

Household Management Plan

49 Pier Road, Gravesend, Kent DA11 9NB

This Household 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 Household 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 / maintenance

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. This includes ensuring communal areas are clean and that waste is managed correctly.

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 Management presence and contact

The property will be professionally managed. Tenants will be provided with contact details for reporting repairs, maintenance, or any management issues. Any complaints received from neighbours will be responded to promptly and appropriately.

4.0 Rubbish and recycling management

Household waste shall be managed in a controlled and efficient manner and in the allocated bins. 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.

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 promptly in a quiet and tidy manner.

5.0 Security

Whenever absent from the Property, tenants must close all windows and doors to maintain security and prevent 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 assistance 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

Tenants must:

- a) Comply with your Licence/ Assured Shorthold Tenancy Agreement (AST)
- b) Respect the residential amenity and security of No. 49 Pier Road 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.49 must not conflict with residential amenity and must comply with your Licence/AST.

10.0 Complaints and dispute resolution procedure

Tenants must report any problems promptly to the Manager/s and comply with instructions given to resolve issues.

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 No.49 aware of these requirements to maintain the amenity of No.49 and its neighbourhood.
 - d) The Owner/s and Manager/s reserve the right to terminate permission to occupy and to evict from No.49, Guests or Visitors who refuse to follow the Management Plan or cause nuisance.
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