

NEW EBURY SW1

Good Neighbour Agreement

Neighbourliness at New Ebury SW1



City of Westminster

Welcome to your new home at Ebury SW1

Good Neighbour Agreement

We'd like to extend a warm welcome to everyone (both new and returning residents) to the new neighbourhood which when complete will see 781 new homes occupied across nine buildings.

The new homes, public spaces and common areas will have a different management approach which aims to deliver a high standard of service, cleanliness and safety. We want everyone living at Ebury to enjoy a safe and secure environment, be considerate of their neighbours, think of others and be a 'good neighbour' themselves.

As a Westminster City Council tenant or leaseholder living at the new Ebury SW1 you are bound by the terms and conditions of your tenancy agreement or lease. In addition, you are required to sign this Good Neighbour Agreement which sets out how we expect all residents to care for the new neighbourhood, their homes and each other.

Please read through this agreement carefully and by signing it you are agreeing to meet the expectations set out in the next few pages.





Ebury SW1

Good Neighbour Agreement

Personal Conduct

Both my household and our visitors will act in an appropriate and respectful way in and around the new Ebury SW1, by:

- Always being respectful to my neighbours, Westminster City Council Officers, staff working on behalf of the Estate Managing Agent and all contractors. I agree that abusive or discriminatory behaviour to anyone is not acceptable.
- Not smoking anywhere within the common parts of the estate and will ensure that anyone smoking on my balcony/terrace disposes of their cigarettes/vapes or other smoking devices appropriately.
- Ensuring that any personal items or rubbish does not fall from balconies into common areas.
- Not making alterations or decorating anywhere in the common areas of my block or the estate. This includes painting of the internal and external common parts of buildings including my balcony/terrace.
- By ensuring any members of my household or my visitors do not cause a mess or disturbance in common parts of my block or play areas. This includes congregating in the internal common parts of the block to socialise and play games.
- Ensuring the security of the building by making sure that the entrance doors of the block are safely shut when entering and leaving the building.
- Not allowing others to tailgate or follow me into the building.
- Not propping open any fire doors or blocking any access/pathway within the estate or buildings.
- Not placing anything in the common parts of the building, nor affixing anything to the walls in the communal areas of my block (this is to ensure the building is fire safe and free from obstruction).
- Not placing any signage, written messaging, advertising board, official notice, advertisement or placard of any kind in any window on the exterior of the apartment so as to be visible from outside.
- Not hanging clothes, bedding, washing, flags or other articles outside the apartment – including on terraces, a balcony and the gardens.
- Ensuring I keep all accessible windows in my home clean on the insides and outsides including balcony screens.
- Not fitting security grilles or gates to the external doors or windows of the apartment.
- Always keeping the windows suitably covered with curtains or blinds that when viewed from the outside are beige, cream or white.

Noise

I will be courteous to my neighbours and respect their quiet enjoyment of their homes by:

- Not playing music to a level that causes a disturbance anywhere on the estate, at anytime. This includes: music, television, gaming, singing or musical instruments.
- Letting my neighbours know if I am planning on having a party or large family gathering and ensuring nobody is disturbed.

Balconies, terraces and communal gardens

I will adhere to the rules for my balcony and terrace use by:

- Not fixing any satellite dishes, aerials or any other fixtures including placards, flags, or banners to the outside the building or on my balcony/terrace at any time.
- Not using my balcony/terrace for storage, for example: sheds, washing machines, fridges & freezers, bicycles or other items.

- Any garden furniture kept on the balcony/terrace will be well maintained and designed for outdoor use. No parasols are permitted.
- Not placing any screening or mesh around my balcony/terrace.
- Not using or storing any gas bottles, barbeques or patio heaters on the balconies/terrace to ensure the safety of all residents.
- Ensuring that the drainage on my balcony/terrace is always kept clear and not putting any items into the drain which will block it.
- No window box will be hung on the balcony/terrace or be visible over the balcony railings and any window boxes on my balcony/terrace will be kept tidy.
- Anything on the balcony must not be visible above the balcony railing.
- Residents should not bring their own garden furniture or hold gatherings/parties in communal grounds or terraces.
- Alcohol is not permitted in any communal parts of the neighbourhood.

Estate Conditions

Litter

I will take full responsibility for the appropriate disposal of my litter by immediately clearing any litter dropped in the neighbourhood by myself, family, friends and visitors. I will do this by:

- Disposing of my litter in the appropriate rubbish bins.
- By not leaving food waste on the communal terraces.

Children's Play

I will ensure that my children play appropriately at the New Ebury SW1 by:

- Ensuring that no bicycles, skates or skateboards are ridden anywhere in the grounds.
- Children will always be supervised.

Resident Parking

- I recognise that unless I have been granted a parking permit I do not have a right to park at the New Ebury SW1 and will not leave any abandoned vehicle or motorbike anywhere on the development. Unauthorised vehicles will be removed.

Block Conditions

Refuse

I will take full responsibility for the appropriate disposal of my rubbish by:

- Not leaving bags of rubbish outside my front door at any time.
- Ensuring that rubbish bags do not leak by not putting liquid in bin bags and double-bagging rubbish when taking to communal bins.
- Carefully carrying (not dragging) bags of rubbish to the designated refuse areas for my block and placing them in the appropriate refuse containers, making sure any spillages are cleared up immediately.
- Contacting the council to arrange collection of any bulky items that require removal and keeping them in my home until collection.

Pets

I will only keep a pet in my home if:

- Permission has been granted from Westminster City Council in writing beforehand.

If I have permission by the council to keep a pet in my home I will:

- Ensure that I take full responsibility for the pet's welfare in such a way that it does not cause any nuisance or disturbance to my neighbours.
- Clean up any associated mess immediately.
- I will not bring my pet to the communal terraces.

Sign the Ebury SW1 Good Neighbour Agreement

I/we

of

hereby agree that I/we understand and will observe the above obligations while I/we remain a tenant/ leaseholder of Westminster City Council and West End Gate. I/We understand that by signing this agreement this includes responsibility for my visitors to the estate and that the City Council reserves the right to enforce breaches of the tenancy agreement/lease where applicable.

Signature (lead tenant)

Date

Print Name

Signature (joint tenant)

Date

Print Name

Westminster City Council

Signature (joint tenant)

Date

Print Name



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