

HANGER LANE (1) EALING MANAGEMENT LIMITED

**GATCOMBE MEWS
HANGER LANE
EALING
LONDON W5 3HF**

This information is intended for circulation to all owners and occupiers.
It provides a summary of rules and regulations, which apply to all occupiers.
It is updated from time to time, the latest version may be accessed on the Colin Bibra Estate Agents Ltd website.

Contact Telephone Numbers

During normal working hours, please report all faults to the managing agents.
Out of hours the agents have a recorded message with details of emergency contractors.

The managing agents can be contacted for matters concerning the communal areas and services only. Flat and House owners are responsible for repairs and maintenance of their own properties.

Tenants should contact the managing agents direct with any communal problems, but should contact their own letting agents for any repairs within their own flats.

MANAGING AGENTS

Colin Bibra Estate Agents Ltd
204 Northfield Avenue
Ealing
London W13 9SJ
Telephone: 020 8567 0077
Fax: 020 8566 1814
Email: management@colinbibra.com
9.00am to 5.00pm Monday to Friday

www.colinbibra.com click on "BLOCK"

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DAY TO DAY PROCEDURES

1. ACCESS and SECURITY

1.1 Gate Automation and Entryphone System

Drive up to the gate and press the button on your gate transmitter. The gates will open to allow entry and, after a short period of time, the gates will close automatically.

If you happen to stop between the gate piers whilst entering or leaving, the photo safety beam will be broken and this will keep the gates in the open position.

When leaving, stop short of the gates and the vehicle will be detected via an underground sensor which will open the gates automatically or, alternatively, use your transmitter as above.

If mains power is lost, the gates will not open automatically.

IMPORTANT – DO NOT ATTEMPT TO FORCE OPEN.

THIS WILL BREAK THE MECHANISM WHICH IS EXPENSIVE TO REPAIR.

The gates can be released from the mechanism as follows:

- You will find a short lever on the inner side of the gate near to the bottom hinge
- Lift the lever to release the gate from the mechanism. The gate can now be opened manually.
- When power is restored close the gates and the gate should re-engage with the mechanism.

1.2 VIDEO ENTRYPHONE SYSTEM

When a guest calls from the main entrance you have the facility to talk and see your guest. You may either invite them to enter through the pedestrian gate or release the gates from your hand set/monitor by the button marked with a key.

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2. REFUSE COLLECTION

- Normal collection day is Wednesday
- Rubbish from houses must be secured in a black refuse bag and placed at the end of the drive on the day of collection. The bins in the bin room are not for use by the houses.
- All rubbish from the flats should be securely bagged and placed in one of the bins provided in the bin room.
- No rubbish should be left on the floor of the bin room.
- Any large or bulky items are the occupier's responsibility to remove from site. Please note that the council offers a special collection service.
- If the managing agents have to remove any dumped items, the cost will be recharged to the occupier concerned (if known), otherwise the cost will be paid from the flats service charges.
- Recycling – see Ealing Council's website – www.ealing.gov.uk

3. WINDOW CLEANING

- Window cleaning is the responsibility of the occupier in the case of the flats, and should be carried out at regular intervals. Any common parts windows will be cleaned by the cleaner.

4. PARKING and USE OF ROADWAYS

- Every property has an allocated parking space within the site. Please ensure that you use the correct space.
- Parking is not permitted on the roads or the pavement.
- Visitors spaces, there are four, should only be used for visitor parking and not for resident's vehicles. To ensure that visitor spaces are not misused, we would recommend that any visitor's that is to remain on site for an extended period, should display a note identifying the host flat.
- Please keep the turning area opposite no.27 clear at all times.
- No vehicle maintenance is to take place on site.
- The speed limit within the development is 5 mph.

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5. USE OF COMMUNAL AREAS

- Use of the communal gardens is welcomed, but please ensure that the gardens are left in the same condition you would expect to find them. In particular, please do not cause damage by barbecues.
- No ball games, cycling or skateboarding allowed (except by young children under the supervision of a responsible adult.
- No garden furniture etc may be left in the garden and should be removed when you return to your flat/house.
- Communal corridors must be kept clear at all times and storage of furniture, bicycles and prams is expressly prohibited.

6. PETS

- Pets may be kept so long as they do not cause a nuisance to other residents.
- Dogs must be kept on leads at all times.
- Dogs are not allowed on the grassed areas at any time.
- Any mess must be cleaned up and properly disposed of immediately.

7. GARDENS and PATIO GARDENS

- All areas designated as green areas must be kept as such; this includes front gardens to houses and patio gardens to flats.
- Residents must keep gardens in a neat attractive condition.
- Washing may not be put out in front gardens to houses or patio gardens to flats, and articles may not be stored in these areas.

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FLATS 1 to 21 GATCOMBE MEWS, HANGER LANE, EALING, LONDON W5

SUMMARY OF LESSEES' COVENANTS

1. To clean all flat windows at least once every month.
2. At least once every six months to clean all window frames both inside and out.
3. To redecorate the interior of the flat during year ending 29th September 2003 and at seven yearly intervals thereafter.
4. Not to alter the internal planning elevation or appearance of the flat nor to make any alterations to the flat.
5. Upon subletting a flat to give notice to the landlord's solicitors within one month and to pay a registration fee as provided for in the lease.
6. Not to change the use of the premises nor to do anything which may increase the insurance premium of the building or void the policy and to occupy the flat only as a private residence for the occupation of one family.
7. Not to erect upon the exterior of the building any wireless, television or other aerial or other apparatus.
8. Not to make any unreasonable noise in the flat and in particular not to make any noise so as to be audible outside the flat between the hours of 11pm and 8am.
9. Not to keep any animal, bird or reptile in the flat so as to be a nuisance or annoyance to other lessees.
10. To ensure that the floors of the flat are covered with carpet and underfelt of good sound absorbing quality or (in the kitchen only) linoleum or sound absorbing tiles.
11. Not to put or hang any clothing or other articles outside the windows or in the patio gardens of the flat.
12. Not to place any advertisement, sign or notice in any of the windows of the flat.
13. Maintain forever any grassed or planted areas as such.

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**HOUSES 22 to 32 GATCOMBE MEWS,
HANGER LANE, EALING, LONDON W5**

SOME COVENANTS AFFECTING FREEHOLD DWELLINGS

1. No part of the property shall be used for any purpose than as, or incidental to, a private dwelling house and garage.
2. No extensions or external alterations shall be made to the property without appropriate planning consent.
3. Not to uproot, fell, lop or top any trees, hedges or shrubs within the curtilage of the property without the prior written consent of the local planning authority.
4. Not to park any commercial vehicle, boat, caravan or trailer on the property nor to park any vehicles which may obstruct the access ways, (defined as road ways and pedestrian footpaths).
5. To do nothing on the property which will create a nuisance, annoyance or inconvenience to other owners or occupiers of the estate.
6. Maintain forever any grassed or planted areas as such.