



Braybank Estates Limited

Autumn Newsletter 2018

Gate and Door Access Code

The new code effective from Sunday 28 October 2018 will be **2369**. The existing code will remain in force until 30 November 2018 after which the new code must be used. For security reasons you are reminded not to disclose the access code to vendors or delivery drivers

Grounds Appearance

The Board is always willing to listen to suggestions that will help enhance the appearance of the grounds and will consider any thoughts.

In this respect it has been pointed out that some pots and hanging baskets are simply left unattended and end up looking shabby. So the gardening staff and our Porter have been asked to remove any pots or baskets which have become neglected.

Sub letting

This is to remind Leaseholders that consent is required for any sub-letting of Braybank properties - "sub-letting", because we are all Tenants of Braybank Estates Ltd (BEL).

Consent is granted in the form of a Deed of Covenant between the three parties - BEL, the Leaseholder, and the Sub-tenant who is required to undertake to comply with the terms of the Lease.

It is not permitted to sub-let anything less than the whole property, so you cannot retain use of a garage or store room - to do so is a breach of the Lease.

Recycling Cardboard

The local Refuse Collectors have recently warned us about placing Large Cardboard Boxes by the side of bins. If you do need to recycle cardboard please cut it up so that it fits in the bins without using all the space. You should take Large boxes directly to the refuse tip in Vicus Way. This will become even more important over the next few weeks as we move into the festive season. Please do not simply leave your problem for someone else to resolve.

Parking reminder (East Side)

Residents are reminded that **only one car should be parked along the kerbside** in front of the blocks on the East side (Flats 23 – 52). A second car should be parked in your garage, in a visitor's space at the entrance or in the circle on the West side

Pencil us in

Our annual 'Carols around the tree' with mulled wine and mince pies will be on Tuesday 18th December. Details will follow but keep the date free.

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.