



YOU & YOUR NEIGHBOURS AT CORNISH PLACE & BROOKLYN WORKS



SOME
USEFUL
INFORMATION,
REQUESTS &
RULES FOR
RESIDENTS

Everyone will agree that being a neighbour anywhere effectively means *'doing as you would be done by'* – but, of course, we all define and live that phrase differently.

We are a very friendly and considerate group of residents and most of us already practise *'do as you would be done by'*, but for new or unaware residents here is some useful information, requests and rules.

Noise and get togethers

One person's sound and enjoyment can be another person's noise and disturbance. We all live pretty close to each other here and many residents may be unaware of how noisy their sound can be for others, especially when they may not hear other people's sound because their neighbours are quiet.

We're all entitled to our sound, but it shouldn't spill outside our own space. Even loud conversation can be heard in other properties nearby and even not so nearby, particularly with windows or balcony doors open across our shared courtyards. So:

- **Please** cause as little noise annoyance as possible, but especially make **no loud noise between 10pm and 8am**, including music, TVs, gaming, washing machines, vacuum cleaners, DIY, etc.

- If you are having a party, let your neighbours near and opposite know, as a courtesy, and agree an acceptable end time, if you want it to be later than 10pm. We have Facebook residents' pages if you would like to post details on there.
- Ditto if you're having work done in your property.
- Put empty bottles and cans in the recycling bin **no later than 9pm and after 8am weekdays or after 10am weekends**.
- If your sleep hours don't match 10pm to 8am, please be aware that your kitchen, lounge or bathroom may be next to someone else's bedroom.
- If your property is above another, be considerate to those below you.
- Make sure that alarms are regularly checked to avoid them going off when you're out.
- If you do you have any problems with disturbance from your neighbours, it is always best to have a friendly chat with them first as they may not be aware of any issues. However if problems do persist after this you can contact Poolman to inform the owner/ landlord as they may be in breach of the terms of their lease.
- You can also report nuisance noise to the council here: www.sheffield.gov.uk/form/pollution-nuisance/Report-noise-nuisance#scc_top



Communal spaces

The outside seating/picnic areas, particularly, are for the use of any resident (though please note Cornish Place and Brooklyn Works residents can only use their own areas). It should be possible to sit alone in these areas as well as to sit with others. For group use, though, it would perhaps be most fair if these areas are only occupied by one group for either the middle of the day or from early evening.

- It shouldn't be difficult for any planned group use to be notified - on the residents' Facebook page, for example.
- All outdoor spaces should be left clean and tidy and vacated by 10pm.
- Our communal areas are private property and for residents and their guests use only. They are not a public space, so non-residents should be politely asked to leave.

Walkways

Residents only have ownership or tenancy of their property inside the front door. All the space outside our properties (and their parking spaces) must be kept clear for access and passage. But it certainly enhances the whole development, if those with walkways right outside their properties add plants that everyone can enjoy, and for that, they do need to be kept healthy and tidy. You can also put a bench or seating outside your property for your own use.



Bins

There are notices on all the bin stores regarding correct usage, but please see below in case you haven't noticed them.

- **Blue bin for paper and card (food and grease free) – please break down and flatten all boxes before adding them.**



- **Green bin for clean and empty glass, plastic bottles and cans***

* plastic bags, food trays and tetrapak cartons should not be put in the green or blue bins as these are not permitted for our communal recycling (please take these to other recycling centres).



- **Black bin for everything else****

** **except large objects** which must be taken to a recycling point or you must arrange for them/it to be collected for disposal.



- **Please do not overfill or leave items outside of the bins as this runs the risk of them not being emptied. Use other bins on the site if your preferred bin is full.**



Bin collection days are currently: black bins weekly on Mondays and blue and green bins fortnightly on alternate Tuesdays.

Bollards – Secure Access

For the safety and security of all property and cars, please do not drop bollards for any visitors other than your own (unless specific arrangements have been made between you and another resident).

Please do not tailgate another car over the bollards. Always make sure you have lowered the bollard with your own fob and that you have a green light to proceed. The two bollards at Brooklyn Works do not operate independently, so make sure the bollard has been lowered at your entrance by your own fob.

For security please do not leave your fob in your car (particularly overnight). If a fob is reported stolen, then all the fobs for those bollards will need reprogramming, also if your car is broken into this means that it can be driven out of the courtyard.



Useful contacts

Poolman Property Management

Email: property@poolman-pm.co.uk
Tel: 0161 207 3443

Caretaker (Ian)

Tel: 07947 461 812
(Weekdays 10am-2pm)

For guest suite booking and other info

www.cornishbrooklyn.co.uk

Facebook Groups

Cornish Place Residents Page
Brooklyn Works Residents

Car Parking

Only use your designated parking space unless you have made arrangements with another resident to use theirs.

All parking spaces are each specifically allocated, one for each property, on the original plans; and none for visitors. Parking anywhere other than your own parking space may block walkways or emergency access.

Please watch your speed when entering and leaving the car parks.

In Summary

- no loud noise between 10pm - 8am and at all times please don't disturb your neighbours
- empty bottles and cans into the green bin no later than 9pm or after 8am weekdays and at weekends after 10am
- regularly check and service alarms, so that they don't go off when you're not at home
- enjoy the communal spaces, but allow others the chance to as well
- allow access and passage on all walkways
- park only in your own space and never block access
- use the bins as instructed by our refuse collectors

