



On behalf of Platinum Point Owners Association (PPOA)

LIVING TOGETHER IN PLATINUM POINT

We need to be very considerate of each other as there are 246 flats in a small area.

NOISE

Think of your neighbours, especially at night, i.e. 10pm–8am, as sound travels: across courtyards, through the steel frame of the building and from balconies.

- Move around PP quietly – avoid moving furniture at night, running up and down stairs, banging doors or windows, playing loud music.
- Be very quiet on balconies, especially after 10pm.
- TVs / music / home cinema systems, etc. – sounds can leak into surrounding flats so check with your neighbours.
- Try to use washing machines/ dishwashers/ vacuums and other domestic appliances only between 8am and 10pm as the noise carries.
- Taxis – try to be on time for them so that they do not cause unnecessary air or noise pollution from running their engines or playing music etc.
- Turn down car sound systems when the windows are open, especially as you enter and leave the car park; shut car doors quietly.

If you are affected by noise from neighbouring flats:

- Log the incidents.
- Talk to your neighbours, if you feel comfortable about doing this, regarding the kind of noise from their flat which disturbs you.
- Contact the Factor or the PPOA Committee or your stair rep to discuss complaints.
- If you are being disturbed in your home by noise you can contact the Police. Use the Police non-emergency number **101** when the noise is happening, any time of day, 7 days week. An officer will visit your property, and if the noise breaches legally permitted levels, immediate action will be taken.

If you would like further information about this service you can contact the City of Edinburgh Council environmental team during normal business hours **0131 529 3030**.

KEEPING PP CLEAN AND TIDY

- Never hang washing in common areas, balconies, terraces [including ground floor terraces], windows etc.
- Dispose of your own litter in the appropriate bin / recycling skip – this includes all cigarette ends which must not be left in the common areas, gardens or car park or thrown from balconies. Food litter attracts vermin.
- Only put small bags in the rubbish chute. Take large bags down to the bin to avoid blocking the chute.
- Separate bins for glass, paper and packaging are located in the recycling area.
- Please walk dogs well away from our gardens and verges. Dog urine ‘burns’ grass. Dog faeces are a potential health hazard. Always clean up after your dog. CCTV can pick up instances of dog fouling and offenders may be reported to City of Edinburgh Council Environmental Wardens.

KEEPING PP SAFE AND SECURE

- Never buzz in strangers, however plausible or persuasive – remember that the main door is YOUR front door.
- Check that the entry doors / basement door are properly secure when you or your visitors go in or out. Never use the fire doors – present in some stairs – as a routine access route.
- Take all valuables out of cars (or at least stow out of sight). Never store high value items in the basement. Contact the Factor to use the secure general storage facilities in the development.
- All bicycles must be locked to the racks in the garage or placed in the secure bike store – contact the Factor about this. They should not be left in common areas, balconies or terraces.
- Large/commercial vehicles or caravans must not be taken into the garage – ignoring the height restriction could damage a crucial gas pipe.
- Common areas should be kept clear of items which could constitute a fire risk, a trip hazard or otherwise impede access or egress. The Factor will seek the removal of items which breach this requirement.

MAKING PP NEIGHBOURLY AND PLEASANT

- Please do not smoke in internal communal areas- especially the lifts.
- Park your car in the space designated for your apartment or in any visitor space allocated to you by the Factor. There are no free spaces for people to use on a whim – the owner of the space could come back at any time.

- Please park courteously in the street or Breakwater parking areas, without blocking entrances or exits and never on paved areas or on garage ramps.
- No fixtures should be added to the internal stair or external walls/roof/balconies e.g. satellite dishes or private TV aerials.
- For Sale or To Let signs must not be erected for any property either outside or inside the building.
- The Deed of Conditions indicates that no business may be conducted from within PP. The Factor will prioritise the investigation of activities leading to increased footfall, disturbance, wear and tear or other nuisance to neighbouring owners.
- Residents may keep only one dog and/or one cat in their apartment. Do not leave your dog to bark to the distress of the animal or of your neighbours.
- Barbecues should only be used with care so that the smoke and smell does not affect others. They must not be used on balconies as they are a serious fire hazard.
- Lifts are for people – using them for heavy furniture risks breakdown.
- PP has a number of small private gardens which are crucial to the overall appearance of the development. They should be maintained in keeping with the rest of our grounds. If you would prefer, the Factor can assist you in agreeing a private garden maintenance contract at reasonable cost with our gardening contractor.

For further information and assistance please contact:

- the PPOA committee - admin@ppowners.com
- the Factor and Property Manager - 0131 346 8989 (Ross & Liddell office);
m-hazlewood@ross-liddell.com
- Stair Rep - contact information is usually on the notice board in the entrance hall of each stair as well as on the PPOA website: www.ppowners.com under the “Contact us” tab