

ONSHOW COURT 2018

Advice and Lease directions for leaseholders and renting tenants 2018

Welcome to Onslow Court. We hope you will be happy living here. This is an Architectural Building of Note and dates from 1934. It is considered by Worthing Borough Council as an important example of the Art Deco era.

This document tells you about some of the quirky things at Onslow Court and some of the lease directions. There are some delicate areas of the building that we all take care to preserve.

- 1) HML Andertons Ltd managing agents look after all aspects of the building. If you are the Lessee this is your first point of contact should you need advice or assistance.
- 2) There is an out of hour's number for emergencies available from Andertons for Leaseholders.
- 3) Please treat the lifts carefully; three are original and special to the building. The new lift is also sensitive; none of the lifts have automatic external doors so these have to be closed by hand in order to make the lift work on all floors. They are passenger lifts of limited load it is wise to observe the weight restrictions, please do not use them to move furniture or appliances. In addition all the lifts have very sensitive doors and will NOT operate if one is left open in any floor. It is impossible to access the lobbies to upper front doors if both flats are unoccupied.

Things to know about Onslow Court

- 4) Alan Coates of HML Andertons Ltd is the appointed managers of Onslow Court.
- 5) Onslow Court is designated a 'Building of Note' by Adur and Worthing council.
- 6) Adur and Worthing Council control all window and door replacements to the façade and the back of the building. There is a window pack available on request to guide you through the process of replacement. All window replacement is subject to the requirement for a planning application.
- 7) If you need to carry out work to the plumbing in your flat it is imperative you notify the Manager at HML Andertons and ask for permission and guidelines. There are schematic drawings of the water delivery and distribution for all areas of the building on request.
- 8) If you wish to carry out building work in your flat you must notify the Manager and ask for permission and guidelines before commencing.

Living at Onslow Court

- 9) Communal front doors are locked in the evenings; if you need a replacement key please contact the Managers.
- 10) The entrance halls have communal lighting which operates on a time clock; later arrivals will find a button in the first lobby to press for lights.
- 11) Towel rails will stay hot through the year even when the heating is off.
- 12) You may need to "bleed" the towel rail in the bathroom occasionally. Top floor towel rails may need this "bleed" more often to keep the flow of hot water moving round your section of the building, a neighbour will share their key if you ask.

- 13) The central heating is communal and will be on from 6.00am to 10.00am and from 2pm to 11pm. The heating is on between October and April.
- 14) If your flat has original radiators it may not be possible for you to turn them off, or down. There is one thermostat outside that will stop the heating coming on if the ambient temperature is above 18 C and keep the boiler safe if the temperature goes below 0 C – 2C, heating will only come through to the radiators at the times stated above.
- 15) Hot water is communal and constant and also runs through your towel rail.
- 16) If you ever have any problems with water coming into your flat or your drains are not emptying properly please contact the manager at HML Andertons immediately or a neighbour if you are renting. Be aware of your neighbours below you!
- 17) Please wrap rubbish securely and put it into wheelie bins in the car park. Rubbish chutes by the back doors of upper flats are fragile, heavy items will break the internal pipe as items travel down to the bottom, please use carefully.
- 18) Recycling plastic, glass and paper. Plastic items placed in the recycling bins should be shaped like a bottle - without the lid (no plastic bags or food containers please) paper, plastic and glass are all mixed in the same bins.
- 19) Satellite dishes must be completely out of sight and situated behind the balcony on the wall, low down. Some flats are not able to have satellite dishes, if you require satellite connection please contact the managing agents.
- 20) Onslow Court is 1.73km from the Lancing exchange offering an average broadband speed of 15.0mbs. The Lancing exchange supports partial non Next Generation Access (NGA), partial Basic Broadband (BB), partial Super-Fast Broadband (SFBB) and partial Next Generation Access (NGA) allowing a maximum speed of 80.0mbs to flats in Onslow Court.
- 21) Terrestrial TV is served by 2 communal aerials on the roof. Notify the manager if you are experiencing difficulties.
- 22) There is no access permitted to the roof.
- 23) Balconies are covered with an Asphalt covering; please take care when placing spiky deckchair legs onto this surface as it is prone to hole.
- 24) When you contact the water board to start your account for your water rates you may need to remind them that Onslow Court cannot be metered, they seem to forget this.
- 25) Smoking is prohibited in the communal areas.
- 26) The lease says no noise after 11.00pm.
- 27) The lease says that "No clothes or other such articles shall be hung or exposed outside the flat".
- 28) The Lease says that no notices may be placed in windows of the flats.

Parking

- 29) Resident parking only is permitted at the back of the building.
- 30) Visitor parking is at the front of the building, visitors should not park at the back.

- 31) During the times of the building works, it may be difficult to park and it may be necessary to park in Seamill Park Avenue next to the petrol station. Please observe temporary parking signs when they are showing during these times.

Storage Lockups

- 32) There is a triple gate access to these areas. Contact the managing agents if you have a problem with keys or codes for padlocks.