



[Braybank Estates Limited Newsletter October 2017](#)

[Gate Operation Reminder](#)

When approaching the gates from within Braybank if anything of any size is over the white line the gates will detect an obstruction and **not open**, stop if they have started. Please do not go over the white line until the gates are **fully** open.

[Code changes](#)

In line with the Board's policy of regular changes to code numbers these will again be changed as the clocks are put back on **Sunday 29th October**. Please note that the new code will be **2580** and the old code will remain in place for two weeks to allow all to acclimatise. The Board would also once again request this is shared only with family or essential others ie Carer etc.

[Drains](#)

Braybank Estates is repeatedly having to call out expensive emergency plumbers because of drain blockages and invariably these are caused by carelessness. The most common cause is grease, fat or oil being put down the sink: any of these put down the sink with hot water is not fine, as any plumber will tell you it does not work but solidifies further down. Please **never** put any form of oil down the sink. It is also advisable to use a propriety drain cleaning product from time to time.

[Stopcocks](#)

Whilst every apartment has a stop cock (it usually under the kitchen sink) there is also one for each apartment by the communal entrance. It is recommended that every 6 months or so both of these taps are oiled and turned off and on again. This simply ensures that in the event of an emergency yours does actually work and turns the water off.

[Recycling](#)

We have been admonished by the refuse collection staffs our bins are becoming mixed rather than clearly 'household' or 'recycling'. Please clearly separate the items than can be recycled as listed on the bins. The clear sacks provided by RBWM are actually recyclable plastic and can be placed in the bins with their contents. If you have a cleaner who would not normally see our newsletter please bring this to their attention. Thank you.

[Reminder](#)

Our normal Carols around the Christmas Tree will this year be on Tuesday 19th December from 6.30 pm. Please keep the evening free to join us and bring friends for mulled wine and mince pies.

A Summary of Landlord's Regulations, Do's and Don'ts

Alterations to flats and houses

Any alteration of a structural nature or affecting the outside of the property ie 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.

A full explanation is available in the Braybank Handbook, available from the Lodge.