



MPM PROPERTIES

MANAGEMENT AGREEMENT

STUDENT ACCOMMODATION

PRIMROSE LODGE

PRIMROSE ST, CAMBRIDGE

June 2015

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Philosophy

MPM's philosophy for student accommodation is to provide quality accommodation that meets the needs of the students in a safe, secure and welcoming environment so that the students can enjoy the University experience whilst being considerate to the neighbourhood community.

MPM complies with the guidelines of the NPPF within the constraints set by the nature of a site and we seek to maximize the use of public transport, walking and cycling whilst focusing development in locations which are or can be made sustainable as a core planning principle.

We encourage a sense of community within the property with communal areas inside and out.

We fit quality products to ensure best life cycles. We seek to minimise bin & bike impact by enclosing within the building and encourage access at a single point thus providing control. CCTV is fitted for this and security reasons.

Management Principles

MPM are local developers with a good reputation which we wish to preserve. We seek to employ local consultants, professionals and contractors.

We have thus asked Saint Andrews Bureau (Sab) to act as our managing agents. They are aware of our needs. They have many years of experience in handling student lettings, are local and thus approachable for both the students and the community, have an excellent track record and provide the full service level we seek to ensure quality of management and service.

- The occupation of the student rooms will be limited by the sec106.
- Each room is for a single student and this will be controlled by this Management Agreement and tenancy.
- All tenancy agreements will be for between 48 and 50 weeks.
- Subletting will be prohibited in the tenancy agreement.
- The managing agent will be enforcing the terms of the tenancy agreement.
- This Management Agreement will form part of the planning consent and is enforceable by the local authority.

The Scheme

The site is located within walking and cycling distance of the main college campuses and is also located within close proximity of the local amenities in the City Centre and a range of public transport connections.

This document is to be read in conjunction with other documents forming the full planning application including the Planning Statement and Design and Access Statement.

The impacts from the scheme have also been considered proportionately and the proposals include for:

- No car use by students. This will be secured by restrictions within the sec106, proctorial control and stipulations set out within the tenancy agreement.
- A reduction in car use along Primrose St and the removal of all vehicular movements and bins on Green's Road. The existing use has significant traffic movements, the proposal reduces this to taxis and year end/start (as we let on 48 to 50 weeks).
- Promoting access by sustainable travel through the promotion of walking, cycling and use of public transport services.
- Designed to a high spec that respects the scale, form and massing of adjacent buildings.
- Bin collection from Primrose St.
- The provision of a management office, CCTV, video entry, secure perimeter, local managing agent with 24/7 access all provides for secure accommodation.
- Restricted occupation to 48 to 50 week tenancies, single occupancy and a restriction on subletting. Short-term lets (seminars, conferences, residential courses) outside term times is thus not possible and will in any case be prohibited.

The studios are designed to a quality standard offering WiFi, digital TV, foldaway wall bed with sofa under, video entry, fitted kitchenette, washer/dryer, microwave/oven, ceramic hob etc.

General

Whilst the development is car free (save for the disabled parking space), MPM is fully aware of the potential traffic implications that can arise at the commencement and completion of the academic year. The management of traffic on and off-site at these times is crucial to the success of the development. It is important that there is safe and secure access during these periods coupled with a desire to limit any disruption to residents, owners and occupiers of adjoining properties.

Traffic Management – Beginning/End of academic year

As the students sign up to 48 to 50 weeks the beginning and end of the academic year are potential busy times. Arrangements will be put in place by our managing agents Sab to manage traffic and parking at the beginning and end of each academic year.

There are 30 student studios within the development. These rooms will be available for letting on or around the first week of September of each calendar year.

Based on experience, the table below provides an initial forecast of the number of students who are anticipated to arrive by private car during the first and second weekends of September of each calendar year, noting some students will arrive by taxi or on foot.

	Arrivals
Week 1	10
Week 2	12
Other	8

The management of arrival/drop off vehicle movements will be achieved by Sab allocating each student who intends to arrive by car with a date and time slot over this two week period in which they have exclusive use of the drop of zone to the front of the property.

terms.

