Waterhouse Gardens Gym Management Plan

Project : Waterhouse gardens
Address: Dutton Street, Manchester, M3 1LE
Launch Date: July 2025
Managing Agent: Salboy Property Management Ltd

Introduction:

This management plan is to ensure the efficient, safe , and least disruptive use of the gym facility at Waterhouse Gardens.

Opening Hours:

The Gym will be open from 6am to 11pm 7 days a week. No access will be permitted outside these times apart from for emergency services and maintenance engineers.

Access:

Access is controlled by fob, fobs are only programmed for access after the relevant waivers have been signed by the user

Noise and Music:

Music noise levels have been set and electronically controlled via an app on an Ipad located at the concierge desk so music levels cannot exceed the agreed internal limits.

The general noise levels will be monitored by the concierge and onsite management team. The gym is covered by extensive CCTV and any user who is witnessed to be using the weights and machines in a way that caused excessive noise will be warned and it may result in them being asked to leave the gym and future access restricted.

Cleaning and Maintenance:

The gym will be cleaned daily by the onsite housekeeping team at Waterhouse Gardens. They will have a cleaning schedule , but will also look out for any faults or damage to the machines and report these to the management team

The Building Manager and Assistant building manager will also inspect the gym at least once a week and will report any maintenance issues to the maintenance company who will attend and repair.
Cleaning materials will also be made available to users so they can clean equipment down after use.

User Policy:

The following policy outlines the rules, expectations, and conditions of use for all residents and their guests. By entering and using this facility, all users agree to comply with the below.

Resident Access

- The gym is fob access only, fobs will only be programmed once relevant proof of tenancy is presented and the Gym Waiver document is signed
- The gym is for the exclusive use of residents at Waterhouse Gardens.
- All residents must complete a Gym Waiver and submit it to staff prior to using the facilities.
- Residents must be aged 16 or older to use the gym.

Guest Policy

- Residents may bring up to one guest per apartment.
- All guests must be signed in at Reception and complete a Guest Gym Waiver before using the facilities.
- Guests must be accompanied by their resident host at all times.
- Residents are fully responsible for their guests' conduct, safety, and compliance with all rules.

Conduct & Rules

- Users must behave respectfully toward others and equipment.
- Misuse of equipment, unsafe behaviour, or failure to comply with rules may result in suspension of access.
- All users must:
    - Follow posted gym rules and signage.
    - Use equipment safely and report faults or incidents to staff.
    - Clean equipment after use with provided sanitiser and cloths.

Health & Safety

- Residents and guests must only use the gym if they are physically fit and medically able to do so.
- Users should consult a doctor before beginning any fitness programme if they have health concerns.
- Emergency contact information must be provided before use.
- The gym is unsupervised; users participate at their own risk.

Liability & Waiver

- All users must complete a waiver acknowledging the inherent risks of gym use.
- The Landlord is not liable for any injury, accident, or loss sustained in the gym, except in cases of proven negligence.
- CCTV operates 24/7 in the gym for security and safety monitoring.

Violation of Policy

- Breaches of this policy may result in temporary or permanent loss of access to the gym.
- Any damage to equipment caused by misuse will be charged to the responsible resident.