



Summer 2015 Newsletter

Moorings

We are pleased that some residents utilise our mooring posts but of late have seen 'Pootle' and 'Titan' move elsewhere for various reasons. There is a charge we have to pay to the Environment Agency in respect of these posts (ie leasing the space through their water) and therefore it is the Board's wish that this should be self-funding. To do this we need to gain one or two more boats and within certain limitations the Board is happy to extend this service to non-residents. If anyone has family or friends who could make use of the moorings please do let them know we would be happy to receive any approaches, by initial contact with Michael Flanders.

Recycling

We have heard from The Royal Borough that the recycling of foil from the tops of bottles and yoghurt cartons etc as well as food trays is now acceptable. They simply ask that they are rinsed first. They have also asked us to remind everyone that no plastic bags (even if full) should be placed in the recycling bins, simply empty the contents out. Thanks you.

Estate Handbook

This handbook covers many aspects of living in Braybank to which all are subject whether your property is let or not: For example it clarifies areas from the lease which say that no animals, birds or reptiles may be kept without the express permission of the Board, as well as other areas such as renovation or repair work. This was updated not long ago so if you do not have a copy please let Michael Flanders or JPM Ltd know and a copy will be provided.

AGM

Shareholders only please note that this year's AGM will be later than normal in view of the amount of work around the estate. It will be scheduled for after the completion of all the roof works and hopefully decoration, or at least production of a schedule for decoration. Please bear with us and we will advise you of the proposed date as soon as possible. The probable date is Wednesday 28th October.

Ground rent

Under the terms of the lease a ground rent is payable to Braybank Estates Limited (BEL) every year. In 2009 this was amalgamated into the maintenance charge for ease of administration and had no real impact financially. However as shareholders will recall the law changed more recently in that we now have to produce accounts for BEL as well as accounts in respect of the maintenance charges which are held as 'trust monies' by BEL. This has resulted in the income for BEL falling and its solvency deteriorating. The Board has therefore decided to separate the ground rent charge out again so that this anomaly can be addressed. The impact on you will be nil as when projecting the budget for 2016 this will be borne in mind and any proposed increase reduced by this amount. It is in effect purely book keeping but necessary.