

27 BEDALE AVENUE – MANAGEMENT PLAN

Consideration to Others

Please do not make or create noise between 11pm and 8am which adversely affects other housemates or neighbours. In practice this means no noise to be heard from outside your rooms between these hours.

Please do not make or create excessive noise at other times. Normal noise levels from household tasks such as people talking, hoovering, laundry, TV, radio etc is permitted and should be expected.

All tenant issues are to be sorted between yourselves in an adult like manner. This will likely be a polite word or knock on door etc and a friendly chat regarding the issue. If you are the recipient of this please take on board the message and adjust your behaviour accordingly without becoming aggressive or defensive.

Please do treat each other politely and respectfully at all times, whether in face to face or electronic communications. Under no circumstances should rude or offensive messages be sent via group chats or to individuals.

Only involve the Landlord Agent as a last resort for issues that cannot be resolved. However please be aware that if the Landlord Agent has to get involved they will give anyone found to have breached terms of tenancy agreement one initial warning and any further offences will result in notice being served to end the tenancy agreement. A positive reference to anyone who finds themselves in this situation will not be made available.

Refuse & Recycling

Please do take it in turns to put out the rubbish and recycling on the relevant days.
(Currently alternating Tuesdays for refuse and recycling collection)

All information regarding this can be found at <https://myaccount.york.gov.uk/bin-collections>
We recommend that housemates sign up for the text notification service that the council provides.

Please do pick up stray bits of litter etc that have been blown out of the recycling boxes to keep the front and rear of your house looking tidy.

Please do ensure that all bins are stored in the rear garden at all times. Bins to be taken to the kerb side for collection no earlier than the evening before collection and returned to the garden no later than the evening of collection.

Gardens & External Areas

Please do keep all gardens tidy and clear. Garden equipment is supplied in the external store. Tenants should share regular garden cleaning duties.

Please do make sure you stay to your allocated parking space and be considerate when parking that there is enough room for the next person to park beside you.

Please do not leave any cars on the roadside if possible.

Tidiness, Cleanliness & Hygiene

Please do clean up any mess that you make in the kitchen including spills, rubbish and dirty plates as soon as you have finished.

Please do make use of the dishwasher. No dirty cutlery or crockery to be left unwashed in the kitchen or kitchen sink.

Please do not under any circumstances put food waste down the sink. Please clear all food waste into the bins provided.

Please do not leave any personal belongings or mess in any of the communal areas.

Please do not smoke anywhere inside the house. If you smoke, please go in the garden and use the bins provided. Do not throw cigarette ends onto the floor under any circumstances. Please ensure that cigarette bins are emptied into the wheelie bin on a regular basis.

Communications

Please do report to the Landlord Agent any maintenance items to communal areas and/or your rooms.

Landlords Agent

I.G Property
22 High Petergate,
York,
YO1 7EH
Phone: 01904 629929
Email: admin@igproperty.co.uk

Guests

Overnight guests are permitted provided that they comply with all house rules, are respectful to other housemates and do not overuse the communal areas to the detriment of others.

Guests must not be left alone within the house and they must not effectively "move in" as the terms of our licence strictly prevents this. No more than 2 consecutive nights.