

BAM BULLETIN

Annual General Meeting

We welcome back Abid Bilgrami, Ian Cohen, and Simon Lebor (who, having retired by rotation and offered themselves for re-election and there being no other nominations for Director and in accordance with regulation 19 of the Articles of Association of the company, deemed to have been re-elected).

The minutes of the AGM are on our website at www.bamestate.co.uk/page2/subheader7.htm

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, Simon Lebor and Claus Thierbach.

Buildings: Esther Baroudy, Zammy Eshkeri, Birgit Ivarsson, Simon Lebor, Claus Thierbach and Cathrine Meister-Campbell.

Communications: Ian Cohen, Leon Ellenport, Claus Thierbach, and Cathrine Meister-Campbell.

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

Gardens: Ian Cohen, Zammy Eshkeri, Birgit Ivarsson, and Cathrine Meister-Campbell.

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, Simon Lebor, and Cathrine Meister Campbell.

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

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

Issues Raised at the AGM

Valuation of tangible fixed assets is below market value.

The director's valuation is conservative.

What is the claim ratio on Buildings Insurance.

We don't know. We have just renewed the Insurance without any increase in premium.

Something must be done about cellars being visited by undesirables.

The lockers are vulnerable. We always advise against putting anything of value in them. We are installing internal CCTV in Marlborough Mansions East, and will do all entrances. We take it extremely seriously.

When flats are refurbished do owners know of their liability for cleaning.

They are sent a full set of our rules at the outset, which include the cleaning of common parts.

Why were structural repairs to a flat required, why did we have to pay for them, why did we not know about them beforehand.

The Freeholder is responsible for the structure of the building, and we are dependent on residents telling us of problems.

How many 999 year leases taken up.
142 out of 195 leaseholders have signed up.

Garden Party

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 great success.

Major Works Update

We have had far better weather this year and are on schedule with both time and cost.

Entrance Steps

At Buckingham Mansions the new Luna Pearl granite steps have been completed at two of the blocks, and the remaining entrances will be completed in the next few weeks.

Garden News

Tree Surgery

In the East garden, the Norway maple on central bank is now showing advanced decay at root and lower main stem levels and is becoming unsafe and the small Plum tree on the lower level has splits occurring through both branches that support the canopy and is also becoming unsafe. The Camden tree officer agrees that both trees should be felled. The Maple will be felled on Friday 6th September.

Cannon Hill Cherry trees

Those planted to the frontage of Marlborough Mansions East are the wrong type, and are now over-sizing their positions. There are also root problems that will occur if this situation is left unchecked. It is proposed they be cut down and stump ground this winter, and Weeping Cherries the same as on the other side of the road be planted in February.

Boundary Walls

In Cannon Hill the old walls and piers outside 33-37 Marlborough and 35a Avenue have been taken down and the construction of the new walls and piers with metal railings has started. Improvements will also be made to area of the steps down to 35a Avenue Mansions.

A vehicle hit our boundary wall in Lyncroft Gardens at the side of 35-45 Avenue Mansions, on Sunday 18th August, demolishing one pier and dislodging the lengths of wall to either side. An Insurance claim is being made, and once that is accepted we can begin reconstruction.

Neighbourhood News

BAMRA (BAM Residents Association)

In July members attended the presentation on West Hampstead Growth Area by Camden Council. A Council planner had been invited to the meeting to present the above proposal, and discuss the future redevelopment of the O2 centre Finchley Rd.

We also visited the new student block on Blackburn Road (400 + flats) and the Proposed redevelopment of 159-161 Iverson Road exhibition. The proposals include 29 new homes alongside a flexible small business space on the land currently occupied by the tyre centre.

Fortune Green and West Hampstead area action group meeting

A Thames Water representative held a Q & A session on Thames Water provision and maintenance in the local area (a subject of particular relevance to those in the West Hampstead area who have had water shortages and a burst water main recently).

Friends of Fortune Green

Screen on our Green is showing another outdoor film. "The Blues Brothers" Saturday 31st August 2013. 'Doors' open 6.30pm (free entrance), bring a picnic. (Subject to weather).

Waitrose coming to West Hampstead

Pizza Express have confirmed that Waitrose will be taking over their premises on West End Lane in the next three months. Notices for alcohol selling in the name of Waitrose have gone up around West End Lane

Block representatives

We are still looking for representatives to help as part of the information cascade system in times of emergency. Please advise the office should you wish to put your name forward.

Speed Restrictions on Cannon Hill

In the legal and public notices in the Ham & High, Cannon Hill will become part of the 20mph scheme being rolled out across the borough by April 2014.