

Gunwharf Quays Residents Company Limited

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

REGULATION 010 - CONTRACTOR BEHAVIOUR

INTRODUCTION:

The issue of REGULATION 010 places emphasis on the lease conditions (First Schedule) that requires common parts of the estate to remain clean and tidy. This Regulation is in addition to REGULATION 009. This Regulation applies to contractors, work-persons, delivery persons and removal persons that you bring onto the estate for your benefit. It is important that you take responsibility for their actions, especially those involved in building works.

It has been brought to our attention that on several occasions our cleaners have to revisit blocks to clean up the mess after builders have finished and, on some occasions, employ carpet cleaners to rectify matters.

REGULATION:

1. Where such situations occur, the leaseholder will be issued with a warning letter and photographs (where applicable).
2. If the matter is not resolved within 3 working days of receipt of the warning letter the Estate Manager will instruct the in-house cleaning team to return and rectify the issue at a minimum fixed cost of £50.00 including VAT that will be added to your service charge account. A larger charge may be brought if specialist cleaning and/or external contractors are required.

ENFORCEMENT: GQRC Ltd is entitled to take formal legal action against any leaseholder 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 010 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.

Where appropriate leaseholders with rental property must make their tenants aware of this Regulation.

WARNING: Residents should be made aware of the presence of CCTV around the estate which is likely to be used to identify offenders.

Gunwharf Quays Residents Company (GQRC)

Effective date: 02 April 2022

Revision 2 (Aug 2024)