

Management Plan

Mary Ann Doyle House, Seymour Road, Northfleet, Gravesend Kent DA11 7BW

This Management Plan forms part of the Terms and Conditions of occupancy, which is contained in the Licence or Assured Shorthold Tenancy Agreement (AST) under Part 1 of the Housing Act 1988 (including any subsequent amendments).

This Management Plan exists to ensure neighbourly behaviour within the shared home and the wider neighbouring area. It is given to each tenant and displayed in a conspicuous place in the Property to be easily viewed by tenants.

1.0 Cleaner/Gardener

A cleaner will be contracted to regularly visit the property in order to upkeep the communal areas and to make sure the property is being kept in a tenant like manner, bins are emptied and disposed of correctly and garden/ patio maintained throughout the year.

A further service can be offered at additional cost for laundering bedlinen and towels.

2.0 Internet

In order that the house has fast enough internet, this will be upgraded to the fastest available to ensure tenants have the opportunity to work from home should they require.

3.0 Rubbish and Recycling management

The property has a side access to be used for taking through rubbish and recycling bins to the front of Mary Ann Doyle House on collection days.

Household waste shall be managed in a controlled and efficient manner and in the allocated bins. It is the tenants duty to ensure the bins are taken out to the front of the property on the rubbish and recycling collection days and left and collected in a quiet and tidy manner.

Tenants should be co-operative in complying with requirements in relation to the rubbish and recycling collection days, and any special requirements relating to the disposal of rubbish or waste minimisation.

5.0 Security

a) Whenever absent from the Property, close all windows and doors to maintain security and prevent rain and water damage.

6.0 Smoking and vaping

Smoking and/ or vaping is not permitted indoors nor within any communal area inside or outside. However, where any smoking shelter is provided or, smoking/ vaping shall only be permitted in this area.

7.0 Pets

Pets are not permitted with the exception of registered assistance dogs, for example, but not an inclusive list, guide dogs or hearing dogs etc., by prior written permission of the landlord.

8.0 Damages and breakages

Damages and breakages must be reported to the Manager/s.

9.0 General obligations of tenants

- a) Comply with your Licence/ Assured Shorthold Tenancy Agreement (AST)
- b) Respect the residential amenity and security of Mary Ann Doyle House and your neighbours, especially to not create noise which is offensive to neighbours especially between 10pm-8am and during arrival and departure at any time throughout your occupancy.
- c) Refrain from anti-social behaviour;
- d) Manage bins and recycling in a respectful, neighbourly manner and place outside for collection on the appropriate collection days.
- e) Any gathering, celebration or entertainment permitted at Mary Ann Doyle House must not conflict with residential amenity and must comply with your Licence/AST.

10.0 Complaints and dispute resolution procedure

- a) Tenants must report any problems or incidents promptly to the Manager/s; and
- b) Comply with any instructions from the Manager/s and security services

11.0 Compliance

- a) Breach of the Management Plan is a breach of the Terms and Conditions of occupancy.
 - b) Such action could result in termination of permission to occupy the Property, eviction, loss of rental paid, deductions from security deposits and extra charges.
 - c) It is therefore important for all tenants to be aware of their obligations and of their responsibilities to make any Visitors to Mary Ann Doyle House aware of these requirements to maintain the amenity of Mary Ann Doyle House and its neighbourhood.
 - d) The Owner/s and Manager/s reserve the right to terminate permission to occupy and to evict from Mary Ann Doyle House, Guests or Visitors who refuse to follow the Management Plan or cause nuisance.
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