

MORGAN'S WALK MANAGEMENT LIMITED
ESTATE REGULATIONS (DRAFT FOR 1. BOARD DECISION 2. ENDORSEMENT AT 2021 AGM)

These regulations, set by the MWML Board [and approved at its Annual General Meeting 2021], are binding on all freehold and leasehold owners and tenants of properties on the Morgan's Walk Estate. The regulations set out the mutual obligations which help to maintain the quality of life on the Estate for the benefit of all residents.

GENERAL

1. Morgan's Walk is a single Estate of 222 houses, maisonettes and flats, whose residents are bound together by mutual covenants (undertakings) which we must all respect because they have legal force. The central undertaking is that "Nothing shall be done or permitted on the premises which shall be, or grow to be, an annoyance to the owner or occupier of any adjoining or neighbouring property". Ultimately MWML, which represents every owner as an equal shareholder, may need to enforce these obligations, holding owners to account for any default by their tenants or other occupants. Ultimately this could involve MWML or its managing agent (Quadrant - managers@quadman.co.uk, tel 020 7386 8800) taking enforcement action and billing the owner.

TENANCIES AND USE OF PROPERTIES/GARAGES

2. Our aim is to maintain a community of mainly long-term residents. For this reason – as well as an observed correlation between short lets and damage sustained – short-term tenancies (under 6 months) are not permitted in either flats or houses.
3. Owners may not assign, underlet or part with the possession of part only of their premises. Tenants must be given the exclusive use of any garage belonging to the premises let. Garages may not be let or assigned to persons not living in a property on the Estate. Garages are only to be used for the storage of private vehicles, bicycles, prams/buggies and similar personal items, and especially not for business purposes.
4. All owners, occupiers and tenants must sign a copy of the Estate Regulations and return them to Quadrant to confirm agreement to and understanding of the regulations. This requirement does not apply to owners loaning their property to family members if they are aware of the Regulations.

MAINTAINING AN ATTRACTIVE ENVIRONMENT

5. The covenants state that the exterior appearance of buildings, walls, fences and windows may not be altered, and that additional buildings, walls or fences may not be erected, except with the consent of MWML.
6. In furtherance of this covenant, the exterior wood, iron and stucco surfaces of the leasehold flats, garages and amenity facilities must be kept in such materials and colours as MWML, after consultation, feels to be in harmony with the rest of the Estate. Owners responsible for their own maintenance are strongly encouraged to keep their properties similarly in harmony. Rather than imposing absolute uniformity, MWML facilitates consultative mechanisms, encouraging harmonious exterior colour choices which command neighbourly consent. Quadrant hold details of currently approved schemes.
7. Owners and residents are expected to keep their premises and gardens in good repair and condition. Their windows should be kept clean and if fitted with curtains, shutters or blinds, these should be kept in good working order and condition.
8. Sign boards, including for sale signs, may not be erected or kept on the outside of premises, including the outer wall or fence of a property.

9. Specific covenants ban the erection of aërials or antennae other than communal systems; any erected in breach of this regulation will be removed at the owner's expense.
10. There is a specific limitation on hanging out washing from windows, on balconies or in gardens, except in private rear gardens of houses and flats at ground level, and even there (if visible to others) not on any Sunday or public holiday.
11. The maximum permitted period for a security alarm to sound is 20 minutes.
12. Rubbish and recycling is to be deposited only in the bin rooms, according to rules established by Wandsworth Borough Council or any other authority, as per the notice in the bin room. Odorous or potentially odorous rubbish must be deposited only in sealed containers in closed plastic bags, as close as possible to the weekly collection (currently Wednesday mornings). Any out-sized rubbish for collection by prior arrangement with the Council must be left on the pavement for no more than 24 hours.
13. Individual residents are responsible for preventing and dealing with any occurrence of vermin within their property. Any sightings on communal areas are to be reported to Quadrant, who will arrange for appropriate treatment.

