



MANAGEMENT PLAN

Change of use of building from commercial use (use class E) to small House in Multiple Occupation (HMO) for four people (use class C4)

289 Hull Road

York

YO10 3LB

December 2023

- The property will be occupied by no more than 4 individuals. The house will be fully furnished. All rooms are above the required threshold.
- Communal areas and amenities include use of an open plan lounge / kitchen area and usual furnishing, with usual appliances including an automatic washing machine; washing to be dried on a line in the rear garden or by tumble drier.
- Domestic rubbish/garden waste to be disposed in the appropriate large bins situated on site for all properties – see drawing HR005 drawing for location of bin store
- A schedule of waste/recycling collection days to be notified to the tenants and made aware of responsibility for proper disposal and the clause in the tenancy agreement relating to that to be drawn to their attention.
- Attention of tenants to be drawn to clause in tenancy agreement relating to excessive noise and other antisocial or unreasonable behaviour.
- Landlord to perform regular checks on fire alarms and also in relation to the condition of the Property.
- Landlord to check that refuse/recycling bins or other rubbish receptacles are not stored to be stored in the common areas.
- Landlord to provide tenants with contact details of landlord for reporting faults or any maintenance issues.
- Landlord to provide immediate neighbours with contact details (telephone number and email) for use in the event of emergencies or matters of concern.