

METROLINK

Integrated Transport. Integrated Life.



Property Owners' Protection Scheme

April 2023



Contents

1	Introduction	2
2	What is the Property Owners' Protection Scheme?	4
3	What happens if I notice a change to my property during or after construction?	5
4	How do I sign up to the MetroLink Property Owners' Protection Scheme?	6
5	Frequently asked questions	6
6	Next steps	9



1 Introduction

MetroLink is the proposed high-capacity, high-frequency, automated rail line running from Swords to Charlemont, linking Dublin Airport, Irish Rail, DART, Dublin Bus and Luas services, creating fully integrated public transport in the Greater Dublin Area.

As well as linking major transport hubs, MetroLink will connect key destinations including Ballymun, the Mater Hospital, the Rotunda Hospital, Dublin City University and Trinity College Dublin.

Much of the 18.8 kilometre route will run underground, an exciting innovation for Irish public transport. MetroLink will carry up to 53 million passengers annually, cutting journey times from Swords to the city centre to 25 minutes. It will change the way we travel – and how we live.

Safety is being prioritised every step of the way towards the delivery of MetroLink. Tried and tested methods and best international standards are being applied throughout. Any vibrations resulting from the works will be maintained within the set levels set by appropriate international standards and ground movements will be monitored and controlled. The contractor will also carry out regular, comprehensive monitoring of surface levels and vibrations throughout the period of the works.

Nevertheless, in order to allay any concerns property owners may have Transport Infrastructure Ireland (TII) has put in place the Property Owners' Protection Scheme (POPS).



Image: MetroLink Route Alignment Map

2 What is the Property Owners' Protection Scheme?

MetroLink Property Owners' Protection Scheme (POPS) is a voluntary Scheme that allows you to sign up your property with Transport Infrastructure Ireland (TII), if your property lies within thirty (30) metres of the MetroLink Route Alignment or fifty (50) metres of station structures.

TII has established a panel of three independent firms of building surveyors. When you sign up to the Scheme you will be invited to select the firm of building surveyors from the panel of building surveyors. This firm will carry out an initial condition survey of your residential property before construction begins. After they complete the initial condition survey they will issue an initial condition survey report to you and TII.

After construction, a final condition survey will be carried out on your residential property by the firm of building surveyors you selected at the start of the Scheme. After they complete the final condition survey they will issue the final survey report to you and TII.

This Scheme will remain in place for twelve months after the opening of the MetroLink line to passengers.



Image: Artist's Impression of Tara Station entrance at night

3 What happens if I notice a change to my property during or after construction?

If you notice any change to your property during construction you should notify TII without delay. The earlier an issue is identified the easier it will be to determine the cause and resolve the situation. Any condition survey prompted by this notification will be carried out by the firm of building surveyors you initially chose and an interim survey report will be issued to you and TII.

If this interim survey or the final condition survey carried out by the appointed building surveyor recommends repairs to your property to rectify damage caused by MetroLink works, and those repairs cost up to €45,000, we will implement that recommendation promptly with your agreement. These repairs will be carried out by a contractor at a mutually convenient time.

If you do not agree with this recommendation you are free to pursue the matter through normal legal procedures. Your participation in the Scheme does not in any way impede your existing legal rights.

In the unlikely event that damage is noted after the twelve month period, the property owner will still have the right to claim compensation, just not through the Property Owners' Protection Scheme.



Image: Artist's Impression of Swords Central Station plaza



4 How do I sign up to the MetroLink Property Owners' Protection Scheme?

Transport Infrastructure Ireland are in the process of writing to eligible property owners in relation to the Scheme.

To join the MetroLink Property Owners' Protection Scheme you will be invited to complete and return a Registration Form to TII by freepost or through an online portal.

Closer to the start of MetroLink construction in your area, you will be contacted with the details of the panel of three independent firms of building surveyors.

You will be invited to select your preferred firm of building surveyors and they will contact you directly to make arrangements for the initial condition survey to be carried out before construction begins.

If you no longer wish to be included in the Scheme after signing up, please contact pops@metrolink.ie and advise that you no longer wish to be included in the Scheme.