SECURITY

14. It is in the interest of everyone that the highest priority be given to security on the Estate, requiring the co-operation and vigilance of all residents. Any criminal activity should immediately be reported to the police by calling 999. Crime reference numbers should be obtained wherever possible. If a crime has been committed this should be reported also to Quadrant. Suspicious activity should be logged with supporting evidence.
15. MWML supports local initiatives, currently "Safer Neighbourhood Schemes" (SNS), which circulates news and advice.

VEHICLES AND PARKING

16. The following regulations apply to vehicles driving or parking on the roads, pavements, garage area forecourts and parking areas of the Estate:
17. Drivers must comply with all laws applicable to the public highway, and must adhere to the Estate speed limit of 15 miles per hour.
18. Parking on the roads and other public areas of the Estate is not a right of ownership but a concession managed by MWML. Details are set out in the parking regulations (available from Quadrant) of which the following points are a summary:
19. Vehicles must display a valid MW parking permit (either annual for long term residents or a validated daily pass for visitors), failing which they may be clamped and/or fined.
20. Vehicles must not be parked so as to obstruct free access by emergency or other vehicles or by pedestrians, and never on double yellow lines. No caravan, camper vehicle, boat, trailer or similar item shall be parked on a regular basis or for any period exceeding 72 hours.
21. Vehicles parked on the Estate's roadways or parking areas must be taxed and insured, and not displaying a SORN notice.
22. Non-residents are permitted to park only whilst making visits to residents and must display a visit permit during the required hours.
23. No commercial vehicle is permitted to park overnight. Commercial or contractors' vehicles parking for more than 4 days in any month require a contractor's parking permit from the managing agents.
24. To diminish theft, bicycles and motorcycles should be kept in garages from 10.00 pm - 6.00 am.

USE OF THE GARDENS, FOOTPATHS AND AMENITIES

25. Every Estate resident is entitled to make full use of the gardens and public areas, subject to complying with rules that enable everyone else to enjoy them equally.

26. Dogs should be prevented from fouling any public area but in the event of fouling its removal shall be the responsibility of the dog's handler. Red bins are provided at strategic locations for this purpose. Dogs must be kept on lead in all public areas of the Estate (including common staircases of the flat blocks).

27. Cycling (except by children under the age of 10) is forbidden on footpaths and grassed areas. Ball games on communal land are permitted only to children under 10 years of age. Croquet is permitted. Camping is forbidden, as is the flying of drones.

28. Residents wishing to entertain more than 6 non-residents in the gardens should consult their neighbours and Quadrant in advance. Permission if granted will be subject to clear conditions concerning dates, times, duration, noise and inconvenience to others.

29. LEASEHOLD FLATS

30. The following regulations apply specifically to the leasehold flats:

31. for fire exit and other reasons the common parts (hallways and staircases) of each block must be kept vacant of possessions such as buggies, prams, pushchairs and bicycles.

32. Owners will be charged for damage sustained to the common parts where this can be proved to be the responsibility of residents of that flat.

33. FREEHOLD HOUSES

34. The following interim regulation applies to owners of freehold houses wishing to carry out structural changes. MWML will trial during 2022 new procedures for:

- a notification of works (for works where no consent to alter is required because they are entirely internal and do not impact visually on neighbouring properties, but where the works could cause annoyance if not conditioned); and
- a Licence to Alter (where there is visual impact). A small representative group of owners will assess each proposal with the applicant to estimate its likely impact on other residents. If that impact is expected to be:
 - nil/minimal** – proposal normally recommended for Board approval;
 - unacceptable** – proposal invariably recommended for Board refusal; and
 - a middle category** – proposal carefully vetted; if it meets a range of technical requirements and is demonstrated to have widespread informed consent, the group will recommend the Board to approve (decisions will still rest with the Board).
- MWML will review the operation of this interim regulation at the 2022 AGM.