



Jetts Fitness

Management Plan Information

Proposed Site Address:

The Pavilion, Circle Square, Manchester
M1 7FA

Dec 2023

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Section 1: Overview and purpose of this document

This document has been prepared to provide details of the management activities and control measures that will be implemented at the new proposed gym site at The Pavilion, Circle Square, Manchester M17FA

Section 2: Club Details

The proposed site is in the heart of Manchester's innovation district, Circle Square. We will occupy more than 8,500 sq ft in one of Circle Square's most unique spaces, the North Pavilion.

Circle Square is a thriving new neighbourhood which boasts over 1,700 new homes, 1.2 million sq ft of workspace and over 100,000 sq ft of retail and leisure space, including a variety of restaurants, boutiques and bars. Jetts Manchester would be an affordable and boutique state of the art gym operating 24/7.

Section 3: Staffing Plan

At the proposed Manchester gym, we plan to employ one gym manager, one assistant manager and another part-time team member, 1-2 cleaners, and 5-6 personal trainers. The gym will be staffed from 6am onwards each day. We will also have cleaners until 2am minimising the duration of time that the site is unstaffed. Usage during the night is extremely low. See further details around usage activity including statistics in section 9 as well as the security and access measures in place in sections 5 and 7. Another point to note is the Assembly development itself has a 24-hour security staff member on duty and their office is directly adjacent to the proposed gym site.

Section 4: 24/7 Opening Hours

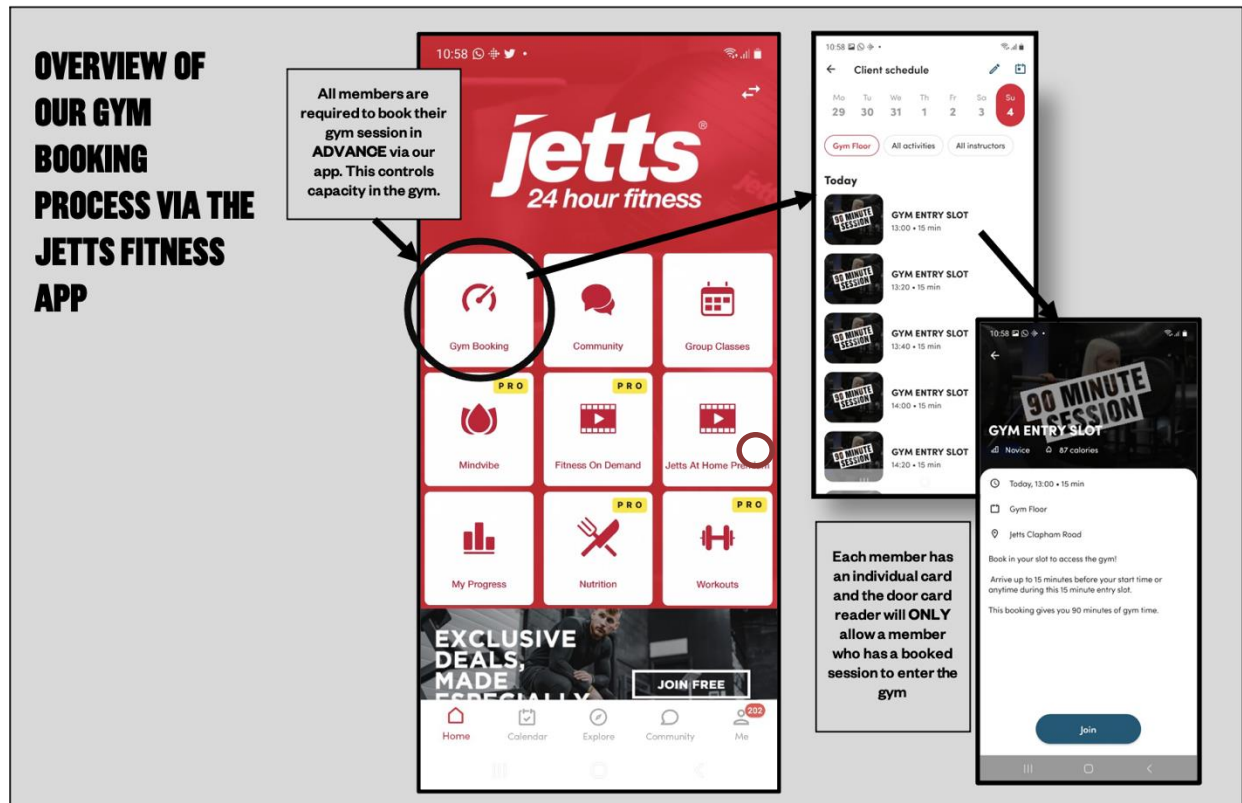
Because we operate 24 hours a day, members do not have to rush to access the facility before it closes or await for it to open. Active members gain access with a unique swipe entry key card which is linked to their member account. The extended trading hours of Jetts Fitness gyms reduces demand for parking in comparison to other gyms as use is spread throughout the day. Members can access the facility at all hours and not just on the way to or from work like at most gyms, lessening the peak usage times during the typical rush hours of 7am – 9am and 5:30pm – 7:30pm. Due to the location of the Manchester site being in a densely populated area and close to Manchester University we expect the majority of our members to arrive on foot.

