



PARTY ROOM POLICY

Opening hours: 10am-11pm

We are SO excited about this UNCLE perk – bringing you a great space to host your own event without having to do it in your apartment. Perfect for that “Come Dine With Me” style dinner party you’ve always wanted to host with your friends; a chance to impress your colleagues with a working brunch; or to finally be able to host all the family in your space for a change.

We want you to really make the most of the space and its facilities but to make sure that all residents get a share of the fun we have implemented a booking system for this space.

We also have a list of ‘house rules’ - we hope they don’t sound too much like a list of ‘do’s and don’ts’ but more like the UNCLE code for having a great time for all!

This space can be booked for anytime between 10am – 11pm. Each apartment is subject to a maximum of TWO bookings per calendar month.

Residents are responsible for ensuring the Party Room is left clean, tidy and damage-free – failure to do so, will incur a charge.

If you want to make a booking for this uber-cool hangout space, scan the QR code on the Party Room Door. Bookings need to be made 7 days in advance of your event and are on a first-come-first-served basis, subject to the approval of the Resident Managers.

- ✓ Don’t forget your key fob, this is how we know you’re part of the UNCLE family, just in case we need to check. This will be programmed for the date & time of your booking and will automatically expire at 10am the next day (so you have enough time to clean up the morning after if you don’t manage it the previous evening – clever, eh?)
- ✓ Our ‘Party Room is a healthy place and there is already enough pollution around London. So no smoking at all is permitted including electronic cigarettes.
- ✓ We know, you’ll wanted to get started with your event as soon as you get into the room so we will make sure the space is clean and tidy for you. We ask that you to make sure you do the same when you leave ready for the next guest. Put all your rubbish in the bin and don’t forget to remove all your personal items including food from the fridge etc.

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- ✓ Speaking of personal items, please keep them safe and a close eye on them. UNCLE can't take responsibility for anything lost, broken or stolen and we would hate for that to happen and spoil your event.
- ✓ If you're having music of any kind, please keep the noise level down and the internal door shut, as we will have other residents using spaces such as the co-work lounge. Remember you're renting the party room not the whole common area space, so no running around and playing "hide & seek".
- ✓ Children under the age of 16 are not permitted to use the space without adult supervision.
- ✓ Use of the crockery, cutlery, and any sundries such as tea, coffee & sugar is complimentary! All we ask is that you ensure all crockery you have used is washed up and put back where it belongs as missing items will be billed back to you.
- ✓ If you notice anything in the area that needs our attention, just give us a friendly UNCLE 'heads up' and we will get it sorted for you.
- ✓ We have CCTV in all our resident spaces for security and to keep you safe.
- ✓ You are very welcome to invite friends/colleagues around to use the space and why not! It's fabulous! All we ask is you make everyone aware of the rules and when it's time to go you give them a friendly nudge, so we don't have to!
- ✓ Don't be 'last minute.com' as we need at least one weeks' notice to book the room.
- ✓ There is seating for 10 guests around the table and on bar stools and the Party Room has a maximum safe capacity of 20 people (including hosts and Gordon Ramsey, if he is cooking for you)
- ✓ For health and safety reasons, cooking facilities are switched off but can be made available for your event. If you wish to use them, just let the UNCLE team know to ensure they are switched on for you – you will need to prebook an induction to these facilities as there is no out of hours support for the party room. To keep everyone safe, we limit usage of any cooking facilities to people over the age of 16 only.
- ✓ If you are having outside caterers or any external services or entertainment, we must give approval prior to the event as we will need to chat with them, request their public liability insurance and any relevant risk assessments. They must accept the terms and conditions around use of the space set out by UNCLE/Realstar
- ✓ It's your responsibility to ensure the room is secured after you've used it – do not prop the external or internal doors open and ensure they are firmly shut before you leave.

Now for the boring but important bits!

Individuals not adhering to these policies may be asked to leave the amenity area. UNCLE reserves the right to revoke the access of anyone who violates the rules, and to charge users

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a cleaning fee if the Party Room or surrounding communal spaces are not properly cared for after an event.

Our UNCLE perks are only available to book for residents in good standing – residents with unpaid rent or unresolved issues outstanding may be denied entry to communal areas at the discretion of the Resident Managers.

Each person uses the amenity area and its equipment at their own risk. UNCLE does not assume any liability for any bodily injury and/or property damage suffered during use of this amenity. UNCLE assumes neither any liability for the destruction, damage or loss of any member's personal belonging/items.

The house rules are applicable in general to the whole amenity area; the Landlord reserves the right to change the rules of use at any time as deemed appropriate.

Failure to adhere to our enjoyment code may result in a strike – and a strike means you can't use the space for 6 months.

We appreciate your co-operation and understanding in following these house rules and we hope you enjoy the use of the resident amenities.