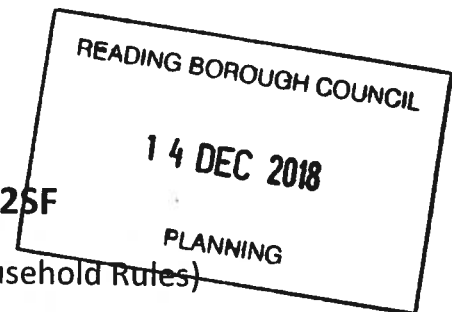


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106 Wantage Road RG30 2SF

Property Management Agreement (Household Rules)



All occupants/tenants will be provided with a copy of this management plan as part of their tenancy agreement or contract; complying with its measures emphasised

Safety measures

The manager of this property will ensure that all means of escape from fire in the HMO are kept free from obstruction; and maintained in good order and repair.

The manager will ensure that any firefighting equipment and fire alarms are maintained in good working order.

The manager will ensure that all notices indicating the location of means of escape from fire are displayed in positions within the common parts of the HMO that enable them to be clearly visible to all the occupiers.

The manager will take all such measures as are reasonably required to protect the occupiers of the HMO from injury, having regard to the design of the HMO, the structural conditions in the HMO; and the number of flats or occupiers in the HMO.

Water supply and Drainage

The manager will ensure that the water supply and drainage system serving the HMO is maintained in good, clean and working condition and in particular he must ensure that any tank, cistern or similar receptacle used for the storage of water for drinking or other domestic purposes is kept in a good, clean and working condition, with a cover kept over it to keep the water in a clean and proper condition; and any water fitting which is liable to damage by frost is protected from frost damage.

Gas and Electricity

The manager will ensure that every fixed electrical installation is inspected and tested at intervals not exceeding five years by a person qualified to undertake such inspection and testing; obtain a certificate from the person conducting that test, specifying the results of the test; and supply that certificate to the local housing authority within 7 days of receiving a request in writing for it from that authority

Common parts, fixtures, fittings and appliances

The manager will ensure that all common parts of the HMO are maintained in good and clean decorative repair; maintained in a safe and working condition; and kept reasonably clear from obstruction.

The manager will in particular ensure that all handrails and banisters are at all times kept in good repair; such additional handrails or banisters as are necessary for the safety of the occupiers of the HMO are provided; any stair coverings are safely fixed and kept in good repair; all windows and other means of ventilation within the common parts are kept in good repair: the common parts are fitted with adequate light fittings that are available for use at all times by every occupier of the HMO; and fixtures, fittings or appliances used in common by two or more households within the HMO are maintained in good and safe repair and in clean working order.

The manager will ensure that external areas which are used in common by two or more households living within the HMO are maintained in repair, clean condition and good order; is kept in a safe and tidy condition; and boundary walls, fences and railings in so far as they belong to the HMO, are kept and maintained in good and safe repair so as not to constitute a danger to occupiers. This will include matters relating to the erection of Satellite dishes and television aerials.

The manager will provide a cycle store for secure storage of bicycles

Maintain living accommodation

The manager will ensure that each unit of living accommodation within the HMO and any furniture supplied with it are in clean condition at the beginning of a person's occupation of it. The internal structure is maintained in good repair; any fixtures, fittings or appliances within the part are maintained in good repair and in clean working order; and every window and other means of ventilation are kept in good repair.

Waste disposal facilities

The manager will ensure that sufficient bins or other suitable receptacles are provided that are adequate for the requirements of each household occupying the HMO for the storage of recycling and general waste pending their disposal; and make such further arrangements for the disposal of recycling and general waste from the HMO as may be necessary, having regard to the refuse service provided by Reading Borough. All glass items are to be recycled separately referring to their website for details

Duties of occupiers

Every occupier of this HMO must conduct himself in a way that will not hinder or frustrate the manager in the performance of his duties; allow the manager, for any purpose connected with the carrying out of any duty imposed on him by these Regulations, at all reasonable times to enter any living accommodation or other place occupied by that person; provide the manager, at his request, with such information as he may reasonably require for the purpose of carrying out any such duty; take reasonable care to avoid causing damage to anything which the manager is under a duty to supply, maintain or repair under these Regulations; store and dispose of litter in accordance with the arrangements made by the manager and comply with the reasonable instructions of the manager in respect of any means of escape from fire, the prevention of fire and the use of fire equipment.

Every occupier is expected to respect each other and live with consideration concerning noise both inside and outside the house

106 Wantage Road RG30 2SF

Property Management Plan pursuant to condition 6 of Planning Permission 181350

1. All tenants are required to enter into an assured shorthold tenancy in respect of the room the tenant is to rent
2. The administration of the property will be undertaken by suitably qualified letting agents for the owner

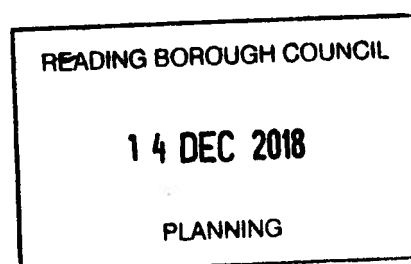
The letting agent is Mr Sales and Lettings, 34 Wokingham Road, Reading RG6 1JH
Telephone: 0118 926 3009

Any change to the agents will be notified to Reading Borough Council

3. There is no parking at the property. All prospective tenants of all rooms will be informed before entering into the tenancy that there is no automatic entitlement to a residence car parking permit in respect of any relevant scheme operated by Reading Borough Council
4. Tenants will be informed before entering into any tenancy that both the letting agent and the landlord make regular inspections of the property. Full inspections of the property will be carried out by the letting agent and/or landlord every 3 months
5. All tenants will be required to sign a property management agreement acknowledging that they will comply with the 'household rules'

It will be noted that the property management agreement deals with all aspects of how the property is managed and how individual residents are required to respect each other and their neighbours

182197



December 2018

