



## **BRAYBANK ESTATE**

### **November Newsletter 2015**

#### **Painting**

You will by now have seen the painters responsible for the external decoration leave the site and it might be presumed that this is because of weather however this is not the case. The Board have been dissatisfied with the way they have behaved on site and with the lack of progress made by them so have terminated their contract. The Board will be obtaining fresh quotes to recommence in the spring when it is expected more rapid progress can be made.

#### **Window Cleaning**

A review of our window cleaning has been undertaken and of late this is being undertaken by hand rather than using the pole system, with better results. However a safety review has revealed that we cannot find a way of cleaning the apartment balcony door on the first and second floors. Until a safe way can be found of doing this CC windows have been instructed not to do these unless given access from inside the apartment.

#### **Garden preparation for Winter process**

Tom has a lot of work around the gardens as we prepare for winter and it would be really helpful if anyone who has garden furniture, children's toys or barbecues in the grounds could now move them to garages. This will assist focusing the gardeners' time where it is needed. We would also remind everyone that if plants, bulbs or pots etc are placed anywhere in the grounds they become owned by BEL. Tom prepares an annual garden plan which once approved by the Board he will take forward. He is not able to allow for everyone's personal wishes nor individual things you may have done, as he will simply not know and cannot be expected to remember.

#### **Parking**

The Board would like re-iterate its thanks to all for 'making do' with car parking for the duration of the roof work as it was a case of park wherever you can for a while. We now have some of the space back and can be more controlled where we park. We would particularly ask that for the houses please park two cars on your drive where you can, and a number do, thank you. Also for those who have garages 13/21 and 57/62 please park at least one car outside your garage as there is plenty of room, again some do, thank you. If you have a garage that does not have a car outside please let Michael Flanders know so that we can ensure the space is used by someone else.

#### **Water Stop Cocks**

All apartments have a mains water stop cock in the stairwell by the front door, and in respect of these, under the terms of the lease, the responsibility of the Leaseholder extends all the way to the water meter outside the building. As a result of a leak Michael Flanders has checked all of the stop cocks and oiled them but some are very stiff and could do with replacing. We would recommend that you check yours now and then every six months or so and oil it. If you live on the top floor and have a problem you could end up liable for damage to properties below. House owners would be advised to do the same to theirs in the drive. If you feel yours needs replacing Michael Flanders, our porter, has located a semi-retired plumber who appears to be very reasonable.

#### **Christmas Carols**

Over the last few years we have had a successful evening of Carols around our Christmas tree. This will be repeated again this year on Tuesday 15<sup>th</sup> December at 6.30pm. Mince pies, roast chestnuts and mulled wine will be on offer in exchange for your voices. All family and friends are welcome to help Braybank 'Herald' the start of the Christmas season.