

OWCH (OLDER WOMEN'S COHOUSING) COMPANY LTD
NOISE, PETS AND SMOKING POLICY (agreed 13.5.2011)

INTRODUCTION

It is the wish of the community to be tolerant of each other's needs and not to over regulate the individual life of residents. Members and their guests will be expected to honour the distinction between custom in individual homes and custom in communal spaces, to avoid nuisance to neighbours. Where this is contravened, we hope that a change of behaviour (between affected individuals or within the larger group) will arise by negotiation in the first instance. All lease and rental agreements should have a clause which refers to this policy to which members will be required to sign their agreement and which they and their guests will be expected to honour.

NOISE

1. Our aim is to keep our own noise within our own space as far as possible. This includes banging doors, night flushing loos, music practice, telephone bells and dogs barking.
2. Members should at all times be considerate of the needs of others – but particularly between the hours of 11.00 pm and 8.00 am. Use of headphones for TV, radio, tapes etc. need to be considered at these times.
3. All individual and communal spaces will be well soundproofed, but nonetheless consideration for others should always be taken.
4. Prior negotiation will be necessary regarding exceptional noise, e.g. parties, celebrations.
5. Members will need to be sensitive to those with hearing problems and vice versa.
6. Members are responsible for the observance of these house rules by their guests.

PETS

1. Only common domestic pets will be allowed. The number and type of these pets will need to be negotiated and agreed with the other residents. N.B. There may be animal phobics amongst us.
2. Cats and dogs should be neutered.
3. Only help dogs will be allowed in the communal rooms.
4. All dogs should be well trained, exercised and toileted outside the building and owners are responsible for clearing up their pet's waste.
5. Pigeon feeding is not allowed, as they are classed as vermin in London.

SMOKING

1. Smoking is restricted to individual flats. It is not allowed in corridors, communal rooms or lifts.

2. Flat allocation will take account of members' allergies and/or aversion to smoking.
3. Building design will aim to prevent smoke penetration from one flat to another, but care needs to be exercised with regard to smoking on personal balconies.
4. Smoke alarms must be installed and maintained.
5. Members are responsible for their guests' observance of these house rules.