

Agreed 8th July 2013

Purpose of the common house

The common house provides:

- a social space for the community to meet and spend time together
 - a space in which to prepare and share meals
 - a meeting space for our residents' meetings and other meetings hosted by a Springhill resident
 - a performance space for plays and concerts that we might put on
 - workshops for personal use, shared craft times, maintenance of the Estate
 - laundry facilities for people who need them
 - games area and equipment for general fun use
 - a space for events such as film nights, fitness sessions, cabaret evenings, training sessions, choirs, focus groups and the like, for the benefit of the cohousing community, but also reaching out to the wider local community

Guidelines

- Events are mainly for the benefit of the Springhill community, who built the common house and pays for its on-going maintenance and running costs
 - Events are inclusive; since all residents have equal right to be in the common house
 - However we are respectful of the needs of others, when an event is in progress it may seem tactless or inappropriate to enter the space and we respect that and expect all residents and visitors to be respectful of others' needs
 - As hosts of our visitors and parents of our children we are responsible for their behaviour and remind them that when sharing a space it helps to be respectful of each other's' needs in terms of noise level and treatment of furniture and other property. Activities in the common house are encouraged, as this keeps Springhill a vibrant and interesting place to live
 - We don't conduct any activity that may be upsetting or disturbing to others in the community or those living close to the common house
 - Activities may clash, so booking is necessary for an

- organised event to avoid disappointment
- Ad-Hoc activities can happen if these do not interfere with another activity. Common sense and courtesy will tell you if your activity is compatible with any others happening at the same time.

Restrictions

- Any booking for a new event or a new type of use of the common house should be notified by email to the residents a minimum of two weeks before the event. If no one requests that it be discussed at a meeting then it can go ahead. If there is a request for discussion, then it must go to the next Residents' Association meeting for a decision. Booking is on a 1st come basis or by negotiation. The request for discussion need not be an objection. Similarly any resident is free to request discussion on any existing, previously agreed use of the common house.
- The common house is a private space and cannot be used for any public events. Public events are those that are advertised publicly, rather than by personal invitation.
- As a private, shared space we do not charge people to enter the space. If an event is organised that requires a fee to the leader or performer (such as a concert, or a training session) the fee cost may be shared between those attending, or a collection of donations may be made, or separate arrangement made to fund the event – e.g. a benefactor, or someone paying for a band to play at their party.
- As a private, shared space, the common house cannot be used for any commercial purposes. A commercial purpose is one where an individual or organisation uses the space for their, or its, financial gain. Infrequent (not more than fortnightly) small meetings may be held with clients but no space may be booked for these and the space must be relinquished if other residents need to use it. The residents' association has also allowed community theatre rehearsals to take place from time to time which might otherwise be seen to breach these rules; any similar exceptions will need to be approved on a case by case basis.

Nothing must take place in the common house that would invalidate, or not be covered by the insurance policy in force. Examples

include use of fire or incendiary devices, excessive vibration, water or other liquids, toxins, volatile or explosive substances.