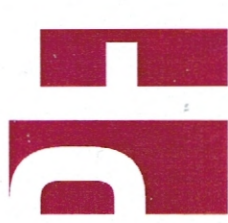


22-24 ST MARYS GATE
WINDOW DETAIL



PHILIP FLETCHER
ARCHITECTURAL
DESIGN SERVICES

Rochdale BC, 22-24 St Mary's Gate, Rochdale
Proposed 7 Bedroomed HMO With accommodation for 7 adults.

The property will form living accommodation for seven individual occupiers. The property will be managed by a local agent who will be responsible for approving the tenants.

General requirements for tenants

Each approved tenant will have to provide a bond prior to occupation. This bond would be conditional upon following strict guidelines for occupation. Tenants will have to provide personal references, proof of identity, right to reside in the UK prior to occupation. Tenants causing behavioural issues with either with other tenants or in the general domain will have their tenancy revoked. The independent appointed agent will be responsible for checking and monitoring all tenants prior and during occupation.

The kitchen areas offer shared cooking facilities with each tenant liable for cleaning after their own personal use. No waste food is to be left unattended and all waste to be placed within waste disposal bins within the kitchens. Tenants have a joint responsibility to remove waste in plastic bags to the waste bin situated in the entrance area. The site will be served by 2no 600l waste bins which each have a capacity to hold between 10 and 12 Standard large plastic bin bags. From experience in existing HMO'S the average tenant produces 2 bin bags of waste weekly's occupier of the ground floor will have the use of the bins which our waste removal company assures is sufficient for a weekly collection. No bags will be allowed to be placed outside to bins with this area monitored by CCTV. Should the weekly collection become an issue the collection period will be increased to suit use. The owner will be employing a caretaker/cleaner who will clean common areas weekly and undertake inspections. Inspections will be logged and displayed for all tenants. Any maintenance issue can be reported direct to this person or to the independent agents.

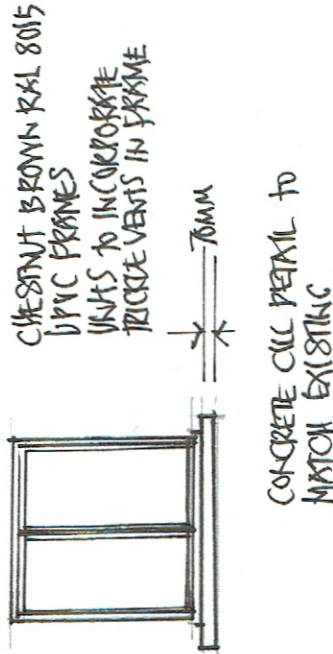
All common areas will be monitored by CCTV with a 24-hour record system and seven-day back-up. The common areas are to be clear at all times with no storage or personal goods permitted by terms of the tenancy agreement.

Tenancy Levels

Ground Floor, Pilates Centre operated by a single lady offering small group sessions

First Floor 3no single person bedrooms

Second Floor 4 no ~~single person bedrooms~~ **BUILDING DESIGN AND PLANNING CONSULTANTS**



SCALE 1:100

