



# Braybank Estates Limited

## Autumn Newsletter 2021

### [Annual General Meeting](#)

All Leaseholders are reminded that the AGM for Braybank Estates Ltd will be held in Bray Village Hall on Wednesday 13 October 2021 at 7.00 pm. Please make every effort to attend if at all possible,

### [New Front Gate and Entrance Door Code](#)

Please note the **New Code as from Sunday 31<sup>st</sup> October will be 1236**

The old code will continue in use until 30 November 2021.

The main gate code allows access to all garage, storeroom and apartment doors and **should be kept private except for family and friends**

### [Changes in Refuse Collection](#)

RBWM have advised us that, with immediate effect, **Black Bins will now be emptied fortnightly**. Recycling Bins will continue to be emptied each week. The Council have emphasised that Black Bins must contain only domestic refuse. Collectors can refuse to empty any bin containing builders' rubble or large appliances such as Microwave Ovens, Vacuum cleaners etc. These must be disposed of at the Refuse Centre in Vicus Way

### [Hanging Baskets](#)

New hanging baskets with Winter flowers will be delivered on 19 October.

### [Carol Event](#)

We are pleased to confirm that **Carols at Braybank** will return this year on **Tuesday 14<sup>th</sup> December** starting **at 6.30 pm**, alongside the Christmas tree. Mulled wine and hot snacks will be provided. All residents are invited to join in and enjoy some Christmas spirit.

### [Porter's Hours – Property Key Security](#)

Our Porter, Michael Flanders is on site from 8.30 am to 4.30 pm from Monday to Friday each week, other than Bank Holidays and during his Annual Leave. He can be contacted at the Lodge or via his mobile phone **07773 896017**. **In emergency**, Michael may be contacted by phone outside working hours, but may not respond immediately when he is off site.

Residents may wish to lodge a set of their property keys with the Porter. They will be secured in a locked key safe in the Lodge. This will enable the Porter to provide access for Emergency Services if you are unable to do so yourself.

### [Entrance Gates](#)

Residents are requested to follow the clear instructions on the notice attached to the control box in the event of the gates failing to open automatically. **Please do not attempt to force the gates open before you have switched off the power.**

## **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.