

## **Rules and Regulations affecting Subtenants:**

We set out below St. Paul's Court Limited's requirements in connection with granting a Licence to Sublet.

All subtenant(s) are required to sign this document before occupying any premises, as agreement that they will comply with the rules and regulations of St Paul's Court.

### **The subtenant(s) agree:**

1. To use the premises only as a single private residence for the subtenant(s) and not to carry out any formal or registered trade, business, or profession there.
2. Each licence granted is valid for twelve months only, from the date of issue and must be renewed annually.
3. Any change of subtenant or the addition of a subtenant intending to reside in the property within the twelve months must be notified to, and approved by, the Estate Office in advance of occupation.
4. Any subletting by a tenant or subtenant on a temporary basis such as for holiday lets, is forbidden and will result in the termination of the sub-tenancy.
5. The subtenant(s) must provide the Estate Office with a current telephone number and email address. If the premises are alarmed, then the contact details of a further key holder must also be provided.
6. So as not to invalidate any insurance policy, the premises must not be left unattended for more than 28 days.
7. No pets are to be kept.
8. Not to do anything at the premises (including the playing of excessively loud music) which is a nuisance or annoyance or causes damage to the premises or adjacent or adjoining premises or neighbours or might reasonably be anti-social behavior. No noise should be emitted to cause annoyance and be audible outside the premises.
9. Not to permit any contractor to carry out any work in or to the Demised Premises to be audible outside of the Demised Premises except during normal working hours (9:00 AM to 5.30 PM Monday to Friday) Nothing in this rule shall prevent carrying out reasonable emergency repairs at any time.
10. To keep clean and tidy and properly tend any garden of the premises. Not to allow any plant or object in the garden to cause a nuisance or to cause damage to any premises. Not to cause a nuisance with barbecue smoke.

11. Not to use any bicycle, skateboard or similar on the pathways, nor to play ball games on the communal gardens or lawned areas.
12. Not to hang clothes or other articles outside the premises. Nor to place any object, including bicycles and prams, that may obstruct or cause a nuisance in any passageway or walkway.
13. Not to use any parking space to park any commercial vehicles, store any items, or to park more than one vehicle per space.
14. Not to throw any rubbish or refuse outside the windows of the premises and to only place rubbish or refuse properly in the specified locations on the Estate. To obey notices erected giving instructions for the correct disposal of any rubbish or waste.
15. Only place recyclable material in recycling bins. No food waste - this contaminates the bins.
16. Not to leave bags outside the recycling bins when they are full.
17. Not to erect any structure outside the premises without the previous written consent of St Paul's Court Ltd.
18. To comply with the following legislation:

Statutory Overcrowding (Housing Act 1985)

The Council (the local housing authority) can declare that a dwelling is statutorily overcrowded, or a magistrate can do so.

A living room (but not a kitchen-lounge-diner) may count as a bedroom.

Room sizes may also reduce the legitimate number of occupants.

A "unit" is an adult or child aged 10 or over. Children under 10 counts as half a unit.

1 room = 2 units

2 rooms = 3 units (eg, a couple + 2 children under 10)

3 rooms = 5 units (eg, a couple + 2 children under 10 + 1 girl aged 10 + 1 boy aged 10)

4 rooms = 7 units

Two children under 10 require one bedroom.

Two boys aged 10 or over require one bedroom.

Two girls aged 10 or over require one bedroom.

Housing Act 2004, Part 1 - 'Crowding and Space' hazard.

There may be a significant 'crowding and space' hazard, even where a dwelling does not suffer statutory overcrowding. The calculation is similar, except that the living room is not normally counted as a bedroom.

The Subtenant(s) agree by signing this document that they have read and understood its content and is/are agreeing to comply with all the rules and regulations stated.

Signed by the Subtenant(s):

Date:

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Name(s):

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Phone(s):

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Email(s):

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Signature(s):

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Address of Property:

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Further information can be obtained from the St Paul's Court Management Office. Telephone 020-8741-0125 and via our website: <https://www.stpaulscourt.co.uk/> Emergency contact phone numbers are posted on the noticeboard outside the Office and on our website.

