

HOTEL MANAGEMENT STRATEGY

Indicative content

Please find below a list of items that we propose to be incorporated into a Section 106 agreement for Infinite Hayes (or included within a Hotel Management Strategy appended to or required by the Section 106 agreement). Cumulatively, we consider that these provide a robust framework to ensure that the use cannot 'stray' outside of the permitted use class (C1). These items have been drawn from established case law and precedents.

The developer will covenant with the London Borough of Hillingdon to implement and comply with the Hotel Management Strategy for the lifetime of the development, unless otherwise agreed in writing.

Management and servicing

- The hotel operator will be responsible for all functions related to the hotel including the booking process and day-to-day management of the premises.
- All rooms in the proposed development will be fully serviced (by the hotel operator), with on-site cleaning staff.
- Room service and meals will be available for guests at cost in the building.
- Daily linen change and laundry service will be available to hotel guests.
- The hotel operator will maintain a 24-hour-a-day management presence in the building.
- There will be a permanent reception desk with front of house staff.

Booking and terms of stay

- Details of the hotel booking system and check in/check out process will be provided to the LPA in advance of occupation.
- The hotel bedrooms shall be marketed and sold for nightly, weekly and monthly stays.
- The hotel bedrooms will be advertised on booking platforms such as Booking.com and Airbnb and will not be advertised or let by residential estate agents.
- The hotel operator will share booking records at any time upon specific written request by the Local Planning Authority.
- Hotel bedrooms will not be let on Assured Shorthold Tenancies.
- Guests will not have exclusive possession of rooms and this will be stipulated in the terms and conditions for reserving a room.
- The operators reserve the right to move guests from one room to another and this will be stipulated in the terms and conditions when reserving a room.
- No hotel guests will be able to apply for residents parking permits.
- To provide, on written request from the council, the terms and length of stays for all guests, whilst complying with GDPR.

Access

- All hotel bedrooms will be accessed and egressed via the main reception desk only, excluding emergency access and egress.

- Fob access will be required to the hotel floors and to the individual bedrooms.

Room facilities

- Kitchenette fittings in the bedrooms shall be limited to a two-ring hob. No oven, washing machine, dishwasher or freezers shall be provided in any of the bedrooms.