

**GUNWHARF QUAYS RESIDENTS COMPANY LIMITED (GQRC Ltd)**

**REGULATION 001 – STL & HMO USE OF PROPERTIES**

**Introduction**

The issue of REGULATION 001 has become necessary due to significant discontent about the use of properties on the estate for short term/holiday letting (STLs) and houses in multiple occupation (HMOs) in contravention of property leases. Leaseholders have been repeatedly informed about this, but some have blatantly disregarded the legal advice obtained by the Board, and placed themselves open to legal action.

**Regulation**

All Gunwharf Quays properties shall not in whole or in part be used:

1. For any purpose other than as a single private dwelling. For the purpose of REGULATION 001 this means that properties may only be used by occupants with a degree of permanence, such that properties are used as a private residence or home;
2. For the purpose of REGULATION 001 this includes occupation by paying guests for periods of less than NINETY (90) days;
3. By occupants forming more than one household unit, sharing common facilities such as toilets, bathrooms or kitchen facilities. HMOs fall into this category.

For the purpose of REGULATION 001, a household unit is interpreted as a single person, members of the same family, persons married or living together in a relationship, and may include relatives and half-relatives, step-parents and step-children.

**Enforcement**

GQRC Ltd is entitled to take formal legal action against any leaseholder who is in breach of REGULATION 001. Any leaseholder found to be in breach will be required to pay all costs incurred by GQRC Ltd in connection with the breach. To ensure the avoidance of doubt, REGULATION 001 is in addition and without prejudice to any other obligations that leaseholders may have and any other rights and remedies that GQRC Ltd may have under property leases.

These regulations also apply to any leaseholder who has acquired the freehold of their property and who will remain bound to observe and adhere to any regulations issued by GQRC Ltd.

Effective date 01 January 2020