



MOSA Drone Policy

Following an incident in 2025 when a drone fell into the garden of a MOSA resident, narrowly missing the occupants, the Committee have considered it appropriate to issue guidance and a policy on the use of Drones within the Estate.

Drones can clearly be dangerous when they become defective or flown by inexperienced operators and can also infringe personal privacy or be used for unlawful activities. As a consequence, there are extensive rules and regulations on the use of drones issued by the Civil Aviation Authority (CAA), covering flying heights and proximity to persons, registration requirements and certification of competency for those operating them.

MOSA do however recognise that there may be situations where the use of a drone for property marketing, property repairs or recreational use may be appropriate and as such the following policy seeks to reflect this.

“Except within the airspace vertically above the curtilage of the originating property, the flying of drones over the estate or Greensward is prohibited. Exceptions to this policy may be granted by MOSA for a specific purpose (such as property marketing or structural survey) and will require proof of appropriate certification and be undertaken in full compliance with CAA rules and regulations. An agreement in writing will be required to this effect and the operator shall be liable for any claims arising from the drone’s use.

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