In general, members of gyms will live close by (walking distance) or pass the gym on their route to work. We have found from our other gym sites that 98% live within a 15 minute walking distance.

Section 5: Entry Procedure and Online Booking System

The member entrance door is equipped with a proximity access control system. To gain entrance, the member holds their membership card in front of a device called a proximity reader. As the member enters, they pass by a mechanism called a tailgate detection system. This system validates only one person to enter the facility at a time.

Figure 4: How our online booking system works in the app



Section 6: Personal Health & Safety

On average, less than 5% of members choose to work out at Jetts Fitness Clubs between the hours of 10:00pm and 5:00am. We know there is rarely only one person in the club during those hours. Even so, the use of lanyard worn personal security devices (PSDs) is strongly encouraged by club owners.

The PSDs, as well as clearly labelled emergency 'red phones' in each club, provide instant emergency notification in the event of an accident or illness.

When a PSD button is pushed or red phone is lifted, it immediately notifies an alarm retrieval centre (ARC). The ARC is staffed 24 hours a day, 7 days a week monitoring camera in all Jetts Fitness clubs. Each club is fitted with high resolution surveillance cameras that allow the ARC staff to see what is happening in the club and speak via an audio system to anyone in the club. When the ARC receives an alarm, they contact the club owner and emergency personnel.

The ARC meets Cat 2 standards (BS: 5979), which ensures level one police response (BS: 8418).

Section 7: Crime & Safety

Security and safety are of paramount importance to Jetts Fitness. All of our gyms are monitored using CCTV in all areas, and remotely monitored via a system that has audio and visual access to the facility. This system is in operation both during staffed and non-staffed times. For added security a smoke-coloured dome is placed over the camera to conceal the direction its lens is pointing, and there is a dedicated high resolution camera positioned by the entrance.

These systems are run by our security partners who install electronic security systems to NSI Gold standards, which is the highest in the UK. This covers a multitude of additional standards, like ISO, which is internationally recognised, as well as many local British standards.

Automated External Defibrillator

Jetts Fitness has a policy in place that requires each of its locations to have an Automated External Defibrillator (AED) installed on site. The AED must be installed in such a manner that it is accessible to and in clear view of all members. A sign will be posted in plain view providing instruction in the use of the AED and in cardiopulmonary resuscitation.

Section 8: Our Members

Members who use Jetts Fitness clubs outside normal hours often comprise of shift workers such as community servants, nurses, shift workers and correctional/police/fire officers. Most members are residents of the surrounding area, people who work in adjacent commercial units, and other members of the local community who are keen to maintain their fitness and well-being. Many members walk or cycle to their club from either home or work, this club has no parking so vehicle increase is limited to bin collection and bi monthly cleaning, small wear delivery.

We will have 12 dedicated secure cycle spaces within the gym for use.

Section 9: Gym Usage

Our gyms are by design small to medium format and convenient to the local population. The typical member base is far smaller than the standard commercial big box gyms or traditional leisure centres.

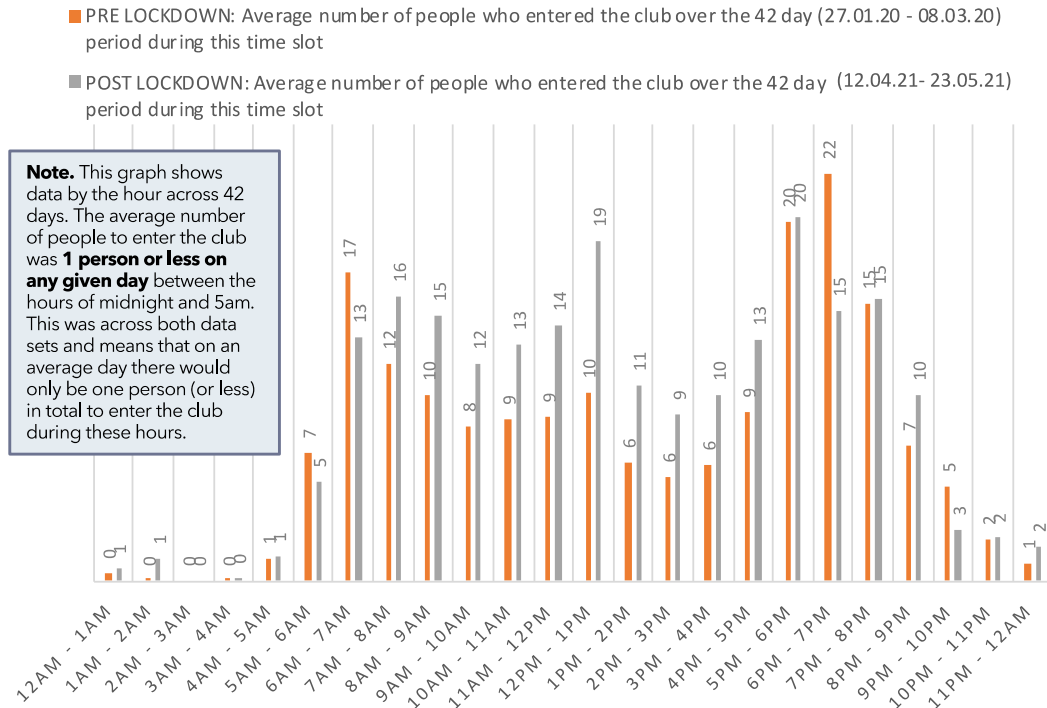
In general, gym usage between the hours of 12am and 6am represents between 1% and 5% of total member visits. During the weekends usage between 12am and 6am often does not exceed 2% of recorded visits.

