



Braybank Estates Limited

Summer Newsletter 2021

[Covid 19](#)

We had hoped to be free of Covid by the time of this newsletter. We hold out some hope that the Government announcement on 21 June will see the remaining restrictions lifted, but we still need to be vigilant in the meantime.

Please ensure you continue to stay safe by sanitising after using chairs and tables on the hard. Remember to wash your hands after opening communal doors etc.

[Summer Evening Get Together](#)

Unfortunately, last year's summer Buffet had to be cancelled. While it may be too early to plan a full Summer Buffet this year, the planning committee hope to arrange a Summer Evening Get Together for all Brsybank residents, with drinks and nibbles. Restrictions permitting, the event will take place on the hard on a date in July, to be confirmed.

We are also hopeful that our annual Christmas Carol event will be able to take place in December this year.

[Gates - Emergency Procedure](#)

The gates are programmed to open and close automatically on the approach of a vehicle, between 6.00am and 9.00 pm daily. Outside these hours you will need to enter the code on the keypad or use a remote control. Replacemt remotes can be purchased from our Porter, Michael at the Lodge.

In the event the gates do not open, please read the **Emergency Instructions** posted on the contol box mounted on the inner left hand gate post Please **DO NOT** try to **FORCE** the gates open.

Turn the **RED POWER SWITCH** to the **OFF** position. The gates should then open. If they still fail to open, (with the power switched off), they can be gently opened by hand. Leave them in the open position and report the fault to the Porter - 07773 896017.

[Key Security](#)

The Porter has a secure keysafe in the Lodge. Residents may desposit their house/apartment keys with Michael, so that they can be available in the event of an emergency.

[Hanging Baskets](#)

New hanging baskets, with summer planting, are now in place outside apartment blocks and the houses who have rquested them.

[Canadian Geese](#)

These geese are not native to the Thames. They are considered vermin as they disrupt the lives of other wildlife on the river. Please **DO NOT FEED THE GEESE**. It is OK to feed the Swans and Ducks with appropriate food including small morsels of bread.

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.