

BAM BULLETIN

Annual General Meeting

We welcome Claus Thierbach who was elected a new director of BAM Estate.

At the Board meeting following the AGM, Simon Lebor was re-elected as Chairman and Esther Baroudy as Vice-Chairman, and the following appointments to Sub-committees were made:-

BAM Flats: Zammy Eshkeri, and Simon Lebor.

Buildings: Esther Baroudy, Zammy Eshkeri, Birgit Ivarsson, Simon Lebor, and Claus Thierbach.

Communications: Ian Cohen, Leon Ellenport, Birgit Ivarsson, Claus Thierbach, and Florence Zinzen.

Finance: Esther Baroudy, Abid Bilgrami, Leon Ellenport, Birgit Ivarsson, Simon Lebor, and Claus Thierbach.

Gardens: Ian Cohen, Birgit Ivarsson, and Florence Zinzen.

Health, Safety & Environment: Ian Cohen (Chairman), Leon Ellenport, Zammy Eshkeri, and Simon Lebor.

Hot and Cold Water: Esther Baroudy, Abid Bilgrami, Ian Cohen, Leon Ellenport, and Zammy Eshkeri.

Human Resources: Abid Bilgrami, Ian Cohen, Birgit Ivarsson, and Simon Lebor.

Major Works Financial Oversight: Leon Ellenport, Zammy Eshkeri, and Simon Lebor.

Security/Neighbourhood Watch: Ian Cohen, and Leon Ellenport.

Matters raised at the AGM

Builders in the common areas.

Concern was raised about builders and others leaving the main entrance doors propped open. Please remember never to open the entrance doors to your block to persons you do not know. Unexpected visits from trades-people should be treated with great caution. If in any doubt keep them out. If you find the entrance

doors propped open, close the doors and report it to the Estate Office.

Entrance Steps

We are testing cleaning products and sealants on the stone entrance steps of one entrance, with the plan of an estate wide programme.

Lights in the garden

We are looking into the implications and costs of having more lighting in the gardens.

Visions Meeting

As mentioned by a few of you during this year's AGM, we would like to take up the suggestion to think about the "future" and "vision" of the BAM Estate. This should cover a number of subjects such as the "look" of the Estate, future developments, environmental issues, and others you might want to discuss. Hence, we suggest holding a surgery covering such issues some time in autumn, and we shall keep you up to date on this. In turn, we would welcome suggestions from you for the agenda of this surgery which you can address to the communications sub-committee at (communicate@bamestate.co.uk). We very much look forward to your contributions.

Garden Party

The Garden party was a great success. Thank you very much to the members of staff who helped and to the residents' food contributions, they all contributed to make this annual event a success.

Food Waste Recycling Consultation

We have now ended our extensive consultation with residents, and reported back to Camden

Council that, whilst there is support for the principle of Food Waste Recycling, the residents will not accept the recycling bins being located on the BAM Estate. We passed on the suggestion that a recycling bin be placed on the recycling site on West End Green, but they don't install food waste bins on street as they cannot take high levels of contamination.

Obstruction of common areas

No articles may be left on the staircases or landings, in the basement areas, or outside lockers or in the corridors to lockers or in any other common areas, as they may constitute an obstruction, fire hazard or other Health and Safety hazard. In accordance with the House Rules, any items so left will be removed by Estate staff and disposed of. If you have any large items that you need to dispose of, the Estate Office will be pleased to give you advice on how to dispose of them.

Garden News

Tree Planting

James McArthur has prepared a list of suggestions of ten trees for next year's tree planting programme. Locations for the planted trees are dependent on suitability and available space. Screening, autumn colour, shading and mature size will also be considered and the majority of his recommendations are deciduous trees. For a copy of his list, or to add your own suggestions, please contact the estate office. In addition, the Lime tree removed from the lower gardens of Marlborough Mansions West will be replaced by a Yew tree.

Compost and Worms

If you need some compost or worms for your front gardens you can ask the gardeners for some.

Rubbish

When using the gardens, please dispose of waste food in the rubbish bins or even take it back home as it attracts foxes. Also, don't leave

any black rubbish bags in the street as foxes tear them apart to look for food.

Animals

In order to protect the birds on the Estate, we urge all cat owning residents to please provide their pets with bells on their collars, and to keep them indoors at night as much as possible.

Butterflies

A company, www.insectlore.co.uk sells and delivers live bug kits. A family in the Estate bought a kit of caterpillars, and after three weeks released 5 beautiful butterflies into our gardens. So, when you are in the garden, try and spot them!

Bikes and Toys

If you have left a bike in the garden, please claim it as all unclaimed bikes will be disposed of in the first week of September. When using toys in the garden, please put them away afterwards in the garden toy shed.

Garden Hotspot

We are thinking about installing a Wi-Fi connection in the garden next year so the residents can access internet when they are in the garden.

Balcony & window box competition

Congratulations go to the following for their fine displays –

First place, Caroline Atkinson 52 MM

Second place, Mrs Maheshwari 87 MM

Joint third place, Dawn and Tom Norris 19 AM

Joint third place, Heidi Goldsmith 25 BM

The judging was done by our gardening team, who found the standard high.

Camden in Bloom

We recently entered the Camden in Bloom competition. We were shortlisted, but unfortunately did not get an award. We woz robbed!

Wild Cherry Tree

Following concerns raised in our arboricultural consultant's report of 2010 we have had the

mature wild cherry (*prunus avium*) in the Marlborough West garden under observation. We recently noticed the bark to be splitting further, and also found fungus which we have identified as *Laetiporus sulphureus* (Chicken of the woods). We invited Camden Council's Tree Officer to inspect and, due to its condition, he agreed to its early removal. This work will be put in hand shortly.

