

Neighbourhood Rules

Everyone has the right to expect to live in a clean, attractive and well maintained development. As managers of the development we will take a proactive approach to ensure that high standards are delivered and maintained for all of our residents.

Neighbourhood rules have been developed to ensure that everyone is considerate to their neighbours and that the development is a safe, clean and welcoming place. You can help us to maintain standards by complying with the neighbourhood rules and reporting incidents and sharing information with us in confidence which will enable us to take action against individuals causing antisocial behaviour, nuisance or vandalism.

The rules apply to everyone, regardless of whether they are Catalyst or private tenants, home owners or living in shared ownership properties. The rules will be enforced through tenancy agreements and leases.

Some of the rules are a requirement of the building insurance policy to reduce the likelihood of fire or to cause risk in the event of any evacuation procedure. The neighbourhood rules may be updated from time to time and we will notify you whenever this happens.

Balconies

You are unable to:

- Store anything on your balcony, other than a suitable patio type table and chairs.
- Have barbeques under any circumstances; this includes disposal barbeques. This is a requirement of the Building Insurance policy and in the event of a claim; the policy would not pay for resultant damage to the building, your property, or that of your neighbours.
- Store gas bottles in the property or on any terrace or balcony for the same reasons.
- Keep bicycles on the balcony or terrace of any apartment, cycle stores are provided.
- Dry laundry on balconies (this includes airing of rugs and carpets).
- Attach hanging baskets and trellises to the building structure or window boxes to balcony railings.
- Have large plant pots on your balcony. Plant containers should not exceed 12 inches in diameter. This is to ensure the weight of the planter complies with the weight restriction allowance for the balcony.
- Water plants with a hose, due to the likely overflow of water onto properties below.
- Change the colour of the windows or railings to your balcony.
- Change or decorate any walls or doors on the balcony or in the communal areas or remove the balcony floor surface.



Communal Areas

You are unable to:

- Store or place anything in the communal areas and corridors, including potted plants, occasional tables or seating.
- Hang pictures on walls in the communal areas.
- Have a door mat in the communal area as they are a potential trip hazard in the event of fire and for visually impaired residents or visitors.
- Use electrical cupboards, meter cupboards or any landlord cupboard for the storage of redundant furniture or personal possessions.
- Take bicycles through communal areas or store them in communal areas (except to access communal cycle stores).
- Leave prams or buggies in the communal areas.
- Leave rubbish in communal areas or on the floor in bin chute areas, all rubbish must be put straight into the bin chute.
- Leave large items (e.g. fridges, TVs, washing machines) in communal areas, including in the bin stores, or outside buildings. Residents must make their own arrangements for the removal of large/bulky items via the Council.
- Use the Landlord's communal electricity supplies.
- Smoke or drink in communal areas.

Noise/Nuisance

You must cover the floors of your apartment with appropriate floor coverings (i.e. that limit the transmission of noise) to avoid noise nuisance to homes below yours.

You are unable to:

- Cause noise or disturbance within your home or elsewhere in the development that could reasonably disturb your neighbours in adjoining properties or the general public. Television, music or other noise should not be audible outside your property.
- Carry out any maintenance to your vehicle that could cause noise nuisance to your neighbours.

Parking a Vehicle

You are unable to:

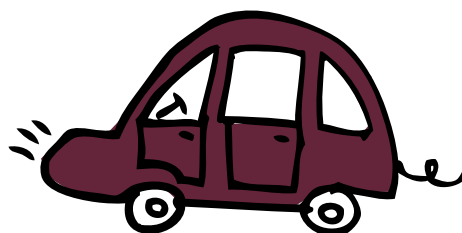
- Park a caravan or motor boat within the basement car park, and all vehicles must be able to fit within an individual bay.
- Carry out nor allow to be carried out any vehicle maintenance or refuelling of vehicles (except electric) on any part of the development, including the basement car park.
- Wash vehicles in the basement car park.
- Store any furniture or goods in the basement car park.
- Abandon any vehicle on any part of the development and in the event of a breach of this covenant the Landlord may arrange for its removal and all associated costs can be charged to the legal owner of the vehicle.

Use of the Property

The property should only be used as a private residential dwelling.

You are unable to:

- Carry out any trade or business or manufacture of goods whatsoever at the property.
- Hold political meetings within your property.



Pets

You are unable to:

- Keep any pets, such as a dog, cat, bird or other animal or reptile in your property, unless explicit written permission has been requested and given by Catalyst Housing in line with the Pet Policy.
- Exercise dogs in the communal areas or the basement car park.
- Allow a pet to become out of control, off a leash or a threat to other people/ children.

Signage/Notices

- You are unable to erect or to allow any other party to erect 'For Sale' or 'To Let' signs at any time within or on the building.

Television Equipment/Aerials

You are unable to:

- Attach any aerial, satellite dish or other communications apparatus to the exterior of the balcony or building, or in gardens.
- Access the landlords' television aerial other than via the TV receiver sockets provided in your home.
- Have a citizens band radio antenna within the building.

Window Treatments

Windows should be dressed with curtains or blinds suitable for a residential home, with light (white or cream) coloured backing.

You are unable to:

- Hang blankets, towels or newspapers to cover windows.
- Display advertisement boards of any kind in your windows.
- Change the colour or design of your windows.

Gardens/Patios/Terraces

All private outside space must be well maintained and kept clean and tidy.

Childrens' Safety

Parents or Guardians of children are responsible for their safety at all times.

You are unable to:

- Allow children and young people who are part of your household or visitors to your home to play or loiter in the communal areas (including entrance lobbies, fire staircases or in the lifts).
- Leave children unattended on balconies.

