

Planning condition 11

Management of all communal parts of the HMO internal and externally.

The landlord is a full time landlord that runs a letting company (brett property letting ltd) and a property renovation company (brett property developments ltd) which has the full resources to manage the safe running of this hmo, to make sure there is no adverse effect on other tenants or neighbouring property's.

The hmo is strictly for working professionals and all tenants will be expected to provide proof of work, this should limit noise in the day, and ensure a smooth running of all tenants day to day living.

The garden will be maintained regularly by Brett property developments ltd, and an outsourced cleaning company will be employed to clean the property once a week and report any problems.

Alongside this the landlord himself will make weekly visits reporting any problems and act in his team accordingly. Quarterly room inspections will take place to make sure all tenants are keeping all the property to a high standard. Anyone who is not abiding by all the conditions in their contract will be given their notice.

The landlord runs a 24 hr call out service and any problem can be reported at any time. All maintenance issues are dealt with swiftly and a follow up email will be sent out to tenants if concerns.

The landlord has vast experience in running hmo's and has included some examples of the common notices around that will be displayed around the communal areas to inform tenants of responsibility's.

The landlord employs a full time agent as well, so if he is ever away the on call service is always up and running. Neighbouring property's will be given all the landlords details so if they have any concerns or issues they can contact him direct.

Management of noise from tenants both within the property and externally within the garden.

The management of noise from tenants within the property, should be helped with all the soundproofing that will be going. The work that will be done will be up to present spec on all acoustic sound insulation where needed and should limit noise from the tenants.

Externally within the garden, noise will be monitored by the landlord. Local neighbouring property's will give landlords details so if there is any issues to call through and report the noise so it can be dealt with appropriately.

Notices will go up that there shall be no noise created in the garden past 9pm, and the only reason to be outside at this time will be for the smokers who will be reminded to keep noise to a minimum.

Management of the disposal of refuse

There will be a cleaner that will come once a week, part of the cleaners duties will be to empty bins and recycling from within the property and take it to the bin store out the front of the property. There will be notices displayed around the communal areas to let tenants know what day the refuse collection is so they are aware.

The landlord will keep a watchful eye on this and will be part of the weekly inspection to ensure any problems are solved and disposal of refuse is running smoothly.

General Maintenance of the property including all external areas and boundaries

General maintenance will be managed by the landlord and his team. Any maintenance issues will be reported to the landlord by the tenants. These will then be acted in an appropriate time frame either depending on what the problem is:

- Immediately
- Within 12 hours
- Within 24 hours

The tenant will be aware of the timeframe given and repairs won't go on any longer than timeframes it is assigned. The weekly check from the landlord will cover looking over all communal areas and external areas to check there are no maintenance issues. Tenants will be able to call through room issues 24/7 to the landlord directly. There will be quarterly room inspections where the landlord will make a report of any maintenance issues that need solving.

The landlord has a team of 6 full time workers to do any of the repairs that are needed. This included an electrician and plumber. The maintenance will be carried out by Brett Property developments Ltd that are on 24hr/day call for any emergency repairs.

The carrying out of regular inspections by the landlord/agent

The landlord is a full time landlord who has a full time agent that works alongside him. This particular property will be looked after by the landlord himself. He will carry out 1 weekly inspection on all communal areas and external areas. There will be quarterly inspection on all the rooms.

Dealing with general repairs and maintenance

The landlord has a property renovations company setup and being a full time landlord is used to dealing with general repairs and maintenance. The tenant will be able to call through any problems to the landlord which he will then allocate to his maintenance team to get fixed. We offer a 24 hours turn around for all issues, and immediate callouts for emergency's.

Responsibilities of tenants i.e refuse disposal, accommodation to be kept in an acceptable manner and take reasonable care so as not to cause a nuisance to other tenants and neighbouring properties.

The tenants that move in will receive a welcome pack. On checking the tenants they will be talked through all their responsibilities of refuse disposal, and keeping property in an acceptable manner. There will be signs up in all communal areas.

If there is any problems that the landlord gets reported or picks up on, on his weekly visit this will be addressed immediately, and emails will be sent to the tenants concerned or who are causing the problem.

The property is to be kept in pristine condition. A strict code of conduct will be expected and this will all be listed as terms in their contract and in their welcome pack. Any tenant that causes any nuisance to other tenants in neighbouring property's will promptly be given their notice to leave.

The cleaning company will be employed for 2 visits per week, they will also report any maintenance issues, but keep a close eye of all waste management. They will empty all internal bins and prep the external rubbish ready for refuse collections.

These rooms are top spec designed for working professionals. The upmost quality of service will be given on making sure this house is kept clean and safe at all times, and that there are no problems that will effect surrounding neighbours.