



CRESCENT AMENITY LIMITED

Regulations applying when tradesmen have access to the Crescent Garden

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 Crescent Amenity's Board, intrude on the Garden must place a deposit of £1,000 with Westbourne Estates.
2. It is the Owner's responsibility to ensure that his contractors have adequate public liability insurance.
3. 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 door (the "Door") in the middle of the wooden gates at the bottom of the ramp beside One Warrington Crescent will be made available to him.
4. In exceptional circumstances only, both of the gates at the bottom of the ramp beside One Warrington Crescent can be opened for a short period to allow large and/or heavy loads to be driven into or out from the Garden. However, because these gates have to be opened by either a Director of Crescent Amenity or a member of the staff of Westbourne Estates, there will be an additional charge.
5. £250 of the deposit is non-refundable to cover administrative and inspection costs but further amounts may be withheld for breaching any of the regulations detailed herein.
6. The Door must never be left open and unattended. Furthermore, if the Owner allows any of his workmen into the Garden via the gate beside either 1 Randolph Crescent or 63 Randolph Avenue, it is his responsibility to ensure that these gates are similarly never left open and unattended.
7. No scaffolding or other material or equipment may be left overnight on any part of the Garden including the access ramp.
8. The key may only be used by the Owner and his workmen. It must not be copied or loaned to another Owner and must be returned when the works have been completed.
9. The ramp beside One Warrington Crescent is the only route by which authorised or emergency vehicles can enter or leave the Garden. Therefore, no vehicle is allowed to park on the ramp. In addition, on Wednesdays, this entrance is extensively used by the gardeners to whom priority must always be given.

Nonetheless, if an Owner needs to bring or remove scaffolding or other materials or equipment to or from the Garden, provided that the vehicle is never left unattended by a driver, it may use the ramp for a short period. However, if the driver is asked to move the vehicle by a Director of Crescent Amenity or by a member of the staff of Westbourne Estates or the gardeners, he must do so immediately.

10. 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.
11. 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.
12. 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 Crescent Amenity. Such penalties may be financial and may include the requirement that the key be returned immediately.
13. There is no appeal against any of the above conditions.

It was Resolved at the meeting of the Board of Directors of Crescent Amenity Limited at 120 Westbourne Grove, London, W11 2RR on 18th day of January 2010 to make these Regulations pursuant to paragraph 13 of the Fifth Schedule to the Rentcharge Deed and Transfer dated the 14th day of August 1981 and made between (1) The Church Commissioners for England and (2) Crescent Amenity Limited by way of additions and amendments to the Rules and Regulations appearing in the Seventh Schedule to the said Rentcharge Deed and Transfer and to the effect that these Regulations take effect in addition to those appearing in the Seventh Schedule. A copy of these Regulations has been entered in the book maintained for the purpose by Crescent Amenity Limited.

Managing Agents: Westbourne Estates, 120 Westbourne Grove, London, W11 2RR
Telephone: 020 7229 8444

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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 Estates to deduct any charges from my deposit for breach of any of these rules as determined by Crescent Amenity's Board.

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