Usage and access to the gym is very limited at night and we believe it will not create an impact to the local area in terms of increased noise.

To further illustrate this we have taken a 6 week real data set from Jetts Clapham Road which is also based in an area with similar demographics in. We have included two data sets from pre and post lockdown to further support the evidence base and provide confidence that there will not be an impact to residents that live in the surrounding areas.

The graph below shows that on average on any given day we will have 1 member or less access the club between 12am and 5am. The number of entries between the hours of 5am and 6am are also limited and on further analysis on entry times we can see that the majority were between 5.45am to 6am.

AVERAGE NUMBER OF ENTRIES IN A GIVEN HOUROVER A 6 WEEK PERIOD AT SIMILAR CLUB



Further analysis of the data set showed that of the people that accessed the club at late hours over the most recent 42 day period were all made by 16 individual members who have all completed full inductions to the club (standard procedure on taking a membership), booked their specific slot via our online app, used their individual card to open our soft close entrance doors. None of these visits were made in groups. All were individuals accessing the club on their own.

The data also shows that no members accessed the club between the hours of 3am and 4am on any of the days. This again illustrates that the usage and potential disturbance from any members entering the proposed club would have a very limited impact on the surrounding area. This gives us confidence that the proposal to only use one entrance along with our soft close doors will not cause any disturbance to the local area. In addition, there are no residences immediately around us that we believe would notice any arrivals to the gym.

Section 10: Noise Management

Noise abatement measures are built into the design of the Jetts Fitness club which is low impact and scaled down compared to other gyms. The features include:

- The only entrance to the gym will be to the front of the site at Circle Square which does not have any residential neighbours above or adjacent to it.
- All windows are non-operable and fixed shut at all times, with air conditioning supplied to filter air.
- No loud bass beats typically associated with most gyms, rather, the proposed gym will have low volume background music playing throughout, which is set and locked by the manager in the administration office.
- All the cardiovascular equipment has individual screens and members wear headphones to listen to the sound.
- In respect to the noise the following flooring: 40/80mm underlayer & 8mm top layer, 40/80mm underlayer & FX Tile or Ecore Smash Tile will be used as part of the gym flooring throughout the facility in any weight dropping areas.
 - Specific tests were conducted in the mezzanine above the proposed gym site and results with recommendations for flooring and location of strength and conditioning areas that would create the least impact. We will use this and implement the appropriate flooring so that disturbance is not caused.
- Night-time usage i.e. 12am-5am of Jetts Fitness clubs is very low. Typically less than 1 member/ per hour on average which suggests the unlikelihood of members arriving in groups. Usage from 5am to 6am is also low. Please see section 9.
- Noise from ingress and egress of patrons during night-time is considered to be little to no impact as there is member only access from the front.
- The doors soft close automatically behind patrons, access is granted to members by key card fob and members book their gym time by the Jetts App.
- As the area is a pedestrian area only, there will be no noise impact from vehicles.

Section 11: Fire Strategy

There will be dedicated fire exits in the building and a fire alarm system installed. The Fire Detection and Alarm System will be designed to provide a BS5839 Pt1, 2017 compliant system to an L2 category. BAFE / NSI certification will be issued upon completion by our contractor.

Alarm sounders will be provided to alert occupants in the event of a fire and aid in the evacuation of the building. The appropriate number and location of these devices will be determined as part of the design development process.

We will have regular checks and fire assessments conducted at the site.

Section 12: Cycle Parking Provisions

We will provide 12 bike cycle storage within the gym. The dedicated area within the gym can be seen in the proposed ground floor elevation document that will be submitted as part of the full application if required.

Section 13: Refuse Storage Information

There is a dedicated and closed off refuse storage area at the rear of the gym. All refuse will be stored and collected from this area.