

Dear Resident

There's no question that most of us would prefer to live in a friendly, peaceful neighbourhood where everybody gets along with each other and goes out of their way for one another. While this might be a bit of an idealist hope rather than expectation, it doesn't take too much effort on your part to ensure that your experience of living within your own neighbourhood is more pleasurable than miserable. Most of us are already carrying out some of the tips below, often without even knowing it.



Noise Levels

Excessive noise of all types is always one of the most common complaints about a neighbour. Therefore, be sensitive to the noise you generate within your own household and be respectful of neighbours nearby.

Things like barking dogs, loud music and TV systems, parties, slamming doors or gates, DIY projects and the like all need to be considered. Try to keep home entertainment systems away from partitioned walls and bear in mind your noise levels at certain times of the day and of course, at night, when people are more sensitive about excessive noise levels.



Parking Etiquette

Disputes over parking are commonplace. To prevent this, be mindful that parking facilities might not always work out as smoothly as you'd like them to.

- Make sure you park sensibly, show courtesy and don't block people's access to their parking bays.
- Remember that visitor bays are exactly that, bays for visitors to the site. Make sure you don't use the visitor bays as a second parking spot for your vehicle; these bays should be shared between all residents. Try to think how you would feel if your guest couldn't park on site because your neighbour has his second car parked in the visitor bay, like he does every day. How frustrated would that make you?



Rubbish disposal

- Make sure that you use the bin store correctly. You may think that's easy, but you'd be surprised how often these get misused.
- Nothing should ever be left on the floor; everything should be in the correct bins.
- Abide by the regulations of the local council, recycle what can be recycled, don't dump household items in the bin store in the hope that the bin man will take it when you know it should be taken to the tip.

How would you like to have to wade through the remnants of your neighbour's fridge in order to put your rubbish in the bin? Do you want to be paying to have your neighbour's old sofa taken to the tip? Are you happy to see the recycling boxes for the estate because your neighbour doesn't know how to recycle and so has contaminated all the bins?

I doubt that the answer is yes to any of these points, so just bear this in mind when you are using the bin store.

Bin it and keep it tidy.



Smoking

Individual flats are exempt from the regulations. They don't prevent leaseholders from smoking in the privacy of their own homes. But they must not smoke in the internal communal areas — it's against the law. So, if you're a smoker, you should put your cigarette out at the front entrance of the building. Ensure you dispose of the cigarette end in a considerate manner, in an ashtray or bin. Please refrain from leaving the butts on the floor.

If you smoke inside the communal areas, you could be fined up to £200 by the local authority.

It is not uncommon for complaints to arise in respect of the smell of smoke within the common parts as a result of a resident smoking within their flat. It's best to speak with the resident to explain the impact the smell of smoke has on the common parts and on other residents, if of course you are able to confirm the identify/flat number of the resident.



Security

Gated communities provide a greater security element. A security gate at the entrance to a community will present a greater deterrent to thieves and vandals.

This doesn't just apply to the vehicle gate but to pedestrian gates as well. As the vehicle gate closes automatically after use it is rarely left open, but it is always worth keeping an eye on the gates to ensure that they are working as they should. Any fault should be reported to the Management Company for repair.

Side gates however rely on individuals to close the gate behind them. This should be a simple task; you wouldn't walk into your house and leave your front door wide open, would you? The same principle should be applied to the side gates. If you use the gates, make sure that you close the gate behind you and if required, lock the gate.

These gates can help provide security to the estate but only if residents use them correctly and considerately, namely making sure they are closed after use.

Touching back on the noise issues, make sure that you don't slam the gates shut. The noise can echo around the estate making it sound 10 times louder. No one likes a slamming door, so please make sure you're conscious about how you close the gates.



Taking the time to establish good terms with your neighbours has numerous benefits.

The community will be friendlier, the neighbourhood safer, and the area a nicer and more comfortable place to live.

Thank you