



## Braybank Estates Limited

### Winter Newsletter 2019

#### SEASON'S GREETINGS

It is hard to believe that we are nearing the end of another year. Christmas and the New Year are just around the corner. The Management Board send **SEASONAL GREETINGS** to all Braybank residents. May the coming year prove to be Happy and Healthy for everyone. In the New Year we will continue with our theme of enhancement at Braybank, creating a pleasant environment for us all to enjoy. Our appreciation to Michael Flanders our ever vigilant Porter who works hard to ensure the estate is maintained in good order.

#### [Carols at Braybank](#)

**Next Tuesday, 17th December at 6.30 pm**, we will meet near the Christmas Tree to share in Carol Singing and to enjoy a mince pie and mulled wine. There will also be warm sausage rolls this year. Our large Gazebo will provide shelter in the event of inclement weather.

Do please come and join us and share in this convivial occasion.

Our thanks to Gloria and her team of ladies for these arrangements.

#### [House Key Security](#)

The Porter maintains a **Secure Key Safe** in the Lodge so if you feel that having a spare door key placed there might be of help in an emergency please talk to Michael who will organise it for you.

#### [Refuse and Recycling](#)

The Royal Borough have advised they are no longer able to provide residents with a supply of black or white refuse bags. Please ensure you place approved recycled items, loose, in the appropriate bin. All other refuse must be securely sealed in your own bags before depositing in a refuse bin.

#### [Exterior Paintwork \(Grey areas\)](#)

As previously advised, Contractors will commence work on repainting these areas as soon as weather permits They will keep disruption to a minimum during this refurbishment. Please cooperate with them, allowing access to Garage and Storeroom doors, when requested.

#### [Obituary](#)

Mrs Daphne Walker who was a Braybank resident for several years has sadly passed away. She moved into a care home in 2018. We send our condolences to her family.

## **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.