5 Frequently Asked Questions

5.1 Is the Property Owners' Protection Scheme free?

Yes, there is no cost associated with joining the Scheme.

5.2 Who decides who is eligible to join the Scheme and how?

All residential properties that lie within thirty (30) metres of the MetroLink Route Alignment or fifty (50) metres of station structures are eligible for the Scheme. If your property is located outside of these boundaries, it is not eligible for this Scheme.

The residences are selected by Transport Infrastructure Ireland based on detailed drawings of the proposed MetroLink Route Alignment. If you believe that your property lies within the relevant boundaries of the MetroLink Route Alignment, and has not been included in the Scheme, please contact **1800 333 777** or pops@metrolink.ie.



5.3 Are commercial properties eligible for the Scheme?

No, the Scheme is restricted to residential properties. However, if there is a commercial entity that is part of the property this will also be surveyed as part of the Scheme. For instance, a property that has residency upstairs and a retail unit at ground level is eligible for the Scheme.

5.4 Will there be a Scheme similar to the Property Owners' Protection Scheme for Commercial Properties?

TII do not intend to put in place a Property Owners' Protection Scheme for Commercial Properties along the MetroLink route. To protect commercial properties, TII contractors appointed to carry out the works will, with the agreement of the owners of such properties, commission chartered building surveyors to carry out a precondition survey of commercial properties.

In the event that it is determined that damage has occurred TII's contractor will be required to commission a follow up survey to confirm the extent of the damage and confirm if the damage has been caused by MetroLink works. Where property damage is confirmed to have been caused by MetroLink works the property concerned will have recourse to MetroLink project insurances.

5.5 What is a condition survey?

The condition survey will be a photographic and written record of the condition of the property. It will identify general information, outline and comment upon the condition of and clearly highlight any particularly sensitive internal and external features of each property and any existing cracking or other damage.

5.6 How long does a condition survey take?

The surveys will vary in length depending on the size and nature of the property. However, it is not anticipated that the surveys will take more than an hour or two to complete.

5.7 When will the surveys be carried out?

The surveys will be carried out as close as possible to the commencement of construction. It is important to note that construction cannot commence until an Enforceable Railway Order is granted by An Bord Pleanála.



5.8 Can I choose another surveyor not on TII's list?

No. The panel of surveyors is set up by TII following a formal tender process. The panel will be obliged to act impartially. Should you wish to use a surveyor who is not on the panel, this would have to be at your own expense.

5.9 What happens if I sign up to the Scheme but do not select from the panel of building surveyors?

If you do not select from the panel of building surveyors, TII will select one for you on a strict rotational basis before the start of construction works to ensure that appropriate records are established.

5.10 What will happen if I notice a change to my property during or after construction?

If you notice any change to your property during construction you should notify TII without delay. The earlier an issue is identified the easier it will be to determine the cause and resolve the situation. Any condition survey prompted by this notification will be carried out by the building surveyor company you initially selected, and an interim survey report will be issued to you and TII.

5.11 What is the ceiling for recommended repairs under the Scheme?

The Property Owners' Protection Scheme is in addition to the existing legal rights of property owners and is in place to provide a simple and prompt way of rectifying any damage caused under the project up to the ceiling of €45,000.

5.12 If the interim survey identified damage to my property what will happen?

If the interim survey or the final condition survey carried out by the appointed building surveyor recommends repairs to your property to rectify damage caused by the MetroLink works and those repairs cost up to €45,000, we will implement that recommendation promptly with your agreement. These repairs will be carried out by a contractor at a mutually convenient time.

5.13 If repairs are required, who carries out the repairs?

Contractors appointed by TII will carry out any repairs identified as promptly as possible at a mutually convenient time.



5.14 How long does the Scheme remain open after MetroLink is operational?

The Scheme will remain in place for twelve months after the opening of the MetroLink Line to passengers.

6 Next steps

Transport Infrastructure Ireland are in the process of writing to eligible property owners in relation to the Scheme.

Closer to the start of MetroLink construction in your area, you will be contacted with the details of the panel of three independent firms of building surveyors.

You will be invited to select your preferred firm of building surveyors and they will contact you directly to make arrangements for the initial condition survey to be carried out before construction starts.



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