



[Braybank Estates Limited Newsletter May 2016](#)

[Board Changes](#)

The Board is sorry to announce that Stuart Walsh has stepped down with immediate effect. Stuart and his wife will be leaving Braybank for pastures new in the near future. The Board would like to thank Stuart for his many years of service and his contribution to the running of and development of Braybank. We wish him and Sally well in their new home.

[Maintenance Charge Invoices](#)

All leaseholders should have recently received the six month invoice from our Managing Agents. This is for the maintenance charge for the second half of the year and ordinarily would have come out a month later. The reason it is early is because of a software change which will mean a period of a few weeks when such invoices cannot be issued. As cash flow is important to us, especially in view of the external decoration it was not felt appropriate to delay these, the due date remains 1st July.

[Lease extension, transfer](#)

As a result of a recent sale of a property at Braybank an anomaly has come to light which may affect some leaseholders.

In this instance when the present owner purchased some years ago the over-riding lease which extended the period to 249 years from 1964 was included in the transfer document but the original 9 year lease dated 21st December 1964 was overlooked and remained in the name of the previous owner.

This complicated matters when it came to sell as the previous owner is now required to confirm the transfer but cannot be located and this has the potential to delay the sale.

This may or may not affect you depending upon how your solicitor dealt with things when you purchased. However the Board felt it appropriate to let all Leaseholders know so that you have the option of checking your own circumstances rather than wait until you sell.

If you have any detailed questions on this neither the Board nor Managing Agents can provide advice and would recommend you talk to your solicitors.

[Summer Buffet](#)

Remember to put Sunday July 17th in your diary for our annual buffet. All are invited plus family and friends. More details later. If anyone wishes to help with food preparation or on the day please let Frances (24), Gloria (16) or Margit (33) know.