

BAM BULLETIN

Frequently Asked Questions

How will the new Home Information Pack requirements impact me if I choose to sell my flat?

From June 1st 2007, all homeowners in England and Wales will need to prepare a Home Information Pack before putting their property up for sale.

Flat owners will be required to include leasehold information in the pack, which will include the lease, licences, and other relevant documents.

We recommend that our leaseholders should satisfy themselves in advance that they are fully compliant with all the covenants of their lease and that they have collected together copies of the necessary written consents for any alterations they have carried out. Any breach of covenant will have to be rectified before a sale can be completed.

To check the covenants, read a copy of the common lease on our website www.bamestate.co.uk under the heading 'Leasehold', and then 'Common Lease'.

When is this year's AGM going to be held? What do I do if I cannot be there in person?

This year's AGM will be held on Thursday, 14th June beginning at 8.00pm in the marquee in the central gardens opposite the Estate Office. Anyone who is not able to attend can appoint a proxy or fill in a proxy form ahead of the meeting and drop it into the Estate office.

In order to avoid any misunderstanding about the procedures regarding proxies we have set out a detailed guide which you can find on the www.bamestate.co.uk website, under the section 'Company' and then the subheading 'AGM 2007.'

At the start of May all leaseholders will be sent a notice explaining what steps to follow if you wish to stand for election.

Noticeboard

Major Works News

This year's major works will be carried out to the exterior of Buckingham Mansions – entrances 1 to 9a and 10 to 17. The works will begin in mid April and we anticipate they will be completed by September.

Tenders were received from four contractors, with Estate Management (Hampstead) being selected as a result of the estate's good experience with the quality of their work and their competitive pricing.

The Estate office will be sending out a booklet to the residents affected regarding what to expect during the works and the relevant contact details. Please do read the booklet carefully.

If you want further details regarding leaseholder consultation processes or tendering please visit www.bamestate.co.uk and go to the section entitled 'Management' and then select 'Major Works.'

Easter Egg Hunt and Bonnet Competition

All children are welcome to join an Easter Egg hunt in the main gardens at 11.00 a.m. on Monday, April 9th.

We'll also be giving a prize to the most creative home-made Easter Bonnet worn.

Adults: If you'd like to help us hide a few eggs please contact Birgit Ivarsson on 07740 289 189 or Chris Parker on 020 435 2732 or 07843 007 236.

Health and Safety Improvements

Repairs have been carried out to the steps in the central gardens.

The edging at the side of the tarmac path to the rear of 1-8 Avenue Mansions has been re-laid. Pathways from the street to the locker entrance doors have been taken up and paving stones laid. Steps in the locker areas are being repaired. On the Lyncroft Gardens frontage of 35-45 Avenue Mansions we have installed access steps to the

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lower area for which there was no safe access. At the lower driveway entrance to the central gardens, railings have been installed adjacent to the lower steps, and we are in the process of installing safety railings adjacent to the upper steps. The nosings of steps in the locker areas are being painted with white paint.

Garden News

The diseased cherry tree in the MM West rear garden was felled last week and it was confirmed that the tree was severely rotted, with only a 1-2 inch healthy outer ring of trunk remaining. Our arboricultural consultant, Simon Pryce, has provided suggestions for replacement trees for the cherry as well as suggestions for trees to be planted in the central garden. We will be consulting with residents on replacement trees in the coming months. His letter is on the www.bamestate.co.uk website, under the section 'Management' subheading 'Gardens'.

Warmth for All Grant

Grants for up to £5,000 may be provided to landlords, owner-occupiers and private sector tenants aged over 60 (It is also available to younger folks who are on a means tested benefit) for the installation of energy efficiency measures including: installation of central heating and heating controls, replacement boilers, jacket for hot water tanks, insulation of external cavity walls, and loft insulation. Apply to Camden Council for grant details on 0800 801 738 (mon - fri 9am-5pm). <http://www.camden.gov.uk/ccm/navigation/community-and-living/warmth-for-all/>

Green Group

If anyone has ideas on how to make the estate more environmentally friendly and/ or would like to join the newly created Green Committee, please contact Ian Cohen on 020 7794 1869 or Chris Parker on 07843 007 236 or 020 7435 2732.

Financial Policies and Controls

To accompany the Code of Governance we recently published on our website, we have now published our financial policies and controls. To read these please visit www.bamestate.co.uk and click on the 'Company' heading, then choose 'Financial Controls' on the menu.

Recycling update

The recycling program that began in February has been quite successful with a significant increase in glass and a doubling in volume of paper collection. For all of you who are now recycling, please remember to "**wash and squash**", e.g. wash out your bottles and tins, and squash all plastic bottles to save space. Please note that you may **combine plastic bottles with tins and cans** in the same bag. Graham Hamilton has produced a small leaflet on what items we currently can and cannot recycle on the estate for you to keep on your noticeboard or fridge door, and this will be circulated shortly.

Avenue Mansions Boiler House

The new boiler has now been fully commissioned and our hot water service is back to normal. Thank you all for your patience.

Looking for...

Housekeeping Help

With 7 year's experience, Tina is able to provide full house keeping (cooking, cleaning) as well as care services (newborn to early teens and elderly). Able to work full time or part-time. Tina is a very reliable and efficient person and can provide complete UK references on request. Please contact Flat 40, Buckingham Mansions, tel: 07949 138390.

Flats for Sale/Rent

Thinking of selling your flat, or looking for a tenant? Then advertise on www.bamestate.co.uk in 'Sales and Lettings'. One flat advertised for sale there has recently sold for a record price!

*Are you looking for a cleaner? Piano Teacher? Part-Time Nanny? Etc. Advertise your **search** here free of charge. Are you looking to provide your services as a translator, language tutor, interior designer etc. to residents on the estate? Advertise your **availability** here free of charge.*

Send your Feedback and advertisements (50 words max) to Communicate@BAMestate.co.uk or drop it into the BAM COM mailbox in the Estate office or call Graham Hamilton on 0207 419 1112.