



## Braybank Estates Limited - Summer Newsletter 2022

### Jubilee Celebration Buffet

Our Summer Buffet in celebration of Her Majesty the Queen's Platinum Jubilee, held on June 5<sup>th</sup>, proved to be a huge success. Some 70 Braybank residents and their guests enjoyed a delightful afternoon. The rain held off, encouraging guests to linger on the Hard after the meal. It was good to meet new residents as well as old friends for an afternoon of relaxed conversation. A big THANK YOU to the ladies who ensured an abundance of good food and to all those who helped in any way with the arrangements.

### Sun Umbrellas

We were all sad to lose the two Ash-Willow trees in front of the Hard, and the shade they offered, in particular. Sadly, the trees were so diseased that they had become a danger. Six Sun Umbrellas are now available to provide shade when using tables on the Hard. They are stored in a shed in the dinghy park. Weighted stands have been placed under each table. Please feel free to use the Umbrellas but please also **return them to the store** when you leave the Hard.

### Canada Geese



These geese are not indigenous to the River Thames and are a pest, as they interfere with the Swans and Ducks. In recent years, Braybank has been invaded by hordes of these geese. The netting we placed along the riverfront has discouraged them from entering, leaving their faeces on the Hard and the adjacent grass. The geese now seem to have found easier locations to visit so, for the time being, the Porter has removed the netting. Please **DO NOT FEED ANY GEESE** you may encounter, as this will only encourage them to return. It is OK to feed the Swans and Ducks with small morsels of bread.

### Lease and Estate Rules

All owners and tenants are subject to the terms of the lease relating to the property they occupy. In particular, no internal structural changes may be commenced without the prior consent of the Managing Agents. This ruling also applies to garage doors and storerooms. If in doubt, please seek the advice of our Estate Manager Matt Collis [mcollis@cleaverproperty.co.uk](mailto:mcollis@cleaverproperty.co.uk). A summary of Estate rules is printed on the reverse of this Newsletter and in the Rule booklet available from the Porter - 07773 896017. Tenants must comply with the terms of their sub-lease. -

### Electric Cars

Flat Residents are reminded that Electric Cars cannot be charged from the power supply in your garage. All power sockets in garages are the property of Braybank Estates who pay for the electricity consumed. If you are considering the purchase of an Electric Car you will need to install a separate power supply with your own meter.

For those of you who are on holiday, enjoy a good break.

We wish everyone a restful time as we enjoy summer days beside the river.

## **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. **There is a turning area next to the Sub-station on the East side.**

### **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.