

NOISE AND DISTURBANCE

When people live in close proximity it is necessary to set out rules to allow all Residents to live together without undue disturbance. The Leases of all flats contain the same Regulations that regulate the daily activities of all Residents. You should keep a copy of your Lease and read it from time to time to remind yourself of the restrictions. If you are a Tenant, your landlord should have supplied you with a copy of the Flat Lease that contains the Regulations. All Tenancy Agreements must be recorded with the Company Secretary. Not only is this a specific requirements of the Leases, but such information is needed for fire and security purposes. A summary of some of the regulations is set out below:

1. Between the hours of 11pm and 7am there is to be no noise than can be heard outside the flat.
2. The playing of loud music at any time, and particularly at night, is prohibited. No loud parties are permitted at any time.
3. Throwing anything out of the windows, or off balconies is prohibited.
4. Shaking of dusters, mops etc. out of the windows, or from the balconies is prohibited.
5. No calor gas or paraffin heaters or cookers are allowed.
6. Children are not allowed to play in the corridors or the common parts of the building.
7. No business of any kind shall be carried on in any flat.

The above regulations will be strictly enforced to ensure that all Residents may enjoy the benefits of living here. Sussex Heights is a superior Block of Residential flats for occupation by permanent Residents. Short-term holiday lettings and lettings to students are not acceptable.

RUBBISH COLLECTIONS

Please wrap up your rubbish in plastic bags and place them in your cupboard (not outside in the corridors or in the goods lift). The Caretaker will collect them every morning (except Saturdays).

RECYCLING GLASS/CANS/NEWSPAPERS

There is a recycling point in the ground floor loading bay. Please put clear, green and brown glass into the appropriate bins as marked.

SUSSEX HEIGHTS (BRIGHTON) LIMITED DIRECTORS at March 2000

Company Secretary	Mairin Forbes (11d)
Directors	Tony Appleton (16d)
	John Cremona (2d)
	John Valentine (1e)

Managing Agents

Bradford & Bingley
Geering & Colyer
20/22 Gloucester Place
Brighton
BN1 4AA
Tel: 01273 608746
Contact: Peter Eaton, Dick Williams

Solicitors

(With whom all notices of sub-letting and lease transfers are to be registered)

Pitcher and Mills
3 The Drive
Hove, BN3 3JE
Tel: 01273 747470
Contact: Mr Mills

Caretaker Graham Gibbons – Home 725765

Porter Peter Phillips – Desk 205179

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SUSSEX HEIGHTS

INFORMATION

FOR

RESIDENTS

With the
Compliments

of

**SUSSEX HEIGHTS
(BRIGHTON)
LIMITED**

SUSSEX HEIGHTS, BRIGHTON

Sussex Heights is a prestigious purpose-built Block of 116 flats, completed in 1966, occupying a commanding position by the Sea Front and near to the centre of Brighton. Standing some 360 feet above ground level, Residents enjoy the quality of living in flats which are the envy of many in the town because of their above average room size and superb sea and country views. Within a short walk are theatres, cinemas, the Brighton Centre, shops, The Lanes and dozens of restaurants to suit every taste. Overall managing of the Block is the responsibility of the Lessor – Sussex Heights (Brighton) Limited which is a Company owned by Lessee Shareholders who have four live-in Directors to manage their Company and run the Block with the assistance of Managing Agents. Maintenance is payable half-yearly and covers all day to day expenditure plus investment in Reserve Funds for future non-recurring purposes of major repair or replacement. The lifts have been recently refurbished and the Foyer has been redecorated with double doors at the entrance.

If Lessees experience problems then they should first contact the Managing Agent. If the difficulties are unable to be resolved and they are a shareholder then any Director can be contacted for assistance.

Any suitable shareholder is eligible to join the Board. If you are new to the Block and are interested please approach any Director.

SECURITY

A Resident Caretaker, Graham Gibbons, lives in Flat 1C. He is responsible for the smooth running of the building, together with the daily concierge. Reception is manned between 7a.m. and 6p.m. Monday to Friday with morning cover on Saturdays and Sundays. Night Security Patrols are in place 11p.m. to 2a.m. on Friday, Saturday and Sunday. A door entry system is in operation controlled from each flat to allow residents' guests and visitors into the foyer entrance. It is essential that residents do not allow anyone to enter the building unless they are known personally. There is a full system of security video cameras operating on all entrances to the building. This can be individually accessed via the Nynex Cable TV System, Channel 7.

Fire escapes are at the North and South sides of the building and these and common passages are protected by Fire Doors which must always be kept shut. Flat front doors must be kept closed as a security precaution and to prevent noise and cooking smells from annoying your neighbours.

CABLE TV

Nynex TV and sound system is available to all flats providing a maximum of 40 TV channels including foreign language transmissions.

PARKING – EXITS

Cars can be parked in the Hilton Garage immediately beneath the building with direct access to and from the lifts at basement levels B1 and B2. A yearly season ticket is available at a special price. Parking is also available under Regency Square. On-street parking is also available by application to Brighton Council under their Residents Parking Scheme. The Block has three exits, front door, B1 and B2.

CYCLES & STORAGE

Cycles are not permitted in the passenger lifts. These may be stored in the Cycle Store situated on basement level B2 by prior arrangement. An additional area is being provided on Basement Level B1. There is also a room available for storage of items – the cost is £12.

There are two passenger lifts and one goods lift. The goods lift must be used for the transport of furniture, heavy goods and visiting pets. Removals must be arranged in advance with the Resident Caretaker. The passenger lifts have recently been refurbished and residents and their guests are asked to respect the interiors by not smoking, dropping litter or otherwise abusing the fabric. Only six people at a time should travel in the passenger lifts.