



## Braybank Estates Limited

### Summer Newsletter 2019

#### Path Resurfacing

The resurfacing of estate paths is under way. Please observe the warning tapes around recently completed sections. **Newly laid surfaces must not be walked on for 72 hours.**

**Cars parked on the East side must be moved from the footpaths from 8.00 am on Monday 8 July until after the barriers have been removed.**

#### Summer Buffet

This year's summer Buffet will take place next Sunday 14 July. If you haven't already handed in your booking form to Michael, together with payment (£10.00 per person), please do so without delay so that we can cater accordingly. Children are Free

We are hoping for a warm sunny day this year

#### Hire of Gazebo

The large (6m x 3m) gazebo is available for hire by residents. A charge of £25.00 is made. Smaller (3m x 3m) gazebos are also available. @ £15.00 per unit. Please advise the Porter at least 48 hours prior to your required date. He will be happy to supervise erection.

#### Hanging Baskets

The new hanging baskets are now in place outside apartment block entrances. They are being regularly watered by Michael and are looking gorgeous.

#### Estate Trees

The Tree Surgeons will be carrying out work on some of our trees later this month. Please observe safety barriers and avoid these areas while work is in progress.

#### Half Yearly Maintenance Charges

Leaseholders will have received their invoices from the Managing Agents for the second half of 2019. You are reminded to ensure payment is received by 31 July to avoid incurring interest charges.

#### Feeding of Ducks and Swans

Residents are encouraged to feed the ducks and swans on the riverbank. **Please do not feed Canada Geese.** They are causing untold damage to the river infrastructure and the health of other birdlife. Ducks and Swans must be discouraged from entering on to the Estate.

## **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.