

Regulations for Construction Work

The Angmering on Sea Residents' Association Ltd ("the Association") owns the estate roads and verges.

1. Prior to commencement of works the Association and the resident/property owner shall agree the condition of the estate roads and verges in the vicinity of the site. Any damage caused to the estate roads and verges during the course of construction shall immediately be made good to the Association's satisfaction and to a standard of that pre-existing the damage. In default the Association shall be entitled to carry out all necessary works and the cost of such works shall be a debt due on demand payable by the resident/property owner to the Association.
2. Contractors needing to excavate any of the estate roads and verges must notify the Association's managing agent before such work commences to seek formal approval/consent.
3. As the verges on the estate are owned by the Association new access being installed will require a legal authority (Deed of Grant). The resident/property owner shall pay the Association's legal costs and a small fee in respect of the Grant.
4. A copy of the current certificate of the principal contractor's public liability insurance shall be lodged with the Association's managing agent before the commencement of works.
5. Prior to the commencement of works the Association shall be provided with the name and telephone number of the site manager.
6. Work is only permitted between the hours of 8.00am and 6.00pm on Mondays to Fridays with the exception of public holidays and bank holidays when no work is allowed.
7. No deliveries to the site of building materials, plant & machinery and skips shall be made except between the hours of 8.00am and 6.00pm on Mondays to Fridays with the exception of public holidays and bank holidays when no deliveries should be made.
8. Lorry loads of debris should be removed from the site between the hours of 8.00am and 6.00pm on Mondays to Fridays with the exception of public holidays and bank holidays when no such disposal should take place.
9. Track-laying vehicles are not permitted on estate roads.
10. Except for the purposes of temporary loading and unloading no heavy vehicles, vans, lorries, plant & machinery or skips shall be parked on estate roads or verges nor shall building materials be placed on estate roads or verges.
11. No private cars or pickup trucks shall be parked on estate roads or verges.

12. The site shall be made secure by means of fencing or hoarding so as not to permit entry by members of the public.
13. Site personnel should reduce noise as far as possible. Anti-social behaviour such as shouting, using radios and swearing will not be allowed.
14. A licensed contractor must deal with any asbestos waste in line with the Environment Agency requirements.
15. The use of concrete-crushers on site will not be permitted.
16. Site run-off and wastewater produced as a result of site activities must be disposed of in line with the requirements of the Environment Agency and never into the gullies on estate roads.
17. Bonfires must not be made on the site.
18. Dust must be controlled by use of damping down sprays in dry weather, and the installation of screening and hoardings as appropriate. No unreasonable vibration shall be caused to neighbouring properties or estate roads.
19. Lorry loads/skips must be covered when they leave the site. Mud, soil, concrete and dust must not be washed into street gullies.
20. All debris, spillages, substances, liquids, or other waste material caused by contractors shall be removed and cleared from the estate roads immediately and any part of the estate roads so affected shall be swept and washed.