

28/03/24

Residential Management Plan

1. 24-Hour Management of the Site:

- We will implement a property management team to oversee the building 24/7.
- The Property Management Team's Block Management Department will manage the building from 9am to 6pm, ensuring routine operations and addressing any non-emergency concerns during regular business hours.
- An out-of-hours emergency team will be on standby to address any urgent issues that may arise during the night, providing a swift response to emergencies.
- A dedicated contact person will be available at all times to liaise with the City Council concerning servicing, refuse storage, and removal.

2. Maintenance Strategy for Public Realm Areas:

A comprehensive maintenance strategy for public realm areas is outlined below:

- **Surfaces:** Regular inspections and maintenance of pathways, roads, and other surfaces to ensure safety and aesthetics.
- **Planting:** An established schedule for planting maintenance where required, including seasonal care and replacement of greenery when necessary.
- **Litter Collection:** Regular litter collection routines with designated bins strategically placed throughout the public areas where needed and appropriate.
- **Maintenance Vehicles:** Details of where maintenance vehicles will park are provided, ensuring minimal disruption to the community. There is parking available within the building which may be used by maintenance contractors when needed.

3. Refuse Management and Cleaning Services:

- A dedicated cleaner will ensure that all refuse is disposed of correctly, maintaining cleanliness within the development.
- The cleaner will manage the bin rooms, ensuring they are well-maintained and ready for collection by the Council's refuse collection service.

4. Noise Management

- Installation of signage to clearly mark quiet areas, fostering a culture of consideration for noise levels.
- We will develop and distribute explicit community guidelines delineating acceptable noise levels during various times of the day. Educational initiatives will be conducted to raise awareness about the impact of noise on fellow residents.
- Installation of noise monitoring devices in crucial communal areas where needed and to monitor and analyse noise levels.
- Prompt Response Protocol: Implementation of a swift response protocol to address any noise complaints promptly. Coordination with local law enforcement for assistance in managing noise disturbances when necessary. Additionally, residents will be informed that repeated offenses may result in a breach of the lease agreement.

Parking management strategy

The parking facilities will be utilised by maintenance contractors providing services such as fire safety maintenance, drainage and gutter upkeep, cleaning services, delivery drivers, and other related activities. This ensures convenient access for essential maintenance tasks and services within the community.

Kind Regards,



Mohammed Q. Anwar

Director