Section C: Regulations for the Use of the Triangle Amenity Private Roadway

Residents

- 1. All residents' vehicles, including motorcycles, must clearly display a valid annual Permit. See below for Fees, and note that:
 - 1.1 One non-transferable Permit is available to each self-contained dwelling in 26-54 Clifton Gardens. No other Transferable Property is entitled to a Permit.
 - 1.2 Obtaining a Permit for the first time requires proof of residency and car ownership.
- 2. Vehicle users are asked to adhere to the Triangle Amenity roadway conventions:
 - 2.1 Observe the one-way system.
 - 2.2 Use the building side white line as a guide for leaving a pedestrian walkway.
 - 2.3 Do not leave unattended vehicles blocking the roadway.
 - 2.4 Take the minimum amount of space for your vehicle (e.g. park motorcycles at 90° to wall).
- 3. Rubbish must not be left in the roadway at any time.

Tradesmen

4. All Tradesmen's vehicles parked in the roadway must display a valid Temporary Tradesman Permit. See below for Fees, and note that:

- 4.1 Only Residents of a self-contained dwelling in 26-54 Clifton Gardens are entitled to a Temporary Tradesman Permit, and only for use with such dwelling.
- 4.2 Tradesmen must provide their personal details and read and sign these regulations before they use the roadway.
- 4.3 Tradesmen's use of the roadway whilst undertaking building works of any kind whether internal or external may, and the use of scaffolding will, require a returnable deposit and administration fee, as set out in Clause 7 below.
- 4.4 All Temporary Tradesman Permits must be paid for and obtained in advance from the Managing Agent¹ with not less than one clear business days' notice (except in case of emergency when shorter notice may be accepted but with an additional charge as set out in Clause 7 below.
- 4.5 Payments under Clauses 4.3 and 4.4 above must be made before a Temporary Tradesman Permit will be issued, and Tradesmen must not use the roadway for parking without first obtaining and displaying a valid Temporary Tradesman Permit.
- 5. Tradesmen must adhere to Clause 2 above as well as the following:
 - Removal vans, scaffolding lorries/vans, asphalt vehicles, skips or waste containers, regardless of size, are prohibited from entering or parking on the roadway under any circumstances, even if they are unladen. Beneath the roadway are old vaults which could collapse if overloaded.
 - Freehold owners will be liable for any damage to trees, residents' vehicles, roadway property, or vaults under the roadway caused by their actions and/or the actions of their tenants (including long leaseholders) and / or the actions of Tradesmen or others working at their property, and / or any vehicle belonging to or used by any such person or Tradesman.

Triangle Amenity Rules (updated on 21 January 2021)

¹ At the date of adoption of these rules, the Managing Agent is Westbourne Block Management of 9 Spring Street, London W2 3RA

- 5.3 No equipment, materials, rubble, rubbish or unwanted items should be left anywhere in the roadway overnight.
- 5.4 A Temporary Tradesman Permit must be purchased if works obstruct a parking space.
- 5.5 Tradesmen should not make noise before 8am or after 6pm on weekdays, before 8am or after 1pm on Saturdays, or any time on Sundays.
- 5.6 All WCs and other welfare facilities for the use of Tradesmen and their workmen shall be located on the scaffolding or elsewhere on the relevant Transferrable Property, and under no circumstances on the Roadway.

Building Works

- Tradesmen's use of the Roadway whilst undertaking building works requires a returnable deposit and an administration fee.
- 7. The deposit and fee are at the discretion of the Board and will be proportional to the nature of the work. Generally, fees are:
 - 7.1 Building works of any kind whether internal or external with an expected or actual duration exceeding 4 weeks: Deposit:£1,000 Admin: £100.
 - 7.2 Scaffolding for any duration: Deposit:£1,000 Admin: £100.
- 8. The relevant payments must be made before the Tradesmen use the Roadway for undertaking building works or erecting scaffolding.

Fees

- 9. The following charges apply and are the responsibility of the relevant Resident or (if applicable) freehold owner:
 - 9.1 Resident's Car Permit: £100/year.
 - 9.2 Resident's Motorcycle Permit:

- £50/year.
- 9.3 Temporary Tradesman Permit (planned work with required advance notice): £12/day.
- 9.4 Temporary Tradesman Permit (one-off emergency/same day issue): £18/day.
- 9.5 Charge for violation of heavy vehicle ban: up to £500.
- 10. Vehicles failing to display a valid permit are at risk of a parking fine issued by the parking attendant appointed by Triangle Amenity Limited. The cost of such fines is displayed in the Roadway.

Enforcement

- 11. Any person observing a breach of these regulations is requested to either draw the breach to the attention of the offender or report it to the Managing Agents by phone or email or using the website.
- 12. Breaches of these regulations may, at the Board's discretion, result in charges for compensation and costs. The Triangle Amenity also reserves the right to deny or withdraw Permits (including refusing freehold owners Permits for their tenants).
- 13. Freehold owners shall make good to Triangle Amenity Limited on demand, and indemnify Triangle Amenity Limited and the Board against, all loses, damages, costs, expenses, penalties, and claims arising from any breach of these regulations by themselves, their own Tradesmen, their tenants and their tenants' Tradesmen.
- 14. To the fullest extent permissible by law, Triangle Amenity Limited accepts no liability for any damage, accident or injury or other loss sustained by residents, Tradesmen or others on its estate.

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