

RESIDENTS' CODE OF PRACTICE

For Givons Grove Residents undertaking building work

In order to minimise the adverse impact that Resident's building works can have on the Estates infrastructure and on other Resident's amenity, any Resident carrying out work is required to ensure that both they and their contractor comply with the regulations below.

Parking and traffic

1. As far as possible, all vehicles, (both those associated with the Works and those of the Resident) are to be parked within the site.
2. There is to be absolutely no parking of Works or Resident's vehicles on the Company's verges. Should vehicles unavoidably need to be temporarily parked in the road this must not cause passing traffic to mount and damage opposite verges, kerbs etc.
3. Parked vehicles, will be considered (without further proof being necessary) as the cause of damage sustained by the opposite verges, kerbs etc.
4. Any damage caused to roads/verges elsewhere on the estate by the Works vehicles will be the responsibility of the Resident and must be repaired immediately to the satisfaction of Givons Grove Estate Ltd at the cost of the Resident.

Unloading and storage of materials

No materials, waste, or skips may be stored on the roads or verges outside the property or anywhere else on the estate.

Visual amenity

Where the property is not screened from the road by existing hedges or fences then a temporary fence comprising of a 2.4m high site barrier covered with opaque green screening shall be erected along any boundary with the Company's roads. This shall be erected at commencement of the Works and remain in place until completion and shall be installed and maintained at the Residents' cost.

Tracked plant

Any heavy plant with metal tracks being loaded, unloaded or operated where it can damage the road surface should do so on a temporary roadway of sleepers to avoid damaging the road.

Maintenance, cleanliness and re-instatement of roads and verges

1. At least two weeks prior to commencing the works the Resident shall agree with Givons Grove Estate Ltd (by contacting either the Planning or Roads Director) the condition of all the roads and verges in the vicinity of the building with photographic records.
2. Any damage to roads or verges near the site caused by Works traffic or otherwise consequent upon the Works must immediately be made good to the satisfaction of Givons Grove Estate Ltd and at the full cost of the Resident.
3. Any material from excavations shall be either removed completely from site or located and protected in such a way that rain cannot wash dissolved material onto road surfaces.
4. The Resident is responsible for ensuring that their Contractor takes all necessary measures to ensure that all surrounding carriageways and verges are cleared each day of dirt, debris, mud etc, arising from any vehicular traffic to or from the site .

Notification of changes to existing services

The Resident will, at his own expense, prepare for Givons Grove Estate Ltd a sketch showing the line, location and depth of any utility service that has been repositioned during the Works.

Working hours

1. All building work is to be restricted to within the hours of 7.30 am to 6.00 pm Monday to Fridays, and 8.00 am to 1.00 pm on Saturdays.
2. No work will take place on Sundays or Bank Holidays.

Management control of environmental protection

1. All necessary precautions are to be taken to ensure that statutory nuisances e.g. smoke, dust, rubbish and smell are avoided. There shall be no burning of building materials or waste on site.
2. Excessive noise pollution is to be avoided. The Resident shall not permit contractors to use radios or other audio equipment in ways or at times which may cause a nuisance to neighbours.

Miscellaneous

1. No Contractor's advertising boards will be allowed on the verges or boundaries.

1st February 2016