

BRAYBANK ESTATES LIMITED

Monday 18th May 2015

Roof works update

Dear Leaseholder/Resident

We are pleased to say that work on the first block (no's 1-4) has almost finished and we would expect to see the scaffolding come down on Tuesday 19th or very soon after and move to the next block. Work on the second block (no's 53-62) is now well underway and we would expect it to be finished in approximately two weeks.

As the weather has intervened and caused the loss of some working time ARS (our roofing contractor) has asked if they can work some Saturdays. As you are aware work at Braybank is not normally allowed Saturdays, Sundays or Bank Holidays, but as an exception and in all our interest permission has been given on this occasion providing it is not noisy.

Pictures of the new roof surface are available on the Braybank website at: <http://www.braybank.info/roofwork.html> so please have a look.

The roof finish is mirror-like and to preserve the guarantee we have it must never be drilled into or punctured in anyway. In order to ensure this only, qualified, contractors will be permitted on the roofs and only after Board permission has been obtained.

This will not matter to most of us as it will normally only be for Television aerial alignment or satellite dish installation. However, even in these instances, permission **must** be sought so that clear guidance may be given to the contractor. The Board is looking at fixing brackets at strategic points so that these will be the only places satellite dishes or aerials may be fixed in future.

In the event that any-one else accesses the roof and causes damage the leaseholder on whose behalf the contractor is acting may become liable for the loss of guarantee and any following costs. This will be to protect us all so your co-operation is essential.

Braybank Board