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WHY A BAM BULLETIN?

Believe me, as the deadline for this first issue of BAM BULLETIN approached, I have asked myself this question many times!

Why spend a perfectly good summer worrying about what to write? Why bother with a newsletter when we have been getting along reasonably well without one for several years?

I have started this newsletter because I think our estate could be an even better place if people had an easy way of communicating with each other and expressing their views. We need fresh ideas if we are to keep this

place as attractive as it is and to improve it. We need to be able to question how things are done in an open, constructive way. As neighbours, we can benefit from sharing the information we have about everything from babysitters and music teachers to activities for pensioners. Why should anyone have to feel isolated and uninformed when they live within shouting distance of 200 other households?

This is YOUR bulletin. So read this first issue. Then speak to me! Write to me! And let's see how the winter issue shapes up.

Joanie Phaup
89 Marlborough Mansions
071-794 3128

Issue No. 1
Autumn 1991

Bulletin

DOWN MEMORY LANE

Many of us who are newcomers to BAM Estate wonder what it was like to live here in times past. And we're interested to know who has lived here the longest.

As far as we know the title for longest resident goes to John Benjamin of Buckingham Mansions, who - except for a five-year stint in the Army during World War II - has lived on the estate since 1922!

The third of five children, Mr Benjamin had just taken on his first job as an office boy in the city when his family moved to 36 Avenue Mansions from Essex.

The children, their parents and a maid shared a 4 bedroom lower ground floor flat which Mr Benjamin remembers as a des res indeed!

"If my memory serves me correctly the rent was £2 per week including rates!" he recalls. "It was a wonderful place to live, with big

houses across the Finchley Road and streets that were so clean that, to use a cliché, you could eat off the pavements."

Hampstead's reputation as THE place to live rubbed off on residents of our flats, and Mr Benjamin's colleagues at work reckoned he must have come from a wealthy family to live in our district.

This was far from the case, but Mr Benjamin considers his teenage years in West Hampstead to have been rich indeed.

"We used to play football over on what is now the North Circular Road," he recalls. "We didn't have much money but it was a beautiful life, with lots of parties and sports."

The Finchley Road was a quieter thoroughfare in those days, and the flats facing it had rockeries until the road had to be widened.

When Mr Benjamin's parents died 27 years ago he moved into a smaller flat in

Buckingham Mansions where he now resides with his brother and sister in law.

The thought of moving away from the estate doesn't appeal in the least.

"I've always liked the area and I've known so many people from these mansions over the years," says Mr Benjamin. "If I moved away I'd feel strange."

Has anyone lived here longer than Mr Benjamin? BAM Bulletin would like to know!

BAM ESTATE

ANNUAL GENERAL MEETING

FOR ALL SHAREHOLDERS

8 p.m

14 November 1991

Synagogue Hall

Dennington Park Road
West Hampstead

BABYSITTER:

Stella O'Brien
Mature Mother
Tel 071-431-1553

IN HOT WATER

Have you returned the questionnaire recently sent to shareholders regarding the estate's hot water supply?

If you haven't yet done so, now is the time to act.

The questionnaire was distributed along with the results of a feasibility study by heating engineers David Kut & Partners. The report confirmed the view of British Gas that it is time the estate switch from its communal water heating system to individual systems for each flat.

This will not occur without the approval of 75 per cent of shareholders, with no more than 10 per cent opposing this change.

This subject promises to be high on the list of priorities during the coming months. So the Board needs to know how we feel about changing over.

When you have completed your questionnaire please return it to the Estate Office.

FETE ON THE FOURTH

The nearly 100 people who attended this year's BAM Estate garden party on 4 July enjoyed delicious food and drink, the good company of their neighbours and a balmy summer evening.

Many thanks to the management company for organising it, and to the residents who contributed their culinary specialities. Richard Gollner of Avenue Mansions grilled an enormous platter of sausages to the delight of latecomers who didn't arrive from work until the food stocks were starting to run low. But it wasn't only the late arrivals who stayed on in the gardens until nearly 9 p.m. A few of the early birds were there until the bitter end, glad that summer had arrived in the nick of time for the party and hoping for similar conditions next year.

SPEAKING OF GARDENS.....

You needn't miss your garden just because you live in a flat! Some

years ago there was a volunteer gardening committee made up of green-thumbed residents who kept a loving eye on the landscape, made suggestions about planting to the management, and even did a little gardening themselves. There is some interest in starting up a group like that again. If you would like to be part of it, contact Mr Markham at 4A Buckingham Mansions.

COME OUT TO PLAY

Is there interest among parents in having some play equipment for children in our gardens?

The directors have said they would be open to this idea providing a sensible plan is drawn up, with costings and arrangements for limiting access and supervising the kids.

