

DOWNTOWN
**VICTORIA
NORTH**

85 Rochdale Road

**Residential Management Strategy
(Phase 2)**

Date: 21st March 2026

Prepared for: Manchester City Council (Planning Validation)

Reference: Villafont / 85 Rochdale Road Phase 2



85 Rochdale Road: Residential Management Strategy (Phase 2)

Introduction

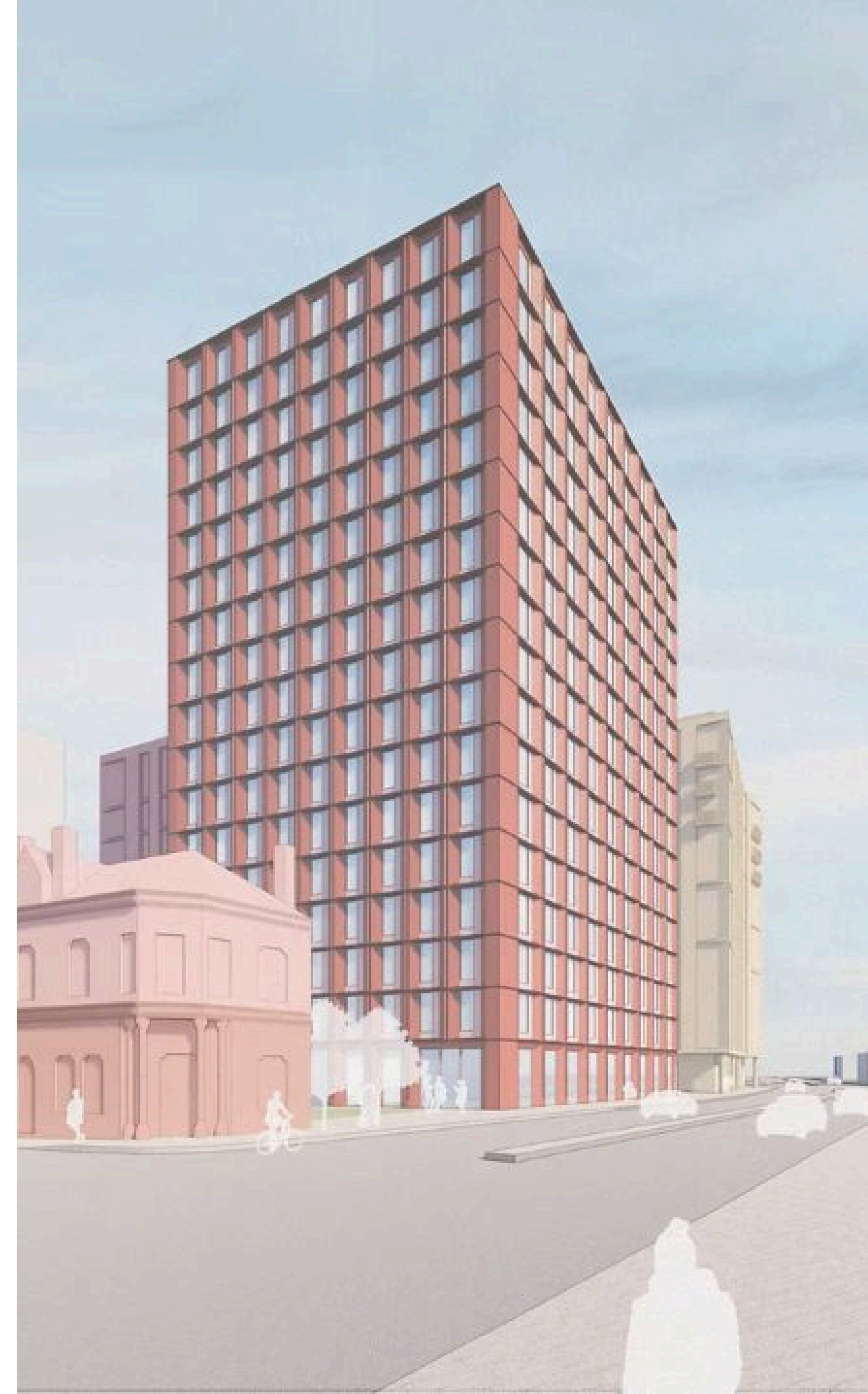
This document has been produced to support the planning application submitted to Manchester City Council (MCC) for the residential development located at 85 Rochdale Road. This site is the second phase of the Rochdale Road development, otherwise known as the Downtown Victoria North development. It outlines the strategy for the communal areas of the scheme, providing a framework for management prior to the appointment of a final managing agent.

A more detailed Residential Management Strategy will be submitted to MCC for approval prior to the occupation of the development.

The Site

The Phase 2 site is bounded by Rochdale Road to the south, the Marble Arch pub to the west, and Phase 1 of the 85 Rochdale Road development to the north and east.

- **Development Scale:** The proposals include a landmark residential building comprising 153 apartments.
- **Building Height:** Current designs propose a G+16 storey tower
- **Commercial/Amenity:** The ground floor is designated for resident amenity space
- **Context:** The site currently comprises an existing two-storey building and a surface car park within Victoria North.



The Management Budget and Regime

A robust management regime will be established for the maintenance and administration of the shared and public areas of the scheme. The responsibility for the long-term stewardship of all shared areas will be granted to this regime.

The annual service charge budgets will be made available via a web portal for residents to provide feedback. The management service will include:

- Calculation and apportionment of service charge budgets on an annual basis.
- Collection and administration of service charge accounts and ground rents.
- Direct recruitment and training of site-based operatives.
- Liaison with solicitors to ensure all elements of the occupational leases are satisfied and enforced to protect residential amenity.

Core Management and Staffing

The building management resources will deliver a high level of soft maintenance services through directly employed site-based operatives. Service charge budgets will provide for a 24/7 manned resource.

Direct Services:

- Cleaning of communal areas and the reception.
- Refuse and waste management in line with site-specific strategies.
- Litter patrols and non-specialist landscape maintenance.
- Concierge services and control of site deliveries and access.



Repairs Management

A team of technician-level surveyors will manage day-to-day repairs, ensuring works are carried out to the highest standard and best value.

Maintenance and Specialist Services

Specialist sub-contractors will be retained for technical and high-level maintenance requirements.

- M&E Plant and Equipment: Comprehensive maintenance contracts will be held for passenger lifts, security systems (fire and intruder alarms), access controls, and ventilation plant.
- Window Cleaning: Due to the building height (G+16), specialist access equipment and personnel will be used for external glazing and communal area cleaning.
- PPM and Reserve Fund: A Planned Preventative Maintenance (PPM) schedule will provide life cycle costings, underpinning a reserve fund for periodic large-scale communal expenditure (e.g., communal redecoration).

Amenity and Community Protection

The strategy aims to maximise residential amenity through robust lease regulations.

- Lease Terms: Use of apartments will be regulated to restrict noise, prohibit commercial use, and eliminate short-term or nightly lets (e.g., Airbnb) through minimum subletting terms.
- Digital Communication: A web portal will facilitate communication between occupiers and management, providing instant access to building documents, an info bank, and community forums.



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