



# Braybank Estates Limited

Spring 2021

Hello,

## *Welcome to our first Newsletter of 2021*

There is no doubt that we were all pleased to say goodbye to the past year and the many restrictions Covid-19 has imposed on us. The recently announced road-map pointing the way for us to resume a more normal lifestyle, is good news, provided all goes to plan. and we continue to follow Government guidelines.

As from 11 April, up to 6 people will be allowed to meet outside. Many of us will look forward to the opportunity to meet our friends on the hard and to share a drink together.

## *Defibrillator*

A **portable defibrillator** has been installed in a weatherproof box on the wall adjacent to the Lodge entrance. The equipment is designed for emergency use, should anyone suffer a heart attack on site, and require CPR. No special training is required to use this equipment as simple **verbal** instructions are provided once the pack is opened. If someone has a heart attack, time can be critical, and a life maybe saved if the patient can be resuscitated while awaiting professional help.. If you need to use it, the door to the defibrillator box has a simple catch. We encourage everyone to view the following video available on-line at:

<https://www.youtube.com/watch?v=UFvL7wTFzIQ> ;

We can also arrange for a training session with St John's Ambulance for those who wish to learn more. If you are interested in further training, please advise Michael, our Porter, and we will make arrangements

## *Fireproofing of Meter cupboards*

Residents will have noted the work proceeding, as required by Health and Safety Regulations, to provide 30 minute fire-check protection in the meter cupboard outside each flat.

We appreciate the inconvenience residents are experiencing while this work proceeds. Once handles have been fitted and the panels properly sealed, the hatch doors can be more easily lifted off to give access to fuse boxes and for reading meters,

## *Window furniture*

Some residents have experienced difficulty in opening their windows due to broken lock mechanisms and seized security devices. Jammed mechanisms can often be released with the simple application of WD 40, but a broken lock may require replacement.

Unfortunately the manufacturer of our windows is no longer in business. However, if you require any replacement locking mechanisms, we can direct you to an appropriate supplier. Discounts can be obtained if a bulk order is placed. For further information, please consult the Porter.

**PLEASE TURN OVER**

### **Recreational Vehicles**

Leaseholders and Residents may have noted a steady increase in the number of Camper Vans and other Recreational Vehicles (RV) on the public roads. Many such vehicles are parked for lengthy periods and used only at weekends and for holidays.

As residents are only too aware, parking on the estate is extremely limited.

It is the intention of the Board to introduce a new regulation, prohibiting any Recreational Vehicle with a Kerb weight greater than 2600 kg from being parked on the Braybank Estate.

An RV with a lower kerb weight will only be permitted if it is the owner's main transport to and from their place of work.

There has long been a Landlord's ban on parking commercial vehicles on Braybank property, and this ban will be extended to include Recreational vehicles (RV)

Landlord's Regulations will be updated accordingly,

Any 'spare' vehicle is an imposition on other residents trying to find a parking space. If such a vehicle can be parked in your garage, or another garage available to you, please use that garage whenever possible.

### **Refuse bins**

Bins are provided for both general refuse and separately, for recycled items. The appropriate bins are clearly marked.

Residents are requested to ensure they do not place general refuse in recycle bins and vice versa, *{RBWM accept all paper, cardboard, glass and plastic for recycling. It is not necessary to separate them}*

*Please ensure you **fold-down all cardboard boxes** before placing them in the recycling bins. This will release much needed extra space. All **shredded paper** should be placed in a **plastic bag** before depositing in the recycling bin.*

*If necessary, additional refuse and re-cycling can be placed in sealed bags and placed alongside the bins on collection day. RBWM no longer provide these bags, but you can purchase them from Amazon on-line*

[https://www.amazon.co.uk/Clear-Bin-Bags-Heavy-Duty/dp/B07PRKBGT5/ref=sr\\_1\\_2?dchild=1&keywords=white+recycle+sacks&qid=1586264370&sr=8-2](https://www.amazon.co.uk/Clear-Bin-Bags-Heavy-Duty/dp/B07PRKBGT5/ref=sr_1_2?dchild=1&keywords=white+recycle+sacks&qid=1586264370&sr=8-2)

### **We need your help**

During the past few weeks, the 'Arbutus Unedo' bushes on the hard have suffered severe damage. In particular, the bush nearest the slipway has been completely stripped of its new growth. Over the past weekend, branches have also been torn from other bushes on the hard. We need your help to find the reason for this damage. It may well be the work of an animal – possibly a Muntjac, foraging on the estate overnight. If you are able to shed any light on the source of this damage, please inform Michael, our Porter or email Matt Collis at Cleaver Property Management [mcollis@cleaverproperty.co.uk](mailto:mcollis@cleaverproperty.co.uk). Thank you

*Your Board send you our very best regards and hope that we will all enjoy better times in the near future.*

## **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 or 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.