



Braybank Estates Limited

Winter Newsletter 2022

Looking ahead

As we see the early signs of Spring, we can, hopefully, put the restrictions and difficulties of COVID-19 behind us and look forward to year of celebration and new opportunities. Not only is Spring just round the corner but we have Her Majesty the Queen's Platinum Jubilee to celebrate in June. (See below)

Jubilee Celebrations

Our **Summer Buffet** will be brought forward to **Sunday June 5th** this year, to coincide with the national celebration of the Queen's 70 years' reign. Gloria Kinghorn and her team are already hard at work, planning the event.

We can look forward to a very special day and invite all Braybank residents and their families to join in the celebration. Full details and a further invitation will be given near the time.

Gardeners

A new team of gardeners commenced work on 2 January. Residents will have noticed the long overdue pruning back of plants and overgrowth that is under way. The team from Hersey and Co. plan to complete the clearance and preparation work in time for the new growing season. Watch this space for further news of plans for our gardens.

Entrance Gates

We have experienced a number of gate failures over recent months. The fault was found to be one of the motors which has now been replaced. The gates are activated between 150 to 200 times each day. Much of this is due to the many delivery vehicles requiring access. The Board have considered leaving the gates open during daylight hours, thereby limiting wear and tear to the equipment. However, we have decided that the gates should remain in operation 24/7 in order to safeguard our 'gated community' status.

Health and Safety Review

The Estate is subjected to an annual review by a qualified H & S Inspector. Our 2021 inspection was carried out in December. We are delighted to report we received a clean bill of health with no major issues reported. The inspector noted the work completed to fireproof the meter cupboards and that the glazing on the stairwells now complies with current legislation.

Refuse and Recycling

Our Community Refuse and Recycling bins continue to be emptied weekly, on a Monday – later in the week when Public Holidays occur. House residents' bins are cleared on a fortnightly cycle as advised by RBWM. Will residents please ensure they **place only material for recycling in recycle bins**.

Please ensure **all cardboard boxes are flattened** before disposal.

Note: **Polystyrene and Bubble Pack is NOT recyclable**. Thank you for your cooperation.

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.