

Restrictions and Regulations

Under Clauses 2 and 5 of the standard form of lease between the Council and its leaseholders, the Council has made a number of restrictions and regulations which apply to people who have purchased flats. These are set out below and apply to all leaseholders whenever they purchased their flats. These are additional to the restrictions in each leaseholder's lease.

1. You must keep your garden and balcony areas (if any) tidy and free from rubbish. You must not hang washing or other objects over the balcony walls or rails or from windows or do anything on your balcony which is likely to cause a nuisance to other people whether by allowing water to escape, holding barbeques or keeping an animal inappropriately.
2. Leaseholders must: -
 - a. Abide by the rules of any local parking regulation scheme;
 - b. Not park any vehicle which is untaxed, uninsured or which is not roadworthy except in their own private garage if they have one;
 - c. Not park any vehicle on any part of the block or estate other than a car, motor cycle or other similar sized vehicle. In particular, leaseholders must not park a caravan, boat, trailer or business vehicle without first obtaining the written consent of the Director of Housing. This will only be granted in exceptional circumstances;
 - d. Not park any vehicle other than in a proper parking bay, parking space, car park, estate road or garage. In particular, leaseholders must not park on any forecourt, block or estate entrance, grassed area, area marked with yellow lines and/or boxes or in any way or position likely to cause an obstruction; and
 - e. Not carry out any major repairs (including engine changes, body part replacements or paint spraying) to any vehicle on any part of the block or estate. Routine maintenance such as changing of tyres, plugs and oil must not be allowed to cause a hazard, nuisance or annoyance to others on the block or estate and, for example, oil and petrol should not be allowed to foul roadways or paths or enter drains or gulleys. If a leaseholder is responsible for causing damage as a result of contravening this regulation the Council will be entitled to recover the costs of remedying that damage from them.

- 3.** Leaseholders must ensure that they, their friends, relatives, visitors and people living in the flat, including children:
 - a.** Do not keep any animal which is unsuitable to be kept in a residential property such as a wild, dangerous or poisonous creature, livestock or poultry;
 - b.** Do not breed any animals or birds at the flat or any part of the block or estate so as to cause a nuisance;
 - c.** Do not allow any animal to cause a nuisance to others on the block or estate or to the Council's employees, agents or contractors;
 - d.** Do not allow any animals to foul a communal area of the block or estate including footpaths and play areas and dispose of animal faeces hygienically;
 - e.** Do not feed pigeons, squirrels or other vermin;
 - f.** Do not allow unhygienic conditions to arise as a result of the keeping or introduction of animals to their flat, block or estate; and
 - g.** Where applicable, comply with dog byelaws in force and the rules of any related scheme.
- 4.** Leaseholders must not keep a dog at the property without first obtaining our written permission which will not be unreasonably withheld, delayed or withdrawn. If permission is given, it will be on condition that the dog is microchipped and relevant owner details recorded and kept up-to-date.
- 5.** The Lessee shall not bring into the flat or into the block Liquid Petroleum Gas and shall not use or keep or permit to be used or kept in the flat or in the block Liquid Petroleum Gas other than in disposable cylinders (including aerosols) which comply with the current British Standard for disposable cylinders and which have a maximum capacity of 1 litre and in any event limited to such number of cylinders as is reasonably required for domestic use.
- 6.** To prevent the spread of fire between your Flat and the common parts, the Lessee must ensure that a 30-minute fire resistant front door is fitted to the property. Should a new door be fitted this must comply with the relevant building regulation (currently BS 476).