

**A TENANTS  
GUIDE TO LIVING  
IN  
BOW QUARTER,  
LONDON, E3.**

## **YOUR TENANCY TERMS:-**

1. All tenancies agreed are either a one year Standard Assured Shorthold Tenancy with no break clause or a minimum six month break clause within a Standard Assured Shorthold Tenancy. All notice to quit periods must be a minimum of two months.
2. Deposits – One bedrooms £1,500.00 minimum – Two bedrooms £2,500.00 minimum.
3. All rents are to be paid on or before the 01<sup>st</sup> of each month. There is an administration charge of £25 per day for each late rent payment.
4. All apartments are checked by us on a three basis to ensure a high quality of service and maintenance.
5. All repairs / problems are to be reported to us immediately by phone or email. Any problems not reported and left to the end of Tenancy will be deducted from your deposit.
6. If you lock yourself out of your apartment, you may call us during office hours only between 9am – 6pm, Monday to Friday. It is your responsibility to call and pay for a locksmith outside these hours and to supply us with a new set of keys, any damage will be deducted from your deposit.
7. Any lost keys will be charged at cost. Any lost main security gate fobs will be charged at £25.00 per new fob.
8. We expect our properties to be handed back in the condition they were let to you in – if this is not the case you will be charged for cleaning and repairs.
9. Please call us immediately if you have any problems or queries.
10. We have two main requests of our Tenants:-
  - a) Please make sure you always pay your rent on time!
  - b) Please respect our property and keep it in good condition.

## **Our Contact Details/Emergency No's:-**

Luke Doonan: 07973 800 319

Office: 01279 506 156

Fax: 01279 656 434

Email: [luke@consciousimage.com](mailto:luke@consciousimage.com)

Office address: The Coach House  
8 Watsons Yard  
Hadham Road  
Bishops Stortford  
Hertfordshire  
CM23 2WH

## **Useful Telephone Numbers:-**

British Telecom	150
Electric Supplier	08456 000 102
Council Tax London Borough of Tower Hamlets Town Hall Mulberry Place 5 Clove Crescent LONDON E14 2BG	020 7364 5002
counciltax@towerhamlets.gov.uk	
There is no gas within the development	
Bow Quarter Security	020 8983 0052
Bow Quarter Estate Administrator	020 8983 1060
Bow Quarter Leisure Centre	020 8983 4492
The Newark Restaurant	020 8980 7180

## History

The Bow Quarter was from the mid 19th century to more than three-quarters of the way through the 20<sup>th</sup>, the site of the famous Bryant and May match-making operation. At one point at the turn of the two centuries it was London's largest factory.

The site acquired by William Bryant and Francis May in 1861 had once been used for the manufacture of candles, crinoline and rope but had fallen into disrepair.

The factory saw many famous historical events: the Match Girls' Strike of 1888 started here, for example, culminating in the establishment of the first British trade union for women. A blue plaque outside the entrance commemorates the role of social pioneer and feminist Annie Besant in leading the demands for better pay and conditions.

Bryant & May were influential in fighting against the dreadful disease known as "phossy jaw", caused by the phosphorus used in the manufacture of matches. Some of the first welfare institutions in Britain for industrial workers began on this site.



The factory was only finally closed in 1979, when it still employed 275 people. At its height more than 3,000 women and girls worked here.

Once again, the site fell into disrepair until in 1988 developers embarked upon one of East London's first urban renewal projects.

The majority of the apartments today are housed in former factory and office buildings. Arlington, for example, was built as offices in 1874; Lexington and Manhattan date from the factory site redevelopment in 1911. The Victorian cottages near the entrance provided accommodation for the company directors whilst Staten was built as extra office accommodation in the late '50s. Park Central was added in the mid 1990s.

## **Security**

With a regularly updated CCTV system across the whole site and security staff on duty 24/7 365 days a year, you should feel very safe in The Bow Quarter.

