



[Braybank Estates Limited Newsletter Summer 2017](#)

[Buffet](#)

Another successful buffet was held on Sunday 9th July with over 40 attendees. Thank you to the ladies concerned for their hard work and all who came and had a great time. If you picked up any items of crockery (in particular serving spoons) etc that were not yours please hand in at the Lodge.

Unfortunately the large gazebo had been damaged and had to be replaced so this will no longer be available to lend out but we do have two smaller 3 metre ones that can be borrowed.

[Climbing of tree](#)

Everyone should know that climbing of trees is a breach of the Landlord's regulations and is not allowed. We should all be aware that damage caused to the trees, by climbers or other means, may result in legal action being taken against the offenders or Braybank by RBWM, in view of the preservation orders on them.

[Drone usage](#)

At the moment, there is nothing to stop anyone buying a drone for fun and taking it out flying, as long as the drone weighs less than 20kg. However, you must avoid flying it within 150 metres of a congested area and 50 metres of a person, vessel, vehicle or structure not under the control of the pilot. That is fine if you're flying the drone in your own back garden but Braybank is not owned by Leaseholders. This means it is illegal to fly a drone within the confines of Braybank.

[H & S Inspection](#)

A recent H & S inspection has identified that we do not have any lighting on the hard. The Board could install lighting but do not deem it necessary so our adviser has agreed that asking everyone to be careful on 'The hard' after daylight hours is sufficient.

On a positive note the netting we have erected along the river has served its purpose in stopping the Canada Geese from fouling the area around The Hard. That being the case the netting will remain whilst an alternative solution is sought. It meets current H & S requirements. It would be appreciated if no-one feeds the Canada geese as this only encourages them to come into the grounds. In the light of recent events Fire Security was also raised. It has been confirmed that the 'door closure' on the apartment front doors must not be tampered with or removed. To do so makes them 'non compliant' and the owner will be in breach of Fire Regulations.

[Pedlars](#)

The police have advised our Neighbourhood Watch (NHW) co-ordinator of pedlars around who should be discouraged. They say

'It is illegal, for anyone to sell products door to door (apart from books & food) without a 'Pedlars Certificate'. Pedlar's Certificates can be issued by any police force across the country, for use anywhere. They will **only** be issued, to someone of 'excellent character'. So – anyone at your door who tells you they are just out of prison and are making their way – **cannot** have a Pedlar's Certificate ! What they create, to make their door knocking appear legal – is a 'Hawkers Licence' or 'Hawkers Authorisation' – which are not worth the paper they are printed on. The NHW Mantra is:

I AM SORRY, I DO NOT BUY GOODS AND SERVICES AT THE DOOR !

If no-one buys anything from them, they won't come back !.

A Summary of Landlord's Regulations, Do's and Do nots

Alterations to flats and houses

Any alteration of a structural nature or affecting the outside of the property i.e. Sky dishes, heating flues, expelairs etc requires permission from the Managing Agents. Only contractors approved by the Managing Agents will be allowed to work on the estate.

Outside contractors

No power tools may be used in communal areas without permission and must never be left unattended.

Noise

In consideration of other residents noise should be kept to a minimum. Workmen are not allowed to make noise before 08.30 am. Any loud music or party noise, even on the Hard must cease at 11.00pm.

Storerooms/garages

Heaters or items that use large amounts of electricity are not permitted in garages or storerooms.

Subletting

Any sub letting requires permission from the Managing Agent and a deed completing with appropriate fees being paid.

Animals

The lease does not permit the keeping of any animals, birds or reptiles without consent. Consent may be granted by the Board through the Managing Agents for 'house' cats but not for any Dogs. Visits by friend's animals will also require such permission.

Balconies

Whilst balconies are a private space their appearance must reflect Braybank so washing, fairy lights or airing of bed linen or towels is not permitted. Clutter is also best avoided.

Entry codes

The main gate code allows access to all garages, storerooms and front doors and should be kept private except for family and friends.

Parking

The sub-station entry must remain accessible at all times. Please do not park on corners and never fully on the paths as to do so will represent a danger to fellow residents.

Please park part on the path on East side but leave room for prams, wheelchairs etc. Do not park on corners. Please use garage spaces (all houses have room for two), facing your garage on West side, ideally with one car in the garage.