

**Cleaning Standard – Current vs Proposed
Development: James Square – Caledonian Crescent
Reporting Date: 21/01/2026**

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Purpose

This one-page summary has been prepared to support owners in their consideration of appointing Myreside Management as Property Factor going forward.

It demonstrates:

The current level and standard of routine cleaning; and the enhanced standard Myreside Management would be looking to achieve, should owners select Myreside as their Factor and instruct this level of service.

Cleaning Standard

Routine cleaning maintains communal areas to a reasonable and hygienic standard. However, historic staining, ingrained dirt, or worn finishes may limit presentation.

The proposed enhanced standard represents Myreside's professional view of what could be achieved with additional time and targeted attention.

Visual Benchmarking: Current vs Proposed Standard

The photographs below are provided to clearly illustrate the difference between:

Before – Current Cleaning Standard

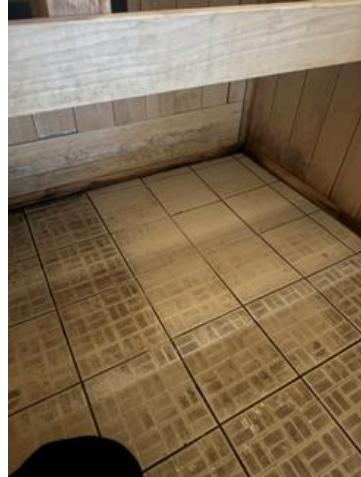
After – Proposed Myreside Standard. The level Myreside Management would be looking to achieve if appointed as Factor and instructed to deliver an enhanced cleaning approach.

Sauna Area

Before – Current Standard:



After – Proposed Standard:



Changing room

Before – Current Standard:



After – Proposed Standard:

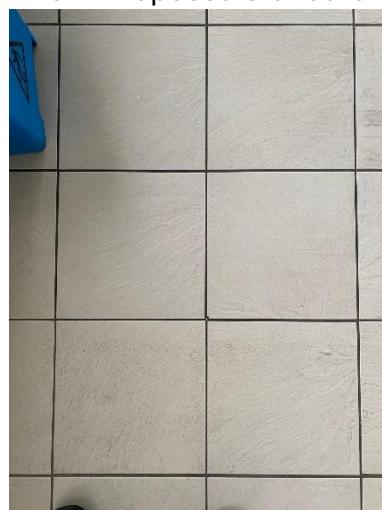


Pool side

Before – Current Standard:



After – Proposed Standard:



Main Entrance Area

Before – Current Standard:



After – Proposed Standard:





Key Notes

Achieving the proposed standard would require an initial deep clean to address ingrained dirt, historic staining, and areas beyond the scope of routine cleaning.

Following completion of the initial deep clean, the development would return to a routine cleaning schedule, with cleaning maintained to the enhanced standard on an ongoing basis.