

MAJOR BUILDING WORKS 1998

This year's repair and redecoration programme is being managed by the Estate Office and involves works to the entire run of 1-32a Marlborough Mansions. Work began in May under the supervision of Mass Palumbo and under the direction of our surveyors, Fenton Associates. At times we have been working in frustrating conditions, which have so far included gales, snow, hailstones, a lot of rain and the occasional burst of sunshine. Not an ideal backdrop for external decorations but, nevertheless, works have progressed and will continue throughout the Summer.

LOCKER/CELLAR IDENTIFICATIONS

A letter was distributed to all lessees with the June service charge demand, regarding the identification of the locker rooms situated in the basement areas of the Estate. If you have a locker, you must notify the Estate Office so that you can be issued with a locker identity code. Any lockers which remain unidentified after September 29th 1998 will be opened by our staff and cleared for those residents who do not have a locker for their own use.

HOT AND COLD WATER

Our water treatment specialists have continued with their work. A number of treatments have already been carried out in accordance with the Health and Safety requirements. The work will continue throughout the next few months with as little disruption to residents' supplies as possible.

UNDER 8'S PLAY AREA

The Board have favourably considered a request from a group of residents for the Estate to provide a play area in the gardens. The equipment will be safe and durable and in keeping with the gardens. This matter will now be given serious attention, and further details will be given following the next Board Meeting in September.

SECURITY

All residents of the Estate are now registered as members of BAM Neighbourhood Watch. We continue to urge everyone not to open the entrance doors to any person that they do not recognise and, should anyone spot a suspicious individual on Estate property, telephone the Police immediately by dialing 999. Your Neighbourhood Watch Co-ordinator, Leon Ellenport, may be contacted via the Estate Office.

The Estate Office - TELEPHONE NUMBER 0171-419 1112

18b Avenue Mansions, Finchley Road, London NW3 7AU

Opening Hours Monday-Friday 9.00AM-5.00PM

Don't forget, if you're going away, make sure the office has details of how access may be obtained to your flat, in the case of an emergency.