

LAKE SIDE RISE



Located in Blackley, Manchester, M9, Lakeside Rise comprises of 251 properties located within four tower blocks and mews houses (Villas).

This resident's information leaflet outlines the most frequent questions and answers. Each property is subject to a lease. If ever unsure, please review your lease or tenancy agreement.

If you rent your property, your first point of contact for matters within your property is with your letting agent or landlord.

For emergencies, please email info@blockliving.co.uk. Emails are monitored but if it is urgent, please call our office for emergency assistance on **0808 178 3270** (24 Hours).



AMENITY & KEY POINTS OF THE DEVELOPMENT



If you require additional door entry or car park access fobs, please contact Block Living.

If you lose your post box key, or require additional keys, you may need to replace your lock as post boxes are private. If you rent your property, please contact your letting agent or landlord.

Speed - Residents and their visitors on the estate are asked to observe the 5mph speed limit at all times. There are lots of children on the development.

One Way Traffic operates near Tower 1. As you enter site you can turn left to travel to Tower 1 but can not exit right from Tower 1 as this road is one way.

Water Meters are located within the apartments next to the hot water tanks. House are outside the house.

Electric Meters are located on the odd floors in the Towers and all residents should have a key. Lost keys can be replaced at a cost of £10.

Gardening visits take place every 2 weeks in summer and monthly in winter.

Cleaning and caretaking staff are on site daily to carry out a variety of duties.

The vehicle barrier is operated by a fob for entry and will automatically open as your approach to exit. The gates are open during the day and will close at night for added security. For visitors or deliveries, there is an intercom system at the gate and at the entrance to each Tower. Lost or broken fobs can be replaced.

DOs AND DON'Ts



DOs

Refuse bins – please use the refuse provisions provided for domestic waste only. You must recycle in accordance with the council’s guidelines. If in doubt, please check the council’s website.

You have access to link up to the communal satellite television. Sky and Sky Q provisions are available for some properties. The property owner needs to check availability with the provider.

Please keep the communal areas free from any personal items. Communal areas should be sterile.

Please check your front door for defects and damage on a regular basis and repair any damage caused.

DOs AND DON'Ts



DON'Ts

Pets are not permitted on the development.

Bulky refuse – no item should be left in a common area or bin room. The council will not remove bulky waste or furniture. At present, you can have one free collection of up to three items, a year (April 1 – 31 March). Visit the council's website for further details which may be subject to change.

Car Parking

- Car parking is within the private garages or single bay in front of the garage for Villas and in the allocated spaces within the car park for all Towers.

- There is limited visitor parking. Visitors can only park within the visitor's space for a maximum of 24 hours and no return within 24 hours.

- There are ticketing procedures in place for incorrect parking of vehicles.

You cannot erect your own satellite dish.

No washing should be displayed outside of the property on any balcony.

SUMMARY OF THE MAIN POINTS OF THE LEASE



You are responsible for keeping the premises clean, in good sustainable repair and condition. As occasion requires you must clean the interior surface of your windows. Once every quarter of the year you must clean your external windows, balustrades and railings to your balconies which your managing agent is unable to clean.

You must keep all cisterns and conduits in good repair. You must notify the management company if you are going to repair any conduits.

You cannot paint or interfere with any outside surfaces of your front door or windows.

You are responsible for decorating the internal parts of your property at least once every seven years.

You must obtain consent for any permits or licenses that are required if you wish to carry out works on your property.

You are not permitted to make any structural or external alterations or additions to the premises without prior written consent from the management company. This includes making any changes to the internal planning of the property, altering any heights or changing any walls.

You must allow the landlord, agents or workmen entry into your property to carry out checks or repairs at a reasonable time.

SUMMARY OF THE MAIN POINTS OF THE LEASE



You cannot use any nails or screws to attach any fixtures or fixings or otherwise damage the skin of any internal walls of the property at any point between six inches below where the ceiling meets the walls.

If you wish to sublet your property you must comply with the details within the lease, part of which requires prior written consent from the management company.

You will be liable for any expense if you void the buildings insurance in any way.

There are rules within the lease regarding lessors having access to your property if you lease and they are allowed to show people around the property that you lease in the last three months of the agreement.

You must not obstruct any entrances to the development with any vehicle.

You cannot erect any satellite dishes or any aerials on the exterior surface of the property.

You must not stop up or darken any windows on the property.

You can only place vertical blinds, panel blinds, roller blinds, voiles or curtains at your windows which are in keeping with the design of the block.

You can only use your property as a private dwelling for one family unless you have prior consent from the lessor.

SUMMARY OF THE MAIN POINTS OF THE LEASE



You cannot use the property as an ancillary domestic office, receive customers or regular deliveries.

You cannot place anything of excessive weight on the balconies.

You must anchor to the floor any furniture or other loose items placed on the balconies.

You cannot use your balcony or terrace to hang washing or light a barbeque or in any manner which may prevent others from the quiet enjoyment of their property.

You cannot carry out any trade or business from the property without prior written consent from the management company.

You must not do anything which causes an annoyance, nuisance or disturbance to other occupiers.

You cannot place any refuse or dustbins in the common parts.

You cannot erect or display any for sale or to let notices.

You cannot park any caravan, boat, motorbike, bicycle or other vehicle.

You cannot carry out any repairs to any vehicle on the estate.

SUMMARY OF THE MAIN POINTS OF THE LEASE



You cannot allow any excess noise or fumes from your vehicle.

You are responsible to clean up any oil, petrol or other spillage from your vehicle.

You cannot keep or store any fuel or other flammable substance anywhere on the estate.

If you receive written notice from the management company about non permitted parking, you have five days to remove the vehicle, or the management company is within its rights to remove the vehicle and any costs incurred will be passed back.

You cannot use any device that does not have a suitable suppressor fitted.

You cannot keep any animal, reptile or bird in the property.

You cannot remove the flooring laid within the property.

You cannot place any item in nor obstruct the hallway landings or staircases.

You cannot place outside the windows any blinds, shutters, boxes, flowerpots or other items nor hang any articles or clothing outside of the property or block.

You cannot allow any radio, television, musical instrument, music or singing if it is causing an annoyance to others. No musical or mechanical instrument or any music or singing can take place in the block between the hours of 11pm and 8am.

SUMMARY OF THE MAIN POINTS OF THE LEASE



You cannot waste water supplied to the property.

You cannot use any barbeques on any balcony or terrace or on the property without prior consent from the management company.

You cannot hang any washing on any balcony, terrace or any other communal part of the property.

You cannot store any gas bottles or other explosive container on the property nor store any items in the loft space.

You can only use the lift to access and exit the property. If you wish to move items you must ensure that the maximum load of the lift is not exceeded, the lift doors cannot be blocked or forced, understand that you will be liable to pay for any damage caused whilst moving the items.

You must contribute and pay part of the costs, expenses and outgoings for the buildings maintenance and management as demanded following the rules of the lease.

You can park one private, taxed motorcar on the designated parking space outlined within your lease.

CONTACTING BLOCK LIVING



In order that you can make simple contact with us, we provide the following email addresses for ease:

For emergencies, please email info@blockliving.co.uk. Emails are monitored but if it is urgent, please call our office for emergency assistance on **0808 178 3270** (24 Hours).

If ever you wish to report a genuine emergency, which threatens life, or severe damage to property, you should contact the following contacts:

999 or **101** for police, fire & ambulance.

For emergencies, please email info@blockliving.co.uk. Emails are monitored but if it is urgent, please call our office for emergency assistance on **0808 178 3270** (24 Hours).

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