



Braybank Estates Limited - Summer Newsletter 2023

Property Manager: Tim Linfield – Cleaver Property Management Ltd –

Email: tim@cleaverproperty.co.uk – Phone: 0118 978 7182

[Braybank Summer Buffet](#)

It seems to have been a long winter. Although less cold this year, we have had more rain than usual, so we're all looking forward to some summer sun.

Our popular Summer Buffet will take place on **Sunday 2nd July 2023**. Last year's event proved to be a huge success. A record number of residents and their guests enjoyed a delightful afternoon. Every resident and leaseholder will receive their invitation with full details, shortly. Please ensure you confirm your reservation as soon as you receive the invitation so that our ladies can make the necessary preparations.

[External Decorating](#)

The winter weather has caused damage to some areas of white masonry on the Estate. Your board have arranged for our contractor Stonebridge to repair and re-decorate these parts over the next few weeks. In accordance with our cash-flow planning, the remaining white paintwork is scheduled to be decorated in the Spring of 2024.

[Sun Umbrellas and Cushions](#)

Sun Umbrellas for use with tables on the Hard, are stored in a shed in the dinghy park. We kindly ask residents to **return them to the store** when you leave the Hard. All cushions should be placed back in the storage box located in the barbeque area.

[Canada Geese](#)



With the arrival of many new goslings, it has been necessary to reinstate the netting to discourage the Geese from messing on the hard.

Please **DO NOT FEED ANY GEESE** or their goslings.

[Wild flower Meadow](#)

Michael has scarified a small area of grass opposite 29-34 and has sown it with a variety of wild flowers in the hope they will attract more insects and butterflies to the Estate.

[Car Parking](#)

The number of cars now parking on the Estate continues to increase, with resultant congestion in several areas. It will be appreciated if owners of properties 11 to 22 and 57 to 62 will park their cars in front of their garages, whenever possible, to free up spaces in the visitors' area and the circle. Thank you.

Enjoy these Summer months in the lovely environment of Braybank

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.