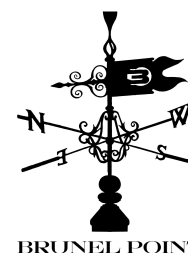


BRUNEL POINT MANAGEMENT COMPANY LIMITED

Loft Use and Building Works Policy and Consent Form

Version 2.0 - Issued 28 February 2021



1. Brunel Point Management Company Limited ("**BPMC**") is aware that owners of flats and houses within Brunel Point may wish to make use of loft spaces which they have access to and in the case of home owners, extend their property into their loft, or do works in other ways to their property.

For the Flats/Apartments:

2. Every lease issued by BPMC to a leaseholder at Brunel Point, includes a restriction substantially in the following form:

Not to make any structural alterations or additions to the Demised Premises or any part thereof nor to alter the external appearance thereof

3. This clause prevents you from being able to make structural alterations to your flat (internal or external), without consent from BPMC to such change.
4. Some of the leases issued by BPMC to a leaseholder at Brunel Point (top floor flats), may also include a right in substantially in the following form:

the right at the Tenant's own risk to use the loft space immediately above the demised premises for the storage of usual personal belongings only the Tenant indemnifying the Landlord and the Management Company against any damage caused to the Common Parts in the exercise of such right

5. For those flats which have this right and access to the loft, **do note these restrictions in your lease**. You may use the space for the storage of personal belongings, but the space is **not** intended to be a habitable area. If BPMC discover such use of the loft space in contravention of the rights and restrictions set out in your lease, it reserves the right to enforce. Do also note that BPMC is not interested in and will not sell the loft space to any leaseholder, and will not permit any development or extension of the flats into the loft space to convert the loft space from an area to store belongings to a habitable space. Any consents granted for structural changes to the flats will at most, relate to your interior walls.

For the Houses:

6. Every freehold interest granted over land within Brunel Point is subject to covenants with BPMC in substantially the following form:



*Brunel Point Management Company Limited,
94 Park Lane, Croydon, Surrey, CR0 1JB
- management@brunelpoint.com -*



working in partnership with

HML GROUP
Property & Estate Management

Not to erect on the Property any building or other structure whatsoever whether of a permanent or temporary nature and not to extend or alter the external appearance of the dwelling erected thereon by the Transferor without the prior written approval of the Transferor and in connection with any such approval to submit two copies of a sufficiently detailed drawing and specification of the proposed works and to pay the reasonable charges of the Transferor and its professional advisers in dealing with such application whether or not it is approved

7. This covenant would prevent you from being able to change the exterior of your house, without consent from BPMC to such change.

In both cases:

8. BPMC is willing to consider providing consent on a case by case basis for structural changes to your flat or house (subject to the above mentioned limitations), upon the Owner fulfilling and agreeing to certain conditions. Note that BPMC may grant or refuse consent at any time, in its sole discretion.
9. You, as an owner of either a leasehold or freehold in Brunel Point subject to this restriction (the "Owner") wish to request the consent of BPMC in relation to any proposed works and will provide BPMC with all information required to review such request, and such other reasonably requested supporting documents in relation to those works.

Granting of Consent

Given the nature of the consent and that works may vary substantially, each consent will be assessed on a case by case basis, and BPMC cannot provide guidance as to what it may be happy to approve.

By signing this document I (the Owner) agree to adhere to the terms of the consent granted to me in relation to the works I am proposing to do. I understand that should I breach any of these terms, or avoid requesting such consent, then BPMC may, in its sole discretion seek to enforce such restriction and seek damages and costs of such recovery from you.

Property:

Nature of works to be undertaken:

Agreed Conditions of approval:

- 1.



*Brunel Point Management Company Limited,
94 Park Lane, Croydon, Surrey, CR0 1JB
- management@brunelpoint.com -*



List of Supporting documents (enclosed):

- 1.
- 2.
- 3.

Signed by the **Owner(s)**:

Full Name of Owner(s):

Signature:

Date:

Signed for and on behalf of **Brunel Point Management Company Limited**:

Name:

Signature:

Role:

Date:



*Brunel Point Management Company Limited,
94 Park Lane, Croydon, Surrey, CR0 1JB
- management@brunelpoint.com -*

working in partnership with
 **HML GROUP**
Property & Estate Management