You must use your key fob - anyone entering The Bow Quarter on foot must come through the security gate and the security staff won't always know every resident (though they are very friendly, so please treat them with the courtesy you would expect).

Whether you are expecting guests or a pizza delivery, please warn them that they will be expected to tell security the name of the person and the building and flat number they will be visiting. The security staff will phone up in advance to check with you.

## **Leisure Centre**

Every Bow Quarter property is allocated two FREE memberships to the Leisure Centre and two guest passes. So make the most of the quality and convenience of services and facilities so close to home.

## **Post & Parcels**

The Bow Quarter prides itself on convenience. Living here you don't have to worry about staying home to get that recorded delivery or courier drop-off - the security staff will sign for it on your behalf and tell you about it as soon as you get back by giving you a slip.

Be prompt - please don't leave your parcels hanging around in the post room (which is open 8-9.00am, 12noon -12.30pm, 6.30-7.30pm and 9-9.30pm Mondays to Fridays; 10.30 to 11.30 in the mornings and 7 to 8 in the evenings on Saturdays, Sundays and Bank Holidays). After two weeks, unless you have specifically

forewarned the security staff that you will be away for an extended period, they will be returned to the sender.

Letters, - of course, each apartment has its own locked mail box conveniently located near the entrance to your building. Good news is that hand-delivered junk mail doesn't reach it. Guard your letterbox key though - the management don't keep spares and if you lose it you'll have to pay to get the lock changed.

And for sending your mail The Bow Quarter has its own high volume Royal Mail pillar box opposite the post room under the Arlington Arch, with collections once a day Monday to Friday only.

## **Shopping & Services**

The Bow Quarter has its own supermarket open from 7 in the morning to 11 at night seven days a week all year round.

You'll find everything here from your morning paper and your evening DVD to freshly baked bread and vegetables straight from nearby Spitalfields.

If you don't want to cook there are plenty of ready made chilled meals. And you can choose a bottle of wine from the wide range to go with your meal.

Get your dry-cleaning done quickly and conveniently - a 24 hour turnaround is standard. And if you want to use the on-site laundry rooms in the Manhattan Block, then you can buy your tokens in the shop.

Clean your flat with the spring cleaning and carpet cleaning service

# **Directory – Useful Addresses & Telephone Numbers**

<b>Tower Hamlets Council</b>		<b>020 7364 5000</b>
Council Tax		020 7364 5002
Parking		020 7364 5003
Childrens Services		020 7364 5006
Planning & Development		020 7364 5009

## **Services/Wellbeing**

Royal London Hospital	Whitechapel Road, E1 1BB	020 7377 7000
Find a Doctor Service	Nuttal St, N1 5LZ	020 7683 4645
London Fire Brigade	333 Kingsland Road, E8 4DR	020 7587 2000
Bow Police Station	111 Bow Road, E3 2AN	020 8721 2807

## **Food & Drink Eating Out**

Bistroteque	23/27 Wadeson St, E2 9DR	020 8983 7900
The Cat & Mutton	76 Broadway Market, E8 4QJ	020 7254 5599
The Prince George	40 Parkhome Road, E8 3AG	020 7254 6060
Pub on the Park	19 Martello Street, E8 3PE	020 7275 9586
The Dove	24-28 Broadway Market, E8 4QJ	07812 235 423
Armadillo	41 Broadway Market, E8 4PH	020 7249 3633
La Vie en Rose	2 Broadway Market, E8 4QS	020 7249 9070
Elbows Café	103 Lauriston Road, E9 7HJ	020 8986 2466
Frocks	95 Lauriston Road, E9 7HT	020 8986 3161
Buenayre	50 Broadway Lane, E8 4QJ	020 7275 9900

## **Eating In**

Wholsum	16 Dalston Lane, E8 3AZ	020 7249 9601
Fresh & Wild	32-40 Stoke Newington Church St, N16	020 7254 2332
Spitalfields	103A Commercial Road, E1 6BG	020 7377 8909
Bagel on the Park	105 Grove Road, E9, 7HW	020 8986 6061