



Private Residents Management Plan

Proposed Private Residents Accommodation Scheme at the Canal Bank, Limerick, On behalf of Revington Developments Ltd

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Introduction

Management Plan

This Management Plan provides an overview of the management process and the policies which will be put in place in order to ensure the effective administration and supervision of the proposed private accommodation residences at Canal Bank, Pa Healy Road, Limerick.

The common areas of the proposed 18 Houses will be managed by a dedicated and experienced operator who will be responsible for the full -time management of the scheme on behalf of the owner.

If a grant of planning permission is forthcoming, Revington Developments Ltd will construct the private residences and the company will then appoint a Management Company to manage and oversee the common areas around the residences. Where the proposed management of the residence differs significantly from that set out in this report, the council will be notified in writing in advance.

2. Overview of the Proposed Private Residences

There is a total of 18 private houses in the development, each home will have an open plan kitchen and dining area, living area, with main bathroom and 4 bedrooms, one of which will be an en-suite.



Figure 1: Exterior of Proposed Private Dwelling Houses



Figure 2: Exterior of Proposed Private Dwelling Houses



Figure 3: Aerial view of the Proposed Development at Canal Bank, Limerick

3. Cleaning, Maintenance and Waste Management

In relation to the waste generated by the occupants of the private residents, bin storage for the individual houses, will be as follows:

- House nos. 1, 6-8 & 11-18 all have access to their own rear garden for wheelie bin storage.
- House nos. 2-5, 9 & 10 will have communal wheelie storage located at the rear of House No. 1

This communal wheelie bin storage is broken up into 3 units, each of which will serve only 2 dwelling houses, therefore making it easier to keep these area tidy, only those utilising each wheelie bin storage area will have a key for same.

Waste from the communal wheelie bin will be segregated as follows:

- Dry recyclables (cardboard, paper and plastic)

- Organic waste
- Mixed non-recyclable waste

Each resident will be required to segregate their own waste at source. Each property will be provided with a chart explaining exactly how waste materials should be segregated. Residents will be required to bring the suitable waste streams from their units to the labelled bin storage areas. We would intend for the caretaker to monitor this area and guide any residents that are having difficulty with the process

The grounds of the residences will be maintained by a caretaker as part of the overall scheme Facilities Management Team.

4. Anti - Social Behaviour

The creation of a safe and enjoyable environment for residents and the protection of the amenities of local residents will be a priority for the Management Company. The Management Company will work closely with local Gardai, emergency services and local residents to ensure that resident behaviour does not impact other tenants or neighbouring residents. Local residents will be encouraged to engage with the Management Company in respect of any concerns they may have.

Good Neighbour Policy

It is important to employ a good neighbour policy as consultation is the most effective way in manage local requirements and local relationships. If for whatever reason people may want to make complaints, a structure would be put in place which allows complaints to be acknowledged, logged and escalated as required.

Code of Behaviour and Conduct

Resident behaviour will be managed and closely monitored through their compliance with their tenancy agreement which they have signed and agreed to prior to moving into the accommodation. The responsibilities of each resident will be detailed in the welcome pack

and tenancy agreement which must be signed by each resident. The creation of noise nuisance will be particularly monitored and addressed.

5. Safety and Crime Prevention

Residents will be provided with information regarding personal safety and crime prevention measures. Where necessary, the Management Company will arrange meetings with residents to discuss any issue of particular concern. The monitoring of CCTV throughout the grounds and buildings in addition to regular patrols by the security company will reduce opportunities for crime within the development.

6. Conclusion

This Management Report has detailed the policies and process which will be enacted by the Management Company in order to ensure that residents enjoy a quality living environment within the development and that the local community do not experience disruption or annoyance from any resident. The Management Company will engage fully with the local community, emergency services and local Gardai and will act quickly to address any issues or concerns which may arise. It is considered that in the majority of cases, tenants observe the rules and meet their responsibilities as tenants ensuring that they become a positive additional to the local community.