A play area need not be elaborate...some swings, and a climbing frame and slide might be sufficient. But some research will be needed into costs, legal implications and

other practicalities.

The only way this is going to happen is if residents who like the idea put together a proposal. Contact BAM Bulletin if you'd like to get involved.

NOT A DOG'S LIFE...

Much to the dismay of residents who like to keep their shoes clean and to the distress of parents with young children, dogs are often seen in the gardens despite the fact they are not allowed there.

Those well meaning few who follow after their dogs with pooper

scoopers and plastic bags are to be commended for their efforts, but unless the "no dogs" rule is changed they are violating the terms of their leases. And those people who let dogs loose in the garden with no thought of cleaning up after them are putting children at risk.

Does anyone have some constructive ideas about how to solve our doggy problems? The rules we do have aren't enforced terribly well, but not to have any rules at all would be foolhardy. How can we effectively curb the canines?

Use this space to communicate with your neighbours. Can you walk their dog? Water their plants? Sell them your deck chairs?

Use BAM Bulletin to advertise.

IT'S FREE!

THE BOARD WANTS YOU

One of the great advantages of flat dwelling is not having to mow the lawn or worry about roof repairs.

But the fact is that SOMEONE has to think about these things at BAM Estate - namely our volunteer board of directors.

The board is in need of new members who can attend monthly meetings and make themselves available during a few daytime hours each week. Anyone who cares about the quality of life on this estate is encouraged to serve on the board, particularly people with knowledge about architecture, surveying, building maintenance, law or accounting.

"If people don't come forward to work on the board it may not be possible to continue with our self-governing status," says board chairman Simon Lebor. "The work is very rewarding because it's a way of putting back into the estate what we have gained from living

here. Not everyone in London has the privilege of living where there is so much space, and with so many of the daily headaches of homeownership taken care of for them. Running an estate like this is not easy, but the best place for anyone who really wants it to be improved is on the board."

Currently serving on the board with Mr Lebor (Chairman) are Mr Roger Cass (Deputy Chairman), Mr Vivian Craig, Mr Sammy Eshkeri, Mr Malcolm Gould, Mr Isidore Markham, Mrs Peggy Lewis and Mrs Pamela Smidt-Olsen. If you would like to find out more about joining, do have a word with any of the members or call the Company Secretary on 435-7265.

WHO'S WHO?

The people who look after the estate on a daily basis - our employees - aren't known by name to many of us. So here are some introductions:

Estate Manager:
Mr William T Kelly

Administrative
Assistant:
Mrs Julie Roach

Head Porter:
Mr Tony Hill

Resident Porter:
Mr Brian Rees

Non-resident porters:
Mr George Younge
Mr Barry Callaghan

Painter:
Mr Brendan Foley

Carpenter (part-time):
Mr Justin O'Brien

Our current gardener,
Mr Danny Faulkner, is
not an estate employee
but a staff member from
a gardening firm
contracted to maintain
the estate.

The Company Secretary,
who handles all the
correspondence from the
Board of Directors, is
Mrs Hanna Jedwell. She
is here three mornings
a week, Monday,
Wednesday and Thursday.

**BAM Bulletin needs help
with design and layout.**

Contact the editor if
you have skills and a
little time.

BAM BULLETIN

is published quarterly
for shareholders and
residents of
BAM Estate

Submissions for the
Winter 1992 issue
should be sent to
89 Marlborough Mansions
not later than
20 December 1991.

SPRUCING UP

Residents will have noticed the scaffolding enveloping 1 - 16 Marlborough Mansions (especially the people who live in those flats!). This is part of the regular maintenance programme for our buildings, which from time to time need to have external repairs made to windows, stonework, brickwork and pipes as well as some redecorating work.

With the work on 1-16 now being completed, the scaffolding is to be moved along to numbers 17-32a to repeat the process.

Some repairs are done on an as-needed basis, for example the recent underpinning of Avenue Mansions. Heavy traffic on the Finchley Road, combined with Hampstead's unreliable clay soil, had caused the building to subside, but its foundations are now secure and are being monitored to ensure they hold firm.

Underpinning work on 18-25 Buckingham

Mansions has now begun, with the stairway to the gardens being the workmen's main access point.

Editor's note: It would be a lot easier on residents if workers on these projects were to park their cars elsewhere than Cannon Hill and West End Lane. Parking for residents is enough of a problem without several extra vehicles arriving each morning and gobbling up our spaces. Would it be possible for contracts to require workers to park elsewhere? And could the space taken up by skips and lorries be lessened somehow?

IN MEMORIAM

Longtime residents of the estate will be saddened to know of the death of Mrs Harriet (Nellie) Cutts, the widow of former head porter Tony Cutts. Nellie died in February, having lived on the estate for more than 40 years.