

Short Term Rental Management Plan for 2 Gill Grove, Egremont

Introduction

The following management plan outlines the procedures and practices that will be implemented to ensure the responsible operation of the property at 2 Gill Grove, Grove Road, EGREMONT, CA22 2PL as a self-catering holiday let. The plan aims to mitigate potential disruptions to neighbours and maintain the property's positive contribution to the community and local economy.

Ownership and Management Responsibilities

Day-to-Day Management:

The property is owned by Meridian Property Group, which owns and operates a number of holiday lets across the Lake District National Park. The property is managed by a full-time maintenance manager and property manager who live less than one hour from the property. They deal with the general house and ground maintenance and are available on call in case of any emergencies.

A local security team is also available 24/7 to deal with any complaints if the in-house management team are unavailable.

Change in Ownership:

If the holiday let is sold to an individual or individuals, a professional management plan will be implemented to ensure continued responsible operation.

This plan is detailed below.

Guest Screening and Bookings

Screening Process:

All bookings will be verified prior to confirmation. The screening process will include checks on the purpose of the stay, group size, and the nature of the booking to ensure it aligns with the property's intended use as a peaceful, family-friendly holiday let, primarily for multi-generational groups of families on holiday.

Terms of Use:

Guests will be required to agree to terms and conditions that explicitly prohibit activities likely to cause disturbance, including parties, excessive noise, or behaviour detrimental to the local community.



Noise Management and Curfew

Curfew Policy:

All guests will be informed of a strict no-noise curfew in all outside spaces between 11:00 PM and 8:00 AM to respect neighbouring residents.

During this time:

Use of outdoor facilities, including the hot tub and garden areas, will be strictly prohibited.

To enforce the curfew, measures such as automatic deactivation of hot tub and outdoor facility access may be implemented after 11:00 PM.

Clear signage within the property will remind guests of the curfew policy, and the management team will be on call to address any reported disturbances.

Waste Management

Regular Waste Collection:

A contract with a licensed trade waste disposal company will be in place to ensure regular collection of rubbish and recycling. Clear instructions for waste disposal will be provided to guests to maintain cleanliness and avoid misuse of local facilities.

A comprehensive guide within the property will detail waste disposal practices, including how to sort and store rubbish and recycling appropriately.

Call-Out and Emergency Management

24/7 Contact Availability:

A dedicated management team will be available 24/7 to address any urgent issues or concerns. Contact details for this service will be prominently displayed within the property and shared with neighbouring residents.

Emergency Response:

Neighbours will be provided with a direct phone number to report any concerns related to noise, behaviour, or property issues. The management team will respond promptly to resolve matters efficiently.

Neighbourhood Relations

Proactive Communication:

Regular communication with neighbours will be maintained to ensure transparency and foster a positive relationship between the property's management and local residents.

Feedback Mechanism:

A feedback mechanism will be established for neighbours to share concerns or suggestions about the operation of the holiday let, ensuring continuous improvement in management practices.

Conclusion

This management plan demonstrates a clear commitment to responsible operation and minimising any potential impact on the local community. By implementing these practices, the property at 2 Gill Grove, Egremont will serve as a well-managed holiday let that respects the character and needs of the surrounding area.

Any individual(s) or businesses looking to purchase 2 Gill Grove, Egremont and take over the holiday let business will need to agree to adhere to the above management plan upon completion of the purchase and commencement of operations.

This document has been produced in conjunction with Meridian Property Group and has been submitted as part of a Change of use from residential (C3) to a flexible use, either as residential or as a self-catering holiday let (Retrospective) managed by Prospus Group t/a Greenfinch UK