

Gunwharf Quays Residents Company Limited

Managing Agent: Wharf Associates, 71-75 Shelton Street, London, England, WC2H 9JQ

REGULATION 003 - NUISANCE - INTRODUCTION:

The issue of REGULATION 003 has become necessary following discontent amongst residents about unacceptable levels of noise and other issues of anti-social behaviour across the estate. GQRC Ltd is empowered to make and enforce such regulations as, in its absolute discretion, it considers necessary and desirable, to enable all residents to enjoy the estate.

REGULATION: All residents must abide by the following: -

1. NO NOISE is to be audible outside properties between the hours of 23.00 and 07.00.
2. Building works are permissible only between 08.00 - 17.00 Monday to Friday and 08.00 - 12.00 on Saturday. NO building works are permitted on Sunday. NOTE: Works can only be permitted outside these hours with prior written consent from the Estate Manager or Managing Agent, or in the case of an emergency.
3. Ensure that private contractors entering the estate report to the Site Office in advance and that they respect all common parts of the estate (including lifts), leaving them in the condition in which they found them.
4. Not to engage in any activity that is illegal or may cause irritation or offence to other residents. Rental Properties: - It is the leaseholders or their agents' responsibility to ensure that tenants are fully aware of and abide by all estate rules, regulations and covenants.

ENFORCEMENT:

GQRC Ltd is entitled to take formal legal action against any leaseholder (or their tenant) who is in breach of this Regulation. 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 003 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.

Gunwharf Quays Residents Company (GQRC)

Effective date: 01 January 2020
(August 2024)

Revision 3