



Braybank Estates Limited

Autumn Newsletter 2019

[Annual General Meeting](#)

Shareholders are reminded that the AGM for Braybank Estates Ltd will take place in Bray Village Hall at 7.30 pm on Wednesday 30th October. We hope as many shareholders as possible will attend.

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

As per Section 20 advice, Contractors will commence work, as weather permits, to prepare and repaint Garage and Storeroom doors. The woodwork above garages and the window bays of some flats will also be repainted. Please allow open access to Garage and Storeroom doors, if requested.

[Parking in Circle \(West side\)](#)

White demarcation lines are being repainted in the circle. Drivers are requested to park within these lines. Please park **"nose in"** to prevent exhaust fumes entering adjacent properties.

[Estate 'Enhancement'](#)

The newly resurfaced footpaths have greatly enhanced the visual appearance of the Estate, providing much improved pedestrian access to all areas. The provision of hanging baskets outside apartment entrances has been much appreciated throughout the summer months. All the baskets will be refilled with winter planting during the next few weeks. Plans are in hand to further improve the look of the Estate to create a feeling of greater elegance.

[Summer Buffet](#)

This year's Summer Buffet was enjoyed by more than 50 residents and their guests. Our thanks to all who contributed to the success of the event. The 2020 Summer Buffet is planned for Saturday 5 July.

[Carols at Braybank](#)

Please reserve Tuesday 17th December in your diary when we will celebrate the Christmas Season with Carol Singing led by a Brass Group. Come and enjoy a convivial evening complete with warm Mince Pies and Mulled Wine. Kick off will be at 6.30 pm near the Christmas Tree

[Electric Cars](#)

Your board are aware that the use of Electric Cars will become increasingly prevalent in the near future. The provision of appropriate charging facilities on site is under consideration but an equitable solution has not yet been found. Meanwhile, any resident acquiring an electric car will be responsible for the cost of installing a suitable charging point and paying the cost of all power consumed.

It must be clearly understood that charging electric cars via power outlets in garages owned by residents of flats is not permitted unless a separate meter has been fitted.

Installation costs will be the sole responsibility of the resident concerned. All such installations must receive prior approval from the Managing Agents.

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.