

Residential Management Strategy

1) Refuse storage/collection info from in-apartment storage to removal from site

In the first instance, residents will segregate and store their refuse and recycling using the segregated internal waste storage bin in their kitchens. Residents will also segregate and store their food waste using a 5 litre internal food waste caddy located in their kitchens. This will promote the segregation of refuse, recyclable and organic materials at source.

The refuse, recyclable and organic materials will then be taken from the apartment by the resident to the refuse store on the ground floor. On the day of waste collection the reception managers will move the bins to the presentation zone. The refuse vehicle can park outside for the collection and removal of all waste from the site.

The refuse management has responded to the need to minimize the impact of refuse for landfill generated within the scheme on the environment. The management of the scheme aims to ensure that tenants maximize the proportion of waste that can be recycled so that it complies with statutory authority requirements.

2) Access to the building / apartments

The primary entrance is located on Store Street. A residential lobby space with concierge provides controlled access to the lifts that serve the residential floors.

3) Security

An access control system will restrict access into the dedicated residential lobby on Store Street. A second line of security within the lift will be provided with a security control fob required to activate the lift. The lift activation is to only permit the resident access to the floor of their apartment. Additionally the shared residential lobby is to include a concierge.

The concierge will meet and greet visitors and deliveries directly at the entrance. The access control system will also include an intercom connected to the apartments for use when/if the concierge is not available. Residents would need to come down to the lobby level to meet guests to avoid compromising the security if the concierge is unavailable to meet the visitor.

Security staff will be on duty during the day, with a presence, albeit reduced in scale, at night. Comprehensive Closed Circuit Television System (CCTV) will be in operation within the requirements of the Data protection Act 1998.

4) Parking & cycle parking

A shared secure cycle store is provided for building users within the ground floor. It includes provision for 54 bikes. Additionally each residential apartment purchaser will have the option for the inclusion of additional storage space for a folding bike to be included within the apartment base build.

5) Temporary drop off facilities

Temporary drop-off would be on Store Street with vehicles stopping in close proximity to the residential entrance.

6) Moving in/out arrangements

Prior agreement can be sought with the estate managers for the removal vehicle to be parked outside the development. Alternatively there are public parking bays along Store Street which could also be utilized and carparks.

7) Responsibilities for the different areas/uses

Residents will be responsible for internal cleaning, maintenance and repair within their apartment demise. The building structure, external facades, overall plant and machinery and all common areas will be managed by the estate management team.

8) Provision for post and delivery storage/collection

Post boxes are to be included within residential lobby. Access to them will be controlled by the concierge. The concierge will also manage deliveries and take temporary collection on behalf of the resident.

All loading and deliveries must be carried out from by prior agreement with the Management team. Transportation to the units will be via lifts, stairs as designated and set out in the leases.

9) Provision for online shopping deliveries

The concierge will manage deliveries and take temporary collection on behalf of the resident. The resident will take collection from the ground residential lobby.

10) Cleaning & maintenance of common areas, including façade

The external building façade, including the windows, will be cleaned using the building maintenance unit as part of the site wide strategy undertaken by the estate managers. The internal common areas including lift lobbies, corridors and entrance lobby will be cleaned and maintained by the estate managers.

11) Concierge services

A concierge service is to be provided within the residential lobby. This will be managed by the estate management team for the development.