



Braybank Estates Limited

Autumn Newsletter 2020

Henry Walker

It is with great sadness that we learned of the passing of Henry following a long battle with ill health. Henry was a past member of Braybank Board and he continued to offer practical support at our Summer buffets and the AGM. Our thoughts are with Margit and the family at this time

Annual General Meeting

Due to Covid 19 restrictions, it will not be possible to hold the usual AGM this year. However, all leaseholders will be receiving a letter from the Managing Agents with copies of the 2019 Management Accounts. Also included will be the Chairman's report and the opportunity to elect new directors. Please take this opportunity to inform yourself regarding the upkeep and management of your estate. The Board work hard throughout the year to ensure ongoing enhancement of the estate in the interests of all leaseholders.

Health and Safety

During a recent Health and Safety review, the inspector required that we inform all residents, and particularly parents, that young children must not be allowed to play on the stairwells leading to flats. It may be possible for a small child to slip between the wooden railing and the stair treads.

Can we remind parents and guardians that it is their responsibility to ensure the safety of children, at all times, while staying at, or visiting Braybank

To comply with H&S legislation, If any resident or visitor, has an accident or sustains an injury whilst in the communal **01189 787182** or to the Porter on **07773 896017** . Thank you for your co-operation.

Carol Event

The likelihood of holding our annual Carol Event, scheduled for Tuesday 15 December, is now uncertain, due to the imposition of further Covid 19 restrictions. If we are able to proceed with this popular event, residents will receive further notification nearer the time.

Garage Doors

Residents are reminded that Garage Doors must be kept shut at all times except when entering or leaving, as specified in your lease.

Electric Cars

Any Flat Resident intending to purchase a 'Plug In' Electric Car is reminded that they will need to install an **independent power supply** in their garage, **with their own meter**.

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

Under no circumstances must a 'Plug In' vehicle be connected to the existing communal power supply in garages or storerooms. The provision of a public charging point on site, is under consideration.

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, leaving 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.

Sub-letting

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.