

No noise is good news



OF the top ten complaints made by flat owners, nearly half of them are about noise.

To deal with noisy neighbours when living in a shared block, www.leaseholdersupport.co.uk recommends:

- Check your lease and highlight any clause that either states the permitted hours that noise can be made or says the leaseholder has an obligation not to cause noise or nuisance to other occupiers.
- Many leases include a 'keep carpeted' clause. Leaseholders installing a wooden floor covering would be breaking this rule.
- Find out who lives there, if the culprit of the noise doesn't actually

own the flat they still might be breaking the terms of their tenancy and could be evicted.

- Get the freeholder or a director of the management company to write formally to the leaseholder in question.
- If speaking to your neighbour doesn't work then enlist help of a mediation service to help you negotiate a solution.
- Keep a diary of the noise, dates and times for evidence.
- Contact the council's environmental protection section of the local authority as they have the power to deal with noise problems and can take action by sending a formal notice asking the noise to

stop by a certain date or in extreme cases take your neighbours to court.

How to deal with noisy neighbours is just one of the free fact sheets available from www.leaseholdersupport.co.uk to help property owners deal with common issues affecting a residential flat.

Leaseholders support provides flat owners with tools and services to take the hassle out of managing a block. Membership costs from £525 per year (plus VAT).

For further information on quieter homes visit <http://www.quieterhomes.org> which has advice on reducing noise at home.