Parking Suspension

The current works at the top of Cannon Hill have been tidied-up and completed with the gas works now moving along Finchley Road towards the Hendon Way, and also down to Swiss Cottage. However, at some unknown date in the future they will return to dig up the length of Cannon Hill to install a new main there, and they will also be digging up the Finchley Road in order to connect the new main to the Avenue Mansions blocks.

BAM Flats To Let

Newly refurbished, spacious and bright flat on the second floor with lift access. Two large double bedrooms with ample built in wardrobes. Large double aspect lounge. New modern kitchen, stylish bathroom, and additional guest cloakroom. Balcony. £575 per week. Available now.

Flat with own street entrance. Three double bedrooms. Three bathrooms (one en-suite) £675 per week. Available early September.

Spacious 1 bedroom flat overlooking gardens. £350 per week. Available late August,

Top floor flat with double aspect. 2 double bedrooms. 2 bathrooms (1 en-suite). £475 per week. Available end of September.

All Flats have access to the BAM Estate gardens. Contact Estate Manager, Graham Hamilton, on 020 7419 1115.

Cold Water Services, West End Lane

A new cold water service to supply tanks on the roof of 34-41 Buckingham Mansions was recently connected by Thames Water to the water main in West End Lane. A scaffold has been erected at the rear of the block in order to continue the pipework up to the roof. Works will also be carried out on the roof to modify the steel supports for the largest of the water tanks there, which supplies cold water down to the Calorifier House.

187-199 West End Lane residential development

The Ballymore Group and Network Rail, as joint landowners, are seeking to re-develop this site. West Hampstead residents are being given an opportunity to have their say at meetings organised by John Thompson & Partners, the appointed architects. Two public meetings have taken place on the 2nd and 13th July.

The key points so far discussed: *Mixed use* - preliminary proposal is for a public square (with farmers market potential) bordering West End Lane and retail units near the front of the site. The development will be residential-led, however; *Affordable housing* should be integrated into the plans; *Building height* is very likely will increase towards the back of the site as the land slopes down; *Green spaces* should be integral to the plans and existing trees retained; *New parking* should be kept to a minimum.

A follow-on update meeting will take place on 12th September, 6.30 pm to 8.30 pm, at St James Church, Sherriff Road, NW6 2AP.

Development of 1 bed Flat at 17-24 Avenue Mansions

We asked our planning consultants to review our prospects for a planning appeal, but they advised that, due to updates in the planning policies, the possibilities of a successful appeal

had been substantially reduced. We therefore decided to go back to Camden Council and accept their condition of a "car free" Section 106 Agreement, and accordingly planning consent to our proposal was granted. We are currently assembling all the necessary cost information to be able to decide whether the development would be viable.

Block Insurance

When our Block Insurance came up for renewal we were unable to renew on the same terms due to the number and cost of water damage losses, and so the excess for all water perils has been increased from £500 to £1,000. Water perils include water damage caused by leaks from pipes or appliances. As it will not be possible to recover the whole cost of water damage from the Insurers, the excess cost of making good water damage, however or wherever caused, whether accidentally or through negligence, will be charged to whoever is responsible. Leaseholders are therefore, strongly and urgently, advised to check their own Contents Insurance policy to ensure that they have cover against the cost of making good any damage to their own or neighbouring property due to water escaping from any pipes or appliances for which they are responsible.

Car Registry Update

Residents will shortly be contacted by directors for the make and registration number of their motor vehicle, together with their email and mobile phone contact details.

Newspaper Throwers

Residents can get their Financial Times' subscription by ordering pre-paid vouchers online from the FT website. These are delivered by Royal Mail every three months and can then be redeemed from our local newsagent, Mistry, at the top of West End Lane. Mr Shah at Mistry will take the voucher pack and have the newspaper delivered to the front door at around 6:30 a.m. in the morning.

The papers are delivered seven days a week and Mr Shah will also, if asked, keep the newspapers when people are on vacation. Other newspaper titles can also be ordered at the same time. Mistry has been doing this for many years and it is a much better option than having the FT thrown in the street!

Community Life

There is a new website for the community – westhampsteadlife.com which deals with all aspects of West Hampstead life, including information relating to items listed below. Also a Twitter site [twitter@WHampstead](https://twitter.com/WHampstead) - Cafés/bars/restaurants, Take-aways, Groceries/newsagents/off-licences, Home & garden, General retail, Charity shops, Retail financial services, Public services, Medical services, Vets, Other health services, Exercise, Estate agents, Hair & beauty, Laundrettes/dry-cleaners/repairs, Car repairs, Taxi & car hire, Others

Looking for...

Advertise your **search** or your **availability** here free of charge. Send your advertisements (50 words max) to communicate@bamestate.co.uk or drop it into the Estate office or call Graham Hamilton on 020 7419 1112.

Short Let flat sought: A couple is looking for a 1 bedroom furnished or unfurnished flat to rent for one month beginning August 27th or 28th while their flat in Marlborough Mansions is being refurbished. Please kindly contact Jurgita at Gyte@rocketmail.com or 07 584 670 740 if you know of anything suitable.

For Sale – Gilt ornate Mirror available. View in the Estate Office. £100 o.n.o.

Free ! - 2 Ikea 'Billy' Bookshelves – Oak Veneer (with extensions) – Height: 190 cm x Width 80cm. Not selling – happy to 'donate' to a good home! Available for collection from BAM Estate Resident. Contact: Nicki on 07967 330 378.