

Gunwharf Quays Residents Company Limited

Managing Agent: DPM, 67 Osborne Road, Southsea, Portsmouth, PO5 3LS

REGULATION 001 – STL & HMO USE OF PROPERTIES INTRODUCTION:

The issue of REGULATION 001 was created due to significant discontent about the use of properties on the estate for short term/holiday letting (STL's) and apartment in multiple occupation (HMO's) both in contravention of property leases. The GQRC board will take legal action against anyone where proof of such activity exists.

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. 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. This includes occupation by paying guests for periods of less than TWO (2) months.
3. By occupants forming more than one household unit, sharing common facilities such as toilets, bathrooms or kitchen facilities. HMO's fall into this category.

For the purpose of REG 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, stepparents and stepchildren.

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, REG 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.

Gunwharf Quays Residents Company (GQRC)

Effective date: 01 January 2020

Revision 5: (July 2026)