

86 CROSS STREET MANCHESTER

This Strategy document is designed to ensure the regular and efficient management of 86 Cross Street.

Maintenance/Repairs to Communal Areas

The building will be managed by a managing agent, Manchester Residential Management Limited (MRM) who have experience of managing listed buildings in the City Centre and have been active in this area since 2005.

MRM will make regular inspection visits to the building to check on the condition of the building and ensure that the building is maintained to a high standard.

MRM will utilise their panel of contractors to deal with day to day maintenance of the building following reports made by residents or the cleaning contractor of any maintenance issues that need to be addressed.

Security

The building will be equipped with a CCTV security system covering the communal areas and the main entrance door. The CCTV security system will have remote access with images retained for 14 days.

The building will benefit from a fob entry access system to control access to the building.

Energy Management

The communal areas will be fitted with energy saving LED light fittings. The light fittings will have integral motion sensors, so the lights are only activated by movement.

Janitorial Services

Due to the small size of the building in terms of the number of residents it would not be cost effective to provide a full-time caretaker for the building. MRM will utilise a cleaning contractor with the relevant expertise to provide the janitorial services required for the building which will cover the internal common areas and external areas of the building.

Cleaning of Common Areas / Window Cleaning

The common areas will be cleaned on a weekly basis and if required extra cleaning will be carried to address any issues.

The windows will be cleaned on a quarterly basis via a reach and wash system.

Waste Disposal

1. The residential refuse store will be provided on the ground floor of the building.
2. The Rules and Regulations of building will request that all residents must place their rubbish in a bin within the refuse store and not under any circumstances, leave their rubbish within the communal areas of the building.

3. The Rules and Regulations will always be strictly enforced.
4. The bins will be made available for collection by the Council as necessary each week. The bins will be presented on the street by the cleaning contractor for collection by the Council and returned to the refuse store once the bins have been emptied by the Council.
5. As Managing Agents, MRM will ensure that all tasks are carried out strictly in accordance with the list of duties to be undertaken by the contractor.

Receiving Deliveries

The postman will be provided with an access fob for the building to enable deliveries. The postman will make deliveries direct to the front door of the flat. Any parcels, packages and other deliveries addressed to residents which cannot be placed through the letter boxes should be taken away by the postman leaving an '*Unable to Deliver*' note (or similar) in the appropriate letterbox.

Under no circumstances should delivery items be left outside of flats or in communal areas.

The Rules and Regulations of building will state that no items are to be left within the communal areas as the communal areas are to be left clear at all time.

Contact details for the Managing Agent

Manchester Residential Management Limited
22 Church Street
Eccles
Manchester
M30 0DF

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