

Residential Management Statement – Old Mill Street

The residential management statement is prepared by Urban Splash to accompany a full planning application for a residential-led development to provide 40 no. (Use Class C3) and ground floor commercial space (Use Class E). The proposal will include landscaping, parking, cycle parking, supporting infrastructure and associated works to facilitate the development coming forward. The site is located at Old Mill Street, Ancoats.

Resident Management Strategy

Urban Splash will seek to prohibit single-night/weekend lettings.

Urban Splash will set out expectations for residents regarding refuse, noise, moving in and out, car parking, visitors and general behaviour. The company will also set out what residents can expect from them or the chosen Managing Agent in terms of response times to complaints/etc.

Residents will be required to authorise their move in-or-out date and time slot with the concierge. There is accessible and regular parking spaces that can be used to the east of the site.

Access and Security

The building will have a 24/7 point of contact, access-controlled entry and monitored CCTV. The applicant has engaged with Greater Manchester Police with regard to a Secured by Design accreditation for the proposal.

Waste Strategy

Residents will be able to access the refuse store from the ground floor lobby, via the lift or stairs. The residential and commercial units will be used in accordance with the outlined in the submitted Waste Management Strategy Proforma which forms part of the planning application pack.

Car Parking and Cycle Parking

The proposed development will include four regular and one disabled car parking bays. There will be a secure storage for provision of 48 bicycles for residents to use.

Cleaning and Maintenance

Cleaning of the communal areas will be undertaken by employed cleaners as part of the service. Servicing and maintenance will be arranged through building management responsible for the building.

Residential Management and ongoing Management

Urban Splash is well experienced in residential management with a management team and trusted tradesman working across the portfolio to provide high levels of customer service and fast response to any maintenance and management issues. The management team will deal quickly and robustly with any breaches of tenancy agreements such as noise, but will also provide a fast route for tenants to request repairs for instance.

Commercial Unit Management Strategy

There is one commercial unit on ground level within the proposed development. The occupiers of the commercial unit are not presently known; although, the prospective tenant lease will not permit amplified sound, with the exception of some background music for enjoyment of use within the space.

There will be a strict no smoking policy in all areas of the commercial unit. Staff will not be allowed to smoke within the locality of the building. The tenant will be responsible for obtaining any necessary planning relating to branding and signage. The commercial tenant will be required to maintain all areas within their occupation in a clean and tidy manner.

The management of the commercial unit will be subject to details once a commercial tenant moves in.