



Braybank Estates Limited

Summer Newsletter 2020

Covid 19

The Braybank community have responded magnificently during the lockdown. There have been many examples of neighbourly kindness between residents. We are also very fortunate to have delightful surroundings to enjoy, while we have been confined our homes and the garden.

Please ensure you continue to sanitise chairs and tables after use on the hard.

Summer Buffet

Regrettably, this year's summer Buffet has had to be cancelled. We will look forward to meeting again in 2021. We hope that our annual Christmas Carol event will be able to take place in December. More details to follow.

Parking - Vehicle Turning- East side

Residents will have noted the increase in the number of delivery vans entering the estate in recent months. Due to the increased risk of damage to both vehicles and property, **we will be restricting parking in the area in front of the Sub-station (East side) to create a dedicated turning place. The area will be marked accordingly.** There will still be space for one car to park there.

During lockdown, the volume of cars parking on the Estate has inevitably increased. **Residents of apartments who park on the West side are requested to use the space in front of their garages. Please park 'nose-in, to avoid exhaust damage to the new paintwork**

Decorating

Painting of garage and storeroom doors has now been completed together with other grey woodwork.

Hanging Baskets

New hanging baskets, with summer planting, are now in place outside apartment block entrances.

Half Yearly Maintenance Charges

Leaseholders will have received their invoices from the Managing Agents for the second half of 2020. You are reminded to ensure payment is received by 31 July to avoid incurring interest charges.

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.