



RESIDENTIAL AND COMMERCIAL
ASSET MANAGEMENT LLP

Nine Nestles Avenue

Residential Development

Property Management Plan

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Executive Summary

This document outlines the proposed management plan of Nine Nestles Avenue.

01 Refuse & Collection

The two waste and recycling stores at the property will be maintained and managed by RCAM LLP. Residents will be notified of the location and appropriate use of the bins and stores. There will be periodic visual inspections from RCAM LLP. Residents access to bin stores will be as per Appendix A.

- 1.1 RCAM LLP will include waste and recycling stores within a regular cleaning programme on site. RCAM LLP will instruct a preventative pest control contract for the waste and recycling stores.
- 1.2 RCAM LLP will include the removal and replacing of bins within the regular cleaning programme. The route for the removal and replacing of the bins will be as indicated in Appendix A. Staff will be available during the collection window (indicated by Hillingdon Council Commercial Waste Collection) to minimise the period that the bins are outside of the waste and recycling stores.
RECYLING – Collected Thursday AM
GENERAL WASTE – Collected Friday AM

02 Access

An access control plan will be implemented and managed by RCAM LLP.

- 2.1 Residents access will be provided to the relevant building core, bike stores and bin stores dependant on the unit they occupy as per Appendix A.
- 2.2 Access for emergency maintenance will be facilitated and managed by RCAM LLP between the hours of 9am and 5pm. Access will be directed to substation and plant rooms as per Appendix A & B. Out of hours emergency access will be detailed by RCAM LLP within the out of hours emergency plan for attending contractors.
- 2.3 Planned maintenance will be facilitated and managed by RCAM LLP between the hours of 9am and 5pm. Access will be directed to substation and plant rooms as per Appendix A & B.
- 2.4 Local postal service (Royal Mail) will be provided access to the South and North receptions as per Appendix A. Other delivery services will go direct to the relevant residential unit with access to be provided by resident.
- 2.5 Access to the Loading Bay will be facilitated for vehicles providing refuse collection, supermarket deliveries and large and small parcel deliveries such as Amazon.

03 Maintenance and Health & Safety

RCAM LLP will be responsible for the maintenance and servicing at Nine Nestles Avenue.

- 3.1 A maintenance schedule will be implemented and upheld by RCAM LLP. Additional maintenance will be raised from visual inspections by RCAM LLP.
- 3.2 Relevant Health and Safety and Compliance records will be upheld and recorded by RCAM LLP.

- 3.3 Residents will be provided property management correspondence information to report maintenance issues with emergency contact available 24/7.
- 3.4 RCAM LLP will implement a cleaning programme which will include weekly cleaning of communal areas and six-monthly cleaning of high-level external windows. RCAM LLP will instruct reactive attendance where necessary.
- 3.5 RCAM LLP will instruct periodic maintenance of the ground floor soft landscaping. Attendance will be fortnightly for lower hedges and beds with pruning of larger trees and planting every six months. Additional maintenance will be raised from visual inspections by RCAM LLP.

Areas to be regularly maintained include:

- Planting at the front of the building bordering Nestles Avenue
- Garden Walk as indicated in Appendix A
- The boundary with Seven Nestles Avenue
- Planters on the boundary of the private terraces on ground floor
- Communal Terraces/balconies

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1 Ground Floor - Management Plan

No	Description	Date	Crt. filed
01	Drawings issued for Planning	28/07/2005	

9 Nestles Avenue	Ground Floor - Management Plan				
		Drawn	Issue	Drawn By	Issue Date
For Information		1	100	MD	07/24/05
Hayley Powerpoint Solutions (Hayley) Ltd		Revised			
		15406		A - (90) - 001	01
		Technical Liaison 11 Newson Street London E14 4AP			
		Manufactured to A 11 Newson Street London E14 4AP			

Access from Stairs

Plant Zones for access by specific personnel only

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