

**Eliza Yard
Ancoats
Management Statement
May 2021**

The logo for Manchester Life is contained within a white circle. It features the word "manchester" in a lowercase, sans-serif font, positioned above the word "life". The word "life" is in a larger, bold, lowercase, sans-serif font. The entire logo is rendered in a dark purple color.

**manchester
life**

Management Statement in Support of Eliza Yard Site Planning Application

This planning application is for the development of the Eliza Yard site to provide 118 residential units to Ancoats, Manchester. The Site is bounded by Poland Street to the west, Jersey Street to the south, the City Court Trading Estate to the north, and a surface car park to the east. The Site can be accessed by pedestrians and vehicles via Jersey Street.

The Site is currently used as a surface car park accessed from Jersey Street. The Site is enclosed by various means including security fencing and a wall along Poland Street. The existing surfacing consists of areas of hardstanding with limited areas of self-seeded vegetation. Modern industrial units lie to the north and west of the Site with the residential neighbourhood of Miles Platting further beyond to the east. The Rochdale Canal is located 0.1km south of the Site.

Sales Strategy

The finished dwellings will be marketed for sale on long leaseholds (say 250 years). Our marketing strategy will target owner-occupiers, rather than landlords (e.g. no material discounts for off plan purchases, discouragement of multiple purchases). Covenants in the leases will set out the rights and obligations of each tenant, including a prohibition on lettings under 6 months long. This is aimed at avoiding single-night/weekend lettings, which have become problematic elsewhere within the City.

Access and Security

The building has a 24/7 concierge, access-controlled entry and monitored CCTV. As part of the development of the scheme the team will be working with Greater Manchester Police to gain a Secured by Design accreditation for the building.

Staffing Levels and Concierge

The building will have a 24/7 concierge. The building will also benefit from a housekeeper to keep communal areas clean and a maintenance team who will also manage the waste and recycling facilities. To accommodate this team there are welfare facilities located on the ground floor.

Waste Strategy

The residential and commercial units will be in line with the outlined Waste Management Strategy, completed by Buttress and submitted to form part of the Planning Application pack.

Car Parking and Cycle Parking

The building has two disabled car parking spaces plus a loading bay. There is also an indoor cycle parking for residents. The residential parking for the building will be located at the proposed Mobility Hub.

Cleaning and Maintenance

Cleaning of the communal areas would be undertaken by the Housekeeper. Servicing and maintenance would be arranged through the management company set up to manage this building. We would expect the Management Company, established by MCC, to take responsibility for the management and maintenance of the public realm in the area.

Residential Management and ongoing Management

On completion a Management Company will be established to hold the 999-year leasehold interest. The owner of each dwelling will be entitled to one share in the Management Company and will be obliged to pay a service charge. The service charge will provide for the long-term management and maintenance of the external areas, common areas, building insurance, and any other shared services.

Service Charge Strategy

The Management Company will set, review and collect the service charge from the owners of the dwellings and will be responsible for enforcing the covenants in the leases. Such enforcement can extend to taking legal action against tenants who breach the lease covenants – we are aware of legal actions underway in the City against owners who have offered single night lettings in breach of their lease covenants.