



Living at Heron Wharf

Below is our guide to living on the estate. It includes all the covenants required by the lease to maintain the Estate as a pleasant and fun place to live. Living in any community requires tolerance and cooperation from everyone and we know that this spirit is much in evidence at Heron Wharf.

This guide is based on the terms of the lease that regulates the activities and behaviour that can and cannot take place at Heron Wharf, for both lessees and tenants.

This Guide is not intended to curtail activities but to promote a harmonious, pleasant, safe and legal environment for all to enjoy.

If you have any queries, please contact JJ Homes, our managing agents, on 020 8296 0181.

Thank you for your cooperation in ensuring that we all benefit from living on this beautiful estate.

General Rules

Individual radio, television or satellite aerials or dishes, or any other similar apparatus cannot be erected. Such illegal items may be removed at your expense. However, please contact our managing agent for details of how to get connected to the communal dish.

Smoking is not allowed in the common areas around the stairs and hallways.

Prostitution/drugs in the flats and common areas are not allowed to be used for immoral or illegal purposes and these activities will be dealt with by legal means.

No flower boxes or flower pots should be placed inside or outside in communal areas or outside on the grounds.

No pets are allowed which cause nuisance damage or annoyance and if this should happen, one month's written notice will be given for the pet's removal.

Alterations may not be made to external walls.

Activities

No activities can take place which may be, or may become, a damage, nuisance or annoyance to others.

Ball games and activities should not take place in the roads of the estate or in the parking lots as this is a Health and Safety issue as well as the potential for damage to be caused to cars and the buildings. In addition residents are entitled to quiet enjoyment.

Fishing is not allowed anywhere at Heron Wharf. Hunting or killing of birds or any other wildlife is not allowed anywhere at Heron Wharf.

Nothing dangerous/illegal/unlawful should take place that may increase the insurance policy.



Vehicles

Commercial or industrial vehicles should not be kept parked on any parking spaces or otherwise within the Heron Wharf Estate.

Please ensure that you drive carefully and slowly whilst on the estate.

Motor vehicles of any description, including motor bikes, scooters and caravans cannot be parked or kept on a road or footpath on the Heron Wharf estate. Please use the designated parking spaces.

Windows/Doors

Clothes, mattresses, duvets etc cannot be shaken out of windows or placed out of windows.

The inside of your windows must be cleaned at least once a month.

The only thing that can be hung in the windows is a curtain or a blind.

Communal area doors cannot be propped open – these are fire doors and this would present a Health and Safety risk.

External doors must not be propped open, especially with stones. Firstly this is a major breach of security. Secondly the use of small stones etc to prop opens the doors results in damage which has to be paid for through the service charge.

Plumbing

Blocked sinks, toilets and drains are your responsibility. Please ensure that dirt, rubbish, rags or any other refuse including sanitary items and nappies are not thrown into the sinks, baths, toilets, cisterns or waste/soil pipes in your flat.

Noise/Disturbance

Please do try and be understanding when it comes to noise levels – whether you are making them or on the receiving end.

Between the hours of 12 midnight and 8am, no loud noises are permitted. This includes noise from radios, TVs, CDs, record players etc, parties and also singing or even loud conversations.

Floors should be close carpeted, alternatively wooden/hard floors must be properly sound-insulated.

Any works in the flat, whether through a handyman or DIY can only take place between the hours of 9am-5pm weekdays and 10am – 5pm on weekends.

Please help your children to understand that their noise level should not disturb neighbouring flats or be heard in the hallways.

Food and Cooking Odours

If you are cooking please be considerate and ensure that you use an extractor fan to lessen smells in the communal areas.

Contractors

Any works in the flat, whether through a handyman or DIY can only take place between the hours of 9am-5pm weekdays and 10am – 5pm on weekends.

No signs are allowed to be displayed on the walls or in the windows on Heron Wharf whether for contractors or estate agents.



Storage

Shopping, bulky items etc. are not allowed to be left in any of the communal areas, as they would pose a fire/Health and safety risk.

Storage for bikes is provided outside and bicycles must be stored exclusively in the areas reserved for them.

Bikes should not enter the buildings as they damage the interior decorations and pose a Health and Safety risk. Bikes found in the communal areas may be removed at your expense.

Rubbish

Rubbish cannot be left in any communal areas including hallways and staircases. Bags should be placed in the bins on a daily basis, not on the steps of the bin stores.

The staircase, fire escape and landings between floors are to kept clean and clear of all items at all times.

Bulky items can be removed by the Council. Alternatively→ contact the caretaker who can assist with removal of a number of people's rubbish thus reducing the costs.

Tenants (Sub-Letting) or Guests

In the interests of building security and the quiet enjoyment of the residents, please ensure that your tenants or guests understand and abide by the Guidelines for Living at Heron Wharf.

If you are sub-letting your flat, please ensure your tenants have a copy of these guidelines and ensure that they understand them and know that they too are bound by them.

Please note that many of the items above represent a Breach of Lease and could result in a Section 146 being served - Forfeiture of your Lease. If you are at all unsure, please contact our managing agent.

Contact details

Managing Agents: JJ Homes - 020 8296 0181, there is an emergency service that is available on the same number on evening and weekends.

info@jjhomes.co.uk
<http://www.jjhomes.co.uk>

If you see anything suspicious, please report it to the Neighbourhood Watch on:
020 8721 6803 (or if necessary the police on 999).

The Directors of Heron Wharf Residents Association Ltd
The Directors of Heron Wharf Management Co Ltd (Phase One and Phase Two).