



Braybank Estates Limited

Summer Newsletter 2018

Annual Buffet

A lovely day was had by all attendees last Sunday, despite the weather, with around 50 residents, friends and family. Thank you for coming we hope you enjoyed it

Also a big Thank you to those who helped erect and carry, cook and serve and assist in any way they could, even cleaning the BBQ next day. Many hands made light work and if you would like to help next year please let Michael Flanders know. A few items were left behind and these are now in the Lodge, awaiting your collection.

Aerial installation and maintenance

The Board had created a **NO GO POLICY** with regard to access to the roofs of Braybank so that the 30 year guarantee was protected. Initially this meant that only ARS (the roof installers) and ATV (for aerials) were allowed on the roofs at all.

It has come to light that ATV were insisting on a 'cherry picker' for this work which was proving expensive so a further supplier has been appointed, after clear guidance and explanation given. Any TV aerial work relating to televisions should be directed via CPM. If however work is required upon a dish permission to access the roof must still be obtained and will normally be given but only for one of the preferred suppliers. We are pleased to announce that our new supplier is:

Jeff Greenaway at Alpha Aerials Services Ltd www.alpha-aerials.com

Contact via sales@alpha-aerials.com or 07771 862614 or 01189 424444

Cleaver Property Management Ltd

The Board is pleased to advise you that a new Site Manager has now been appointed by CPM. His name is Charlie Sharp and contact details are as below:

Charlie@cleaverproperty.co.uk or 0118 978 7182

Jetty on the Hard

The small jetty used by some boat owners, canoeists and paddle boarders has deteriorated over the years and is on the point of becoming unsafe. The Board is currently exploring ways to replace this but in the meantime it is suggested it should only be used with care and avoided if possible. If you are mooring on the hard please do so downstream from the jetty if you can so that dinghies can be pulled out from the slipway.

Gates Update

Our gates are now functional again and it is hoped that the previous problems have been resolved. Please remember that anyone calling at the gates after 6pm can press the buttons and call to telephone you, if your number has been registered. You will then be able to open the gates by pressing 3 on your phone. If your number is not registered please supply it to Michael Flanders.

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 for example satellite dishes, heating flues and vents requires consent from the Landlord via the Managing Agents.

Contractors

Except in emergency contractors must be clear of the site by 6pm weekdays and 1pm Saturdays, and may not work on Sundays or bank holidays. Power tools must never be left unattended in communal areas.

Noise

In consideration of other residents noise should be kept to a minimum. Contractors & DIY practitioners are not allowed to make noise before 8.30am. Any loud music or party noise audible outside or in adjoining properties must cease by 11pm.

Skips

Consent is required before installing a skip. Durations longer than two weeks will incur a charge.

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 cats, but not for any dogs. Visits by friends' animals will also require such permission.

Parking

Park in your garage when possible. Park facing your garage on the West side. On the East side park partly on the footpath, leave room for wheelchairs, pushchairs. No commercial vehicles may park outside normal working hours. No friends' or relatives' cars to be left whilst on holiday.

Ball games, etc

Ball games are not permitted. Drones are illegal in areas like Braybank.

Subletting

Any sub letting requires formal consent from the Landlord via the Managing Agent and a deed completing with appropriate fees being paid.

Items in Common Areas

Common areas, hallways and stairs must be kept clear of obstruction by any activity, or by toys, pushchairs, bicycles and other items.

Balconies

Nothing may be stored or erected outside front windows or balcony doors. Whilst balconies are a private space their appearance must enhance Braybank so washing, fairy lights or airing of bed linen or towels are not permitted. A table and chairs and potted plants may be acceptable at Landlord's discretion.

Barbecues

Barbecues may only be used in the area set aside at the corner of the Hard. They must not be used or stored on balconies.

Storerooms/Garages

Heaters or items that use large amounts of electricity are not permitted in apartment garages or storerooms. Garage doors must be kept shut at all times except when entering or leaving.

Entry codes

The main gate code allows access to all garage, storeroom and apartment doors and should be kept private except for family and friends.