

Management Plan

45C Clifton Rd Ruddington

1 This premises management plan ['MP'] accompanies applications for planning permission for a flexible residential use. It is to facilitate the running of the premises whilst preserving the amenities of neighbours.

2 The applicant's agent is The Travel Fox ['agent'] that manages lettings and carry out all amenity controls e.g. cleaning, laundry, maintenance and booking of all lettings. This MP should be read as a framework to define the terms of lettings reflecting a minimum standard of service to be provided.

3 Any C1 short-term letting will be for a maximum of 90 days, whereafter the contract ends and occupants are required to vacate.

4 To preserve the amenities of neighbours and occupiers, the occupiers and their visitors agree to act in accordance with the occupant obligations as part of the letting terms.

Occupants' obligations

As part of the letting terms all occupants and their guests agree as follows:

A keep the premises clean and tidy and leave it in the same condition as found at the start of the letting;

B not allow pets into the premises unless otherwise agreed in writing;

C not to smoke or hold parties within the premises or the surrounding grounds – NB there is noise devices at the premises enabling the agent to remotely monitor at all times;

D only have a maximum of 6 persons to stay in the premises overnight, additional guests must be escorted by the occupants at all times and encouraged to leave before 22:00 hrs and maintain quiet hours between 22:00 and 07:00 hrs;

E allow access to the premises for maintenance and servicing at reasonable notice save in an emergency, in which case the owner/agent may enter without notice;

F any C1 letting may be terminated at any point if in the agent or owner's opinion any occupier commits an illegal activity, behaves in an antisocial manner, cause a nuisance to neighbours, cause damage or act in a way that is likely to cause damage to the premises, act in a way which would expose the owner to criminal sanction; and

G if the letting is terminated as a result of F above, i.e. the case of a C1 short letting, all the occupants must vacate premises immediately.

Owner's obligations

5 The agent provides the letting occupiers with the telephone number 0808 175 0273 – which will go to the agent or, if they are unavailable to Zoom Office who will be available at all times to address problems; it will also be displayed on a permanent notice within the entrance to the premises and supplied to neighbours, to allow the reporting of any problems.

6 The agent will manage checking in and provision of keys upon arrival which shall be after 16:00 hrs on the first day of any letting. Checking out is before 11:00 hrs.

7 The checking in process will include direction for evacuation, a permanent notice within the premises repeating the same, plus a telephone number for plumbing, electrical and other problems.

8 All problems will be logged and dealt with within a reasonable time depending upon their nature, and the occupiers acknowledge the owner retains a master key to facilitate access at all times in the event of any emergency, and for the reasons set out above.

9 The agent will provide occupiers under C1 short lettings, cleaning and refuse disposal services, change of linen and towels, at the end of the letting. Occupiers, whether C1 or C3 lettings, must place refuse in the bins provided in the kitchen, separate receptacles for recycling, food waste, and general refuse.