



10 February 2025

Lessee / Resident  
Stuart Tower,  
105 Maida Vale,  
London  
W9

Dear Lessee/ Resident,

**RE: STUART TOWER- ONSITE DELIVERIES - SECURITY**

If you have deliveries to Stuart Tower, please request that the delivery company ensure that anyone attending the building has clear instructions to remove their head wear when coming into the main reception. We ask this as a general security matter for the building.

The staff do request delivery persons remove headwear but on a number of occasions the person has refused and become aggressive at the request. The duty staff should not be placed in a position whereby they are facing aggressive behavior from delivery persons.

We ask that residents and leaseholders work with us to ensure a pleasant environment and ambience in the building.

Should you have any queries regarding the above please do not hesitate to contact me.

Yours faithfully

Ann Sullivan  
For and On behalf Stuart Tower Limited



**STUART TOWER LIMITED**  
**STUART TOWER, MAIDA VALE, LONDON W9**

**RULES AND REGULATIONS**

1. No more than 2 people (irrespective of age) may reside in the flats, (with the exception of the penthouses). No more than two key fobs will be granted to leaseholders.
2. Any tenancy granted must be for a minimum period of 6 months. Short lets are strictly prohibited.
3. The storage use or charging of E-scooters and E-bikes shall not be permitted on the demised premises, the flats nor anywhere else in the Building.
4. All windows of the flats must be properly cleaned both inside and outside.
5. Do not place articles such as bicycles, prams, bags of rubbish etc in the common areas of the building. These areas include internally the stairwell, landings, hallway and lift lobby, and externally all steps, railings and basement area. The stairs must remain clear at all times as these provide the main exit in the event of fire.
6. Residents must ensure that refuse is disposed of correctly. Refuse should be placed in small bags and placed in the rubbish chutes which are situated in the central core of each floor. Please do not leave rubbish in the bin chute area. Please ensure that any flammable items are disposed of in a correct manner to prevent a fire risk. Please be mindful of blocking the chutes with large items. Recycling facilities are available in the basement.
7. Do not throw cigarette butts or rubbish out of open windows or from balconies. Please ensure when cleaning your balcony that debris or dirty water does not fall on the balcony below. Such action contravenes Health and Safety and is unpleasant and dangerous for your fellow residents.
8. The use of fireworks, patio heaters and barbeques on balconies is strictly prohibited.
9. Balconies are not to be used for storage. To do so detracts from the appearance of the building and storing furniture or other combustible materials poses a fire risk.
10. The use of musical instruments, washing machines, tumble dryers and other noisy equipment is forbidden overnight between the hours of 11pm and 7am.
11. Music systems, radios and televisions should always be used at moderate volumes so as not to cause annoyance to other occupants of the building. Such equipment should not be audible at all outside individual flats at any time.
12. Decoration or building works to a flat must only be carried out within the hours of 8.00 am to 5 pm Monday to Friday and 8 am to 12 noon Saturdays. Any noisy works to be carried out in stages of not more than two hours duration, except by arrangement between 9.30 am and 4.30 pm and no nuisance to be caused to other residents. Working on Sundays and Bank Holidays is not permitted.

13. All precautions possible must be taken to prevent pipe blockages. Rags, dirt, rubbish, refuse or other substances must not be inserted or left in the sinks, baths, lavatories cisterns or any pipe work in the flats. We would ask you to where possible to use liquid detergents as a build up of powder detergents can lead to blockages in the communal pipe work.
14. Adequate precautions should be taken by the occupier / resident to protect all pipes against freezing of water therein.
15. No pets are allowed in the premises if reasonable objection is raised by any other tenant or the Lessor. Pets must be carried through the common parts.
16. Residents must not allow any person or child to loiter or play in or about any entrance, landing, passage, staircases, lift or any other common part of the Building. Doors should never be slammed.
17. Smoking within any of the communal areas is strictly forbidden. All smoking materials must be extinguished and appropriately disposed of before leaving the flat or before entering the building from outside.
18. Flower boxes, pots, clothes linen or other articles must not be hung placed or exposed outside the demised premises. Mats or other articles must not be shaken out of any windows or doors.
19. All entrance doors of the demised premises and of the Building shall be kept closed except when in use.
20. Residents must only use the central lift for the carrying of goods, furniture or building equipment. Please ensure that the lifts are only used for carrying items for the weight for which they are designed. If in doubt please speak to the onsite staff on this point.
21. Residents shall not decorate the exterior of the demised premises or the balcony
22. Residents should not in any way obstruct or cover the inspection panel in the ducting in the bathroom of the demised premises. Air vents/ bricks must be kept clear to prevent damp and condensation.
23. Residents must not alter or damage the external fabric of the building. This includes the attachment of any aerial or satellite dishes.
24. All floors within the flats must remain covered in carpet or other sound insulating material at all time.
25. Front door mats are not allowed.
26. Please ensure that the fire exit doors from the flats are kept clear and operational.
27. Electrical supply to the flats- The supply capacity to the flats is 60amps single phase (equating to some 13.8kw). Instantaneous electric showers and of 7okw or even 9kw impose substantial additional loads that can result in a loss of power, through blown fuses. Residents must be mindful of overloading the system.