

Falcon Point: The rules of the estate

Falcon Point is managed by its residents. We aim to ensure that it is a lovely place to live. To achieve this, there are important rules which apply to everyone who lives here.

Keeping to these rules is an important part of being a good neighbour. If you breach any of these rules, our Estate Manager will take action to enforce your tenancy or lease.

Please also remember: you are responsible for the actions of your family members, visitors, lodgers or sub-tenants and you need to ensure that they abide by these rules too.

DOGS

- dogs must always be kept on a lead when out on the estate
- you must pick up any mess in a bag and dispose of it carefully in a litter or household waste bin
- dogs should not cause a nuisance by barking or being allowed to act in a threatening manner to other residents

LITTER, WASTE AND RECYCLING

- no items must be left in the lobbies of the flats – this includes bicycles, prams, buggies, furniture, bags of rubbish or recycling. If you would like to rent a garage to use as storage contact the Estate Office.
- bulk rubbish should never be left inside or outside the blocks or anywhere else on the estate unless agreed with the office or with the Council. Residents should call Southwark Council on 020 7525 2000 or via their website.
- items for recycling should be left in the bin rooms in the clear plastic sacks which are available from the Estate Office.
- household waste should be taken down to the bin rooms in ordinary black refuse sacks and placed on the shelf – bags are obtainable from the Estate Office.
- when using the bin rooms ensure doors are closed and locked / bolted after use

NOISE

- children should not be allowed to make a noise playing in the communal staircase or lobby areas
- music should not be loud enough to be heard outside your property after 9pm or before 9am
- wood or laminate flooring can result in noise nuisance to your downstairs neighbour. It may not be installed without FPMG's permission and must be soundproofed with 10mm thick underlay
- repair works or 'DIY' should only be carried out at reasonable times and not before 8am or after 7pm

LIFTS

- do not prop lift doors open as this causes expensive damage to the lifts

PARTIES

- flats are not suitable venues for large or noisy parties – if you plan to hold a small social event let your neighbours know in advance

WATER DAMAGE

- you should take care to ensure that water is not spilt on the floor of your bathroom or around the edge of the bath in a way that it can soak through into the flat below
- if you notice any leaks in your bathroom, arrange a repair immediately or contact your landlord (private tenants) or FPMG (council tenants)

SECURITY DOORS

- don't breach the security of the blocks by leaving the security doors propped open, the bin room doors ajar or unlocked / unbolted
- don't let strangers into the block unless you know who they are

FIRE SAFETY AND OBSTRUCTIONS IN THE COMMON PARTS

- you should never leave anything inflammable or likely to cause an obstruction outside your front door or in the lift lobby
- you are not allowed to carry out any improvements to the communal areas of the building such as installing carpets or painting walls

PARKING

- there is no residents parking on the estate. If you are engaging tradespeople for work on the estate, permission can be given on a daily basis to park within the curtilage of the building – contact the office for a permit
- for residents parking permits in the area contact Southwark Council
- contact the estate office if you would like to rent a garage

PIGEONS / RATS / FOXES

- you should not feed pigeons or foxes or leave food waste where they can access it

BEING A GOOD NEIGHBOUR

FPMG expects all residents to treat their staff and other residents with respect at all times.

Please help us enforce these rules by reporting any breaches to the Estate Office. These reports will be treated as strictly confidential. Phone 020 7633 0873 or email: estatemanager@falconpoint.co.uk