

Management Plan

No. 56 Pelham Road, Gravesend Kent DA11 0HZ

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 gardens 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 Sustainable Travel and living

The location of the property is as sustainable as it gets.

Therefore tenants will not be permitted to reside at the property if they own a car. No car parking will be permitted at the property, nor any parking permits given. This is written into your Licence/AST stating 'You (the Tenant) must not apply for a parking permit, or park without one, in Gravesend, nor to own a car.'

Close proximity to major employers, by foot, bicycle, regular bus and rail makes its location eminently sustainable, as well as proximity to local shops and services. Should tenants need to use a vehicle there are local car and van hire companies and taxi services. Sufficient public car parks are nearby for any visitors and occasional day passes can be provided through the landlord on request, should they be required.

4.0 Rubbish and Recycling management

The property has a side access to be used for taking through rubbish and recycling bins to the front of No. 56 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.

7.0 Pets

Pets are not permitted with the exception of registered guide dogs 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 No.56 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 No. 56 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 Visitors

Any visitors must also adhere to the developments' non-parking agreement, including refraining from parking on the street or on verges and in bays reserved for long-term residents. Public car parks are nearby, the closest being the train station.

12.0 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 No. 56 aware of these requirements to maintain the amenity of No. 56 and its neighbourhood.
- d) The Owner/s and Manager/s reserve the right to terminate permission to occupy and to evict from No. 56, Guests or Visitors who refuse to follow the Management Plan or cause nuisance.