

SHORT TERM LET MANAGEMENT PLAN AT 286 GLADSMUIR ROAD, GLASGOW G52 2LA

TOTAL FLOOR AREA 73m²

PROPOSED USE OF PROPERTY

286 Gladsmuir Road, Glasgow is a residential property. The proposal is for the property to be used for the purpose of short-term let accommodation. The target market will be working professionals who come to Glasgow to work on a short-term basis.

Our Management Company at Signature Apartments are a well-established management company who deal with both long and short term lets.

The property itself comprises of three double bedrooms, a kitchen, living/dining area, kitchen, and bathroom. It is to be let as one full property only. The maximum number of guests which can be safely accommodated is 6 but it is predicted that majority of guest stays will be for 3 persons only, given the nature of the target market.

MAINTENANCE AND CLEANING

Cleaning and maintenance will be managed directly by the management company.

Cleaning services will be provided at the end of any stay and proposed weekly during any longer stays. Maintenance issues will be managed by the agent, with the owner conducting their own quarterly inspections to ensure high quality upkeep of the property.

The garden design is low maintenance and regular upkeep of the garden grounds will be by a local landscaping company.

ACCESS FOR SERVICE AND DELIVERY

The property has on street parking only. Given that there are no properties on the opposite side of the road, parking is not expected to be problematic, particularly given the shorter time frames required for service and delivery. The owners propose using a smart keypad system for services to access the property. Individual access codes will be provided, thus providing privacy and security of the property.

GUEST ACCESS PROTOCOL

It is proposed that guests will use the on-street parking directly outside the property.

Guests will be provided with an individual code to the smart keypad lock for the duration of their stay, thus lowering the risk of lost keys and increasing the overall security of the property.

WASTE DISPOSAL

The existing bin compound is to the rear of the property behind gates. There are no plans to change this and guests will be asked to move bins to the kerbside on collection day.

CONTROL OF NOISE AND DISTURBANCES

The target market for guests is working professionals, which mirrors most of the residents in the block.

It is proposed that check-in times are between 3-7pm. In the unlikely event that check-in is required out with these times, it will be managed at the discretion of the agent and reminders will be given to respect neighbours on entry. Check-out will be by 11am on the day of departure.

PROPERTY SECURITY AND SAFETY

The security and safety of our guests is paramount. All doors and windows are lockable with keys provided. All safety certificates (EICR/ Gas Safety/ Legionella RA/ PAT Testing and Fire RA) on the property will be maintained and held on file by both the owners and the managing agent.

HOUSE RULES

The following house rules are to be provided to all guests at the time of booking, and will be displayed in the property:

- No parties
- No outside visitors or overnight guests without prior approval from your host
- Do not engage in illegal activities anywhere on the property
- Quiet hours: between 9pm and 8am please be respectful of neighbours by keeping noise levels low
- Children are not to be left unsupervised
- Please lock all the windows and doors when leaving the property or during sleep
- No smoking inside the property
- No pets
- Please adhere to waste recycling and place waste in correct bins as per the stickers provided
- Please help us by moving bins out and place them on the kerbside on Thursday night for Friday's collection
- Please turn off all electrical devices when leaving the property
- Please let the host know if you break or damage anything so we can arrange the replacement or repair for the next guest.

IT SHOULD ALSO BE NOTED THAT I AM THE OWNER OF THE FLAT BELOW