



THE GIVONS GROVE ESTATE LIMITED

REGISTERED OFFICE: PENHELYG, THE DOWNS, LEATHERHEAD, SURREY, KT22 8LB

REGISTERED IN ENGLAND & WALES UNDER COMPANY NUMBER: 02958898

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RESIDENTS' CODE OF PRACTICE Re BUILDERS & CONTRACTORS

RULES 2020

1. INTERPRETATION

In these Rules:

- "GGEL" means Givons Grove Estate Limited;
- "Resident" means any person who owns either solely or with others a property on the Givons Grove Estate.

2. INTRODUCTION

The purpose of the Rules is to:

- Codify the required practices;
- Minimise the adverse impact that building works can have on the estate's infrastructure.

3. PREAMBLE

Through GGEL's ownership of the roads and verges, the company is able to manage and co-ordinate the upkeep and maintenance of GGEL property.

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

4. CODE OF PRACTICE

1) Parking and traffic

- a) As far as possible, all vehicles, (both those associated with the Works and those of the Resident) are to be parked within the site.
- b) There is to be absolutely no parking of Works or Resident's vehicles on the Company's verges. These are Service Strips and parking vehicles can damage the services that lie below.
- c) Residents should make best endeavors to ensure that Works or Resident's vehicles that are parked in the road are parked in a manner that does not cause passing traffic to mount and damage opposite verges and kerbs.

2) 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 without written permission.

3) 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.

4) 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.

5) Maintenance, cleanliness and re-instatement of roads and verges

- a) At least two weeks prior to commencing the works the Resident shall agree with GGEL (by contacting either roadsandverges@ggel.org.uk or planning@ggel.org.uk) the condition of all the roads and verges in the vicinity of the building with photographic records.
- b) Any damage to roads or verges caused by Works traffic or otherwise consequent upon the Works must immediately be made good to the satisfaction of the Company and at the full cost of the Resident.
- c) 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.
- d) 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.

6) Notification of changes to existing services

The Resident will, at his own expense, prepare for GGEL a sketch showing the line, location and depth of any utility service that is to be repositioned during the Works.

7) Working hours

- a) 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.
- b) No work will take place on Sundays or Bank Holidays.

8) Management control of environmental protection

- a) 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.
- b) 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.

9) Miscellaneous

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