



Nether Edge Management Company Limited

NEMC Position Statement: Artwork in Communal Areas

As residents should already be aware, storage or placement of any items that take up floor space in communal areas is not permitted. This is due to the fire and health and safety risks presented by such objects. However, the Board has been made aware that residents of some blocks have put up pictures in communal areas, which is a separate issue.

Management of the communal areas is the responsibility of NEMC Board. The Board's position on artwork in communal areas is therefore as follows:

Artwork is permitted to be displayed on walls in communal areas as long as all of the following conditions are met:

- The artwork does not in any way present risk to health and safety
- There is no loose paper and the artwork does not in any way constitute a fire risk, e.g. it is framed and behind glass
- The artwork does not in any way obstruct passage through the area
- Display of the artwork does not in any way damage the existing decoration or material of the communal area
- The artwork does not in any way lessen other residents' enjoyment of the communal area (i.e. no resident who shares the communal area in which the artwork is displayed objects to the artwork)

If any of the conditions are not met at any point while the artwork is displayed in communal areas, the Board will require the artwork to be removed by the owner. Due to the Board's position as de facto owner of all common areas, failure of owners to remove artwork that does not meet the Board's conditions constitutes a breach of lease.

The owner of any artwork displayed should inform the Facilities Manager of the position of the artwork. The owner of the artwork should guarantee that upon removal of the artwork for any reason, they (the owner of the artwork) will be responsible for making good any defect in the communal area caused by display of the artwork (e.g. wall fastenings, paintwork).

Ratified by NEMC Board, July 2018