

ENNISMORE GARDENS MANAGEMNT LIMITED

Regulations applying when tradesmen have access to Ennismore Gardens

1. Any freeholder, leaseholder or resident whose house borders the Garden (an “Owner”) who intends to have scaffolding erected at the rear of his house or to have any work carried out which will, in the sole opinion of Ennismore Gardens Management Limited, intrude on the Garden must place a deposit of £1,000 with their Managing Agents, Westbourne Block Management Limited.
2. The Deposit is refundable in full but amounts may be withheld for breaching any of the regulations detailed herein.
3. It is the Owner’s responsibility to ensure that his contractors have adequate public liability insurance.
4. When the Owner (not the builder or scaffolder) has signed the Application Form for when Tradesmen have Access to the Garden and his deposit has been received in cleared funds, one key for the Garden will be made available to him.
5. The Gate must never be left open and unattended.
6. No scaffolding or other material or equipment may be left overnight on any part of the Garden including the pathways.
7. The key may only be used by the Owner and his workmen. It must not be loaned to another Owner and must be returned when the works have been completed.
8. No vehicles are allowed into the Garden.
9. The Owner must ensure that toilet facilities are made available on his property whenever he is having work carried out on the rear of his property.
10. It is the Owner’s responsibility to ensure that any person working for him who has access to the Garden has read the bye-laws and regulations of the Garden and these regulations.
11. Any breach of these regulations or the bye-laws and regulations of the Garden by the Owner or any person working for him may result in a penalty, the nature and extent of which will be determined by the Committee. Such penalties may be financial and may include the requirement that the key be returned immediately.
12. There is no appeal against any of the above conditions.

ENNISMORE GARDENS

APPLICATION FORM when Tradesmen have Access to the Garden

Contractor's details (Name of firm, name of individual, address & telephone number)

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Address where work is to be carried out

Estimated start and completion dates

Brief description of what is to be brought into the Gardens and work to be carried out

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I have read and accept the Regulations applying when Tradesmen have Access to the Garden and the bye-laws and regulations of the Garden.

I accept that it is my responsibility to ensure that any person working for me and having access to the Garden has read these rules and adheres to them.

I confirm that I have seen my contractors' public liability insurance and consider that it provides adequate cover.

I authorise Westbourne Block Management to deduct any charges from my deposit for breach of any of these rules as determined by Ennismore Gardens Committee.

SIGNATURE

NAME & ADDRESS

STATUS

(Freeholder, leaseholder, legally appointed Agent, etc)

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Cheque received for £.....

Number of key issued.....

Signed

Name (in capitals)

Date