



GLOUCESTER COURT
HOUSE RULES

The Gloucester Court Lease & Tenancy Agreements include various clauses designed to ensure that residents can live harmoniously and without causing nuisance to one another. The effect of these clauses is summarised in the HOUSE RULES as set out below. Please cooperate by complying with them.

Resident Leaseholders and Absentee Leaseholders are reminded that they are bound by the clauses in the Lease of which the House Rules form an integral part. Failure to comply may result in action being taken by Dintgrade.

Alterations and Renovations

The Board of Directors have introduced a new Renovations Process in June 2021 because we wish to ensure that the integrity and high quality of our buildings are protected, and alterations cause the minimum disturbance to other residents.

We have developed this clear and practical process to allow Leaseholders to undertake renovations with confidence knowing that their works are supported by the Freeholder.

All Leaseholders planning any works in their flat should consult the Renovations Process document available on gloucestercourtkew.com or from the Estate Office.

TV Aerials

The installation of new Aerials or Paraboloids are not allowed on the roofs, in the loft spaces or on the external walls.

DIY Activities

All Leaseholders who intend to undertake noisy works which may cause disturbance to other residents must notify the Estate Office giving at least 48 hours' notice.

All works are restricted to:

Between 9 am and 5.30 p.m. weekdays.

Between 10 am and 2 p.m. Saturdays.

No work permitted at all on Sundays.

Any subsequent damage to the halls carpeting or other Dintgrade property will be invoiced to the leaseholder concerned.

All debris from work carried out is to be removed to the local rubbish tip and not put into the Gloucester Court bins.

Noise

Please keep noise to a minimum, in particular TVs, radios, and other audio equipment. No washing machines/dryers are to be used before 9 a.m. or after 10 p.m.

Flooring

Floors should be covered with underlay and carpet or other suitable covering so that noise does not penetrate to other flats. If you wish to install wood flooring, please contact the Estate Office to apply for a Licence to Alter.

Rubbish

All residents are responsible for their domestic rubbish. This should be placed in plastic bags, securely tied and taken to the green bins on the Court. Recyclable items should be placed in the appropriate bin and any cardboard boxes must be flattened. No plastic bags in the paper bins! If you have a genuine difficulty with your domestic rubbish, please contact the Estate Office.

Only general household waste should be put into the rubbish bins as Richmond Council can refuse to empty any bin containing incorrect items (such as paints, wood, electronic equipment, suitcases, etc.) Furniture and other large items must be disposed of personally. You must dispose of furniture or bulky items personally. There is a public waste and recycling facility in Mortlake Road, Richmond.

Contractors must take their waste items with them.

Laundry

Washing/airing must not be left to dry outside the front of the flats or outside the rear staircases or ground floor flats.

Games

No ball games, skateboards, scooters etc. are permitted within the Court or other games which may cause annoyance to residents or damage, or risk of damage, to gardens and property. Cycling should be kept to the front of the blocks.

BBQs of any kind are not permitted.

Any personal belongings such as plants, pushchairs, toys, shoes, etc. are not permitted in the entrance halls, staircases or on the landings.

Bicycles and Motorcycles

These must be kept in the stores provided and not on Court. The Estate Office will provide information on request.

Cars

Please register your car with the Estate Office, who should also be advised of any car changes. This registration helps to keep a check on unauthorised parking and for owners to be contacted in case of emergency. Failure to do so may result in a parking fine.

Please note the Visitors' Parking Permits are for a maximum stay of 24 hours only. Please ensure your visitors place a Visitors' Parking Permit on the dashboard of their car. The permits are NOT intended for visitors' long-stay parking.

Cars should not be valeted or washed anywhere other than the garage areas where water standpipes are available.

Motor repairs are not permitted on the Court.

Sounding car horns on Court, other than in an emergency, is not acceptable. Please keep speed to the maximum speed limit of 5 mph within the Court.

Do not park upon or drive across the lawn areas and please park with consideration for others. We have a limited number of garages available for rent and priority is given to those wishing to rent a garage to store their vehicle, thereby reducing congestion on the roadway and garage areas.

Contractor parking

All contractors/visitors must apply to the Estate Office for a temporary parking permit whilst working onsite.

Pets

Dogs must be kept on a lead at all times. Please do not allow them to foul the footpaths, grass or gardens. The person responsible for the animal should clear up any fouling.

Fire Escapes

The rear staircases are Fire Escapes and must never be blocked. Items such as furniture, large or heavy pots, hanging baskets, domestic appliances, compost, gardening tools, mops and buckets are not permitted. Failure to comply will result in such items being removed. Climbing plants must not be grown or attached to the fire escapes. Fire regulations and common-sense dictate that the staircases should be kept clear at all times.

Lofts

Existing electrical cables supplying top floor flats can be repaired but new installations are not permitted. The Freehold loft space belongs to Dintgrade.

Insurance

Water damage caused by flooding into a neighbouring property will be regarded as the responsibility of the occupier and as such they will be expected to pay the insurance excess.

Sub-letting

It is a condition of the Gloucester Court Lease that permission must be sought from Dintgrade for Sub-Letting.

The owner of the sub-let flat will be expected to ensure that sub-lessees comply with the clauses in the Dintgrade Lease and with the Gloucester Court House Rules which form part of that Lease.