8.03 kgCO₂/m²/Yr

Approximate energy costs per annum:
(Space heating, water heating, ventilation and lighting calculated on the basis of standard occupancy)
€493*



PPP SOCIAL HOUSING BUNDLE 1

CRADDOCKSTOWN 3-Bed end terrace

VARIABLE ELEMENTS

	Gross Internal Floor Area	107.4m²
	Air Permeability	3.0 AC/hour
	Wall U-Value	0.15 W/m²K
	Ground Floor U-Value	0.15 W/m²K
	Roof U-Value (Pitched)	0.16 W/m²K
	Windows U-Value	1.2 W/m²K

	External Doors U-Value	1.2 W/m²K
	Heating System	Gas Combi-boiler
	Ventilation Strategy	Demand control ventilation
	PV Requirements	5 No. PV 290W W
	EPC (Energy performance coefficient)	0.269
	CPC (Carbon performance coefficient)	0.239
	Renewables Contribution	1288.8 kWh/Yr (32%)

RESULT

BER Rating:
BER A2
(36.51kWh/m²/Yr)

nZEB Standard:
Yes

Carbon Dioxide Emissions:
6.62 kgCO₂/m²/Yr

Approximate energy costs per annum:
(Space heating, water heating, ventilation and lighting calculated on the basis of standard occupancy)
€392*



GEORGE'S PLACE

DÚN LAOIGHAIRE 2-Bed end terrace

VARIABLE ELEMENTS

	Gross Internal Floor Area	85.4m²
	Air Permeability	1.5 AC/ hour
	Wall U-Value	0.14 W/m²K
	Ground Floor U-Value	0.12 W/m²K
	Roof U-Value (Pitched)	0.12 W/m²K
	Windows U-Value	0.82 W/m²K

	External Doors U-Value	0.8 W/m²K
	Heating System	Exhaust air heat pump heat with recovery ventilation system by Nilan
	Ventilation Strategy	Exhaust air heat pump heat with recovery ventilation system by Nilan
	PV Requirements	4 No. PV 290W SW
	EPC (Energy performance coefficient)	0.139
	CPC (Carbon performance coefficient)	0.133
	Renewables Contribution	947.5 kWh/Yr (53%)

RESULT

BER Rating:
BER A1
(20.77kWh/m²/Yr)

nZEB Standard:
No

Carbon Dioxide Emissions:
4.08 kgCO₂/m²/Yr

Approximate energy costs per annum:
(Space heating, water heating, ventilation and lighting calculated on the basis of standard occupancy)
€269*



NZEB BUILDING REGULATIONS BACKSTOP

BACKSTOP REQUIREMENTS

	Gross Internal Floor Area	N/A
	Air Permeability	< 5m³/hr/m²
	Wall U-Value	0.18 W/m²K
	Ground Floor U-Value	0.18 W/m²K
	Roof U-Value (Pitched)	0.16 W/m²K
	Windows U-Value	1.4 W/m²K

	External Doors U-Value	1.4 W/m²K
	Heating System	Multiple options
	Ventilation Strategy	Multiple options
	PV Requirements	Sized to provide ≥20% of primary energy use
	EPC (Energy performance coefficient)	< 0.30
	CPC (Carbon performance coefficient)	< 0.35
	Renewables Contribution	≥ 20% of primary energy use

RESULT

BER Rating:
BER A2

nZEB Standard:
Yes

Carbon Dioxide Emissions:
CPC < 0.35

Approximate energy costs per annum:
(Space heating, water heating, ventilation and lighting calculated on the basis of standard occupancy)
N/A

KEY CONTACTS



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We put safety first in all that we do, in every aspect of what we are-our people, our company, our partners, our processes, procedures, our beliefs and the communities we serve. We manage with a commitment and determination to do whatever it takes to operate Zero Incidents, Zero Injuries.



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TARGET ZERO

- Zero Incidents
- Zero injuries
- Zero snags
- Zero Defects
- Zero Delays
- Zero Surprises
- Zero Energy Waste



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Established 1859