

## EMBASSY COURT HOLIDAY LETTING LICENCE SCHEME

### The Scheme

The Leases of the flats at Embassy Court prohibit the use of flats other than as a private residence and in particular state that the flat may not be used for the purpose of any business. The use of flats for holiday letting can cause disruption for other flat owners and is a breach of the Lease terms.

In order to balance the requirements and needs of owner/occupiers and landlord within Embassy Court Bluestorm Ltd has resolved to offer a maximum of five annual Licences for holiday lets for which all leaseholders are invited to apply. This scheme will be effective from [ ] and will be subject to review annually. Bluestorm reserves the right to decline to renew any Licence offered and may end the scheme at any time.

### The Licence terms

The fee for an annual Licence, including all administrative costs, is currently **£750**.

A security deposit of **£1,000** per property will be required.

### Initial requirements

Before offering any agreement for the use of holiday accommodation for a Property the Tenant must comply with

the following further obligations:

- Ensure that any advertising of the Property for holiday accommodation states that the Property may not be occupied by more than two adults per bedroom (with or without children) at any time.
- Ensure that clear and obvious notices regarding noise disturbance, including notices on television and music equipment for quiet after 10 p.m, are placed in the Property.
- Ensure that flooring is of a type and quality that provides adequate sound insulation to prevent noise disturbance to accommodation below.
- Require all proposed occupiers to sign an agreement not to use or deal in drugs during their stay in the Property.
- Provide the Landlord with a correspondence address, telephone number and email address and advise the Landlord of any changes thereto.
- Provide an on call emergency service in case of noise or damage or disturbance.

### Ongoing requirements:-

The following Regulations must be observed by all visitors

- Visitors shall not cause any damage to the Property or communal areas.
- Visitors shall behave in a quiet and considerate manner at all times to avoid disturbing neighbours.

- Visitors may not allow any musical instruments or music to be played so as to cause annoyance to residents of the building.
- Visitors shall use the Property solely for holiday accommodation and not for any business purposes.
- Visitors shall not permit anyone to stay in the Property without the written permission of the Tenant.
- Visitors shall not make a copy of the set of keys provided by the Tenant.
- Visitors may not keep any pets in the Property.
- Visitors shall not park their vehicles anywhere in the car park other than in your own designated parking space.

### **Security deposit**

In the event that there is a complaint against noise or other nuisance from holiday visitors 10% of the security deposit will be forfeited. On the occasion of a second complaint, a further sum equivalent to 50% of the security deposit will be forfeited. On the occasion of a third complaint, the entire deposit will be forfeited and the Licence will be immediately terminated.

A Holiday Licence will be granted for one year only. Bluestorm Ltd reserves all rights to decide whether or not to renew a Licence at the end of a year.

### **Unauthorised holiday lettings**

Use of a holiday letting for use without a Licence from Bluestorm Ltd will be subject to legal action.

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