3.0 DAILY ACCESS AND EGRESS FOR PEDESTRIANS, CYCLISTS & DISABLED TRAFFIC

Access and Egress of Pedestrians

The main pedestrian access is located on Primrose Street and will be operational twenty-four hours a day whilst the site is tenanted.

Access and Egress of Cyclists

Cyclist access is via the cyclist gate in Primrose Street.

Access and Egress of Disabled and Maintenance Vehicles

Vehicle access to the site will be for disabled students and taxis only and will be from Primrose Street only.

Most maintenance that occurs during tenant occupancy is of a reactive nature and consists in the main of rectification of mechanical, electrical and plumbing issues with commensurably little requirement for vehicle movement on site. The drop off area will be used in such eventualities.

In overall terms the site is designed as a vehicle free environment and recognizes that pedestrian and cycle movements predominate.

General

The accommodation is designed to be secure against intrusion. All of the entrances and individual bedroom doors are lockable, the main entrance doors only being accessible by residents of the building and room doors only being accessible by the student occupant.

- CCTV will be fitted and a door video entry system.
- All opening windows will be securable by the student and the windows will not present a safety hazard and will be fitted with stays to prevent over opening.
- The managing agent will be available 24 hours a day either on site or contactable at all times by phone in the case of emergency.
- Contact details for the managing agent will be displayed on the building.
- Staff accessing bedrooms in the absence of the student will be required to keep a log recording the reason for access.

Security Plan

The managing agent will maintain a security plan which will identify the general approach to security matters. The plan will include procedures in the event of an emergency.

In case of major incidents the managing agent will have senior management telephone numbers and work closely with local authority emergency planning officers to ensure full support in the event of a major incident. There will be a clear major incident plan in place before our residents move in. Contact details for the managing agent will be provided to the local residents.

Each resident of the development will be provided with a security plan on commencement of his/her tenancy. This will address aspects including access to the pedestrian and cycle gates, the main entrance and individual door to his or her accommodation area.

5.0 REFUSE STORAGE AND COLLECTION

Good Practice

MPM recognizes the social and economic importance of protecting the environment, that its commitment to this must encompass all activities, and that it will seek to promote a considered attitude to the environment.

As such MPM acknowledges that the transport, treatment and disposal of waste are all energy demanding activities and contribute to harmful greenhouse gas emissions. Recycling and reuse have become common practice in addressing some of the environmental impacts of waste generation by reducing the need for raw materials extraction and processing and the demand for landfill space.

This development will provide safe and convenient facilities for residents to recycle and dispose of their waste.

The integrated approach to waste and recycling collection helps contribute to sustainable waste management and waste minimization

Internal refuse and recyclables

Internal storage capacity

Consideration will be given to providing sufficient space in the kitchen areas within each room for the storage of recyclables and waste

- Refuse
- Mixed dry recyclables
- Compostable

External refuse and recyclables

The development has incorporated a designated compound for the storage of refuse and recycling bins.

- The compound will be situated at ground level within the building.
- The bin storage facilities are accessible from within the building and from Primrose St only.
- Students will be expected to manage their own refuse by taking waste to the bin compound.

Odour / Vermin control

- Bin compounds will be well ventilated and have a smooth easily cleanable floor.

Secure

- The design of the communal bin compound will allow easy access to residents but not to non-residents.
- Good lighting will be provided to allow the usage of the bin store at all times.

Bin enclosure design

- The bin enclosure area has been designed to allow for filling and emptying and provide clear space of 5cm between containers. Each individual container will be accessible, with collection operatives able to facilitate emptying without the need to remove other containers.
- Separate areas will be provided, clearly identified using appropriate signage, for the storage of waste which cannot be recycled, and waste which can be recycled.
- The student induction scheme will include a briefing on the use of waste and recycling facilities including a leaflet on the correct use of the waste and recycling facilities and the materials collected as part of the scheme.

END