



## House rules

All the residents at Liberty Place are required to abide by the following rules which have been taken directly from the leases.

When the apartments was purchased the owner would have been required to sign the lease as part of the sale process and this was an agreement that the rules would be followed. If you rent your apartment you are also required to follow these rules as the landlord will have agreed on your behalf and the tenancy agreement will also include these clauses.

- 1 Not at any time to use or occupy or permit the Premises to be used or occupied except as a private residence only.
- 2 Not to allow any illegal or immoral act which may become a nuisance or annoyance or cause damage to any of the owners or occupiers of any part of Liberty Place or the adjoining neighbours.
- 3 Not to do anything which may impact on any of the insurance policies that are in place at Liberty Place. An example of this includes storing flammable liquids in any part of the premises.
- 4 Not to throw or permit to be thrown any dirt rubbish rags or other refuse into the sinks baths lavatories cisterns or waste or soil pipes in the Premises
- 5 Not to play or permit the playing or use of any musical instrument, television, radio, loudspeaker or noise making instrument of any kind or to sing which will cause nuisance or annoyance to any of the other residents.
- 6 Not at any time to put up in the window or the exterior of the property so as to be visible from outside any name writing, drawing, signboard, placard or advertising of any kind whatever or any object which in the opinion of the Managers is offensive.
- 7 Not to hang or expose in only part of the premises or balcony or lightwell so as to be visible from the outside any clothes or washing. The balconies and terraces are limited to have flower pots and suitable exterior furniture only.
- 8 Not to keep any bird, reptile, dog or other animal in the premises without the prior consent in writing from IPM. Consent is revocable in writing at any time if complaints of nuisance or annoyance is being caused to other residents.
- 9 Not to carry out upon any part of the Estate any repairs to any motor vehicle (except in case of an emergency)

### LIBERTY PLACE

Whittington Hall,  
Worcester, WR5 2ZX

### CONCIERGE OFFICE

0121 643 6793  
[concierge@libertyplace.org.uk](mailto:concierge@libertyplace.org.uk)  
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### MAIN OFFICE

0121 630 2330  
[buildingcommunities@libertyplace.org.uk](mailto:buildingcommunities@libertyplace.org.uk)

- 10 Not to use on the Premises any electrical device without an effective suppressor fitted thereto
- 11 Not to park or accommodate any commercial vehicle caravan trailer or motorboat on any parking space or any other part of the Estate.
- 12 Not to permit or suffer any invitees friends servants or employees of the Tenant or their children to play upon any staircases landings or passageways in or about the Building.
- 13 To cover and keep covered the floor of the Premises with carpet or other suitable sound deadening material.
- 14 To keep any vehicles parked on the Estate over which the Tenant has control or authority taxed and in a roadworthy condition.
- 15 At least once in every month of the said term to cause to be properly cleaned all internal surfaces of the windows of the Premises and at all times to keep such windows properly curtained in a style appropriate to a private residence.
- 16 To pay the cost of making good any damage at any time done by the Tenant or any person claiming through the Tenant or his or their servants agents licensees or visitors to any part of the Estate or to the passages landings stairs or entrance halls thereof or to the person or property of the Tenant or occupier of any other Property' in the Building by the carrying in or removal of furniture or other goods to or from the Premises or otherwise howsoever
- 17 To submit any dispute difference or complaint that may arise between the Tenant and the tenant or occupier of any other dwelling in the Building in respect of the use or occupation of the Premises or any other part of the Building to the Managers before taking any further or other steps or proceedings in relation thereto.
- 18 Not to display or permit the display on either the Estate or any adjoining land of any board for the sale or letting of the Premises.
- 19 Not to erect any television radio or other aerials satellite dishes or other means of receiving telecommunications upon the Premises whatsoever.
- 20 Forthwith after losing any security tags pass keys swipe cards or means of gaining access to any part of the Estate to report such loss to the Managers.

Any breaches of the lease are taken extremely seriously and we will do all that we can to ensure that Liberty Place remains peaceful for the residents who live here. When we are aware of a breach of the lease we will follow a set procedure to give the residents a chance to remedy the situation before escalating this.

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