

B a M

SEE YOU IN NOVEMBER

Here we are with our fourth issue, packed with more news, more advertisements and even our first letter to the editor.

One of our readers quipped at the Bulletin's outset that "This could be the start of something small."

He was right. And small being beautiful, we like it that way.

One thing we'd like to be BIG, however, is the turnout for the Estate's Annual General Meeting next month.

Last year's AGM drew a

grand total of 63 people representing 49 of the Estate's 204 flats. That means three out of four flats were not represented at the meeting. Can't we do better than that?

Think about it. Your home is likely to be the most important investment you have, and the quality of this Estate helps determine the value of your home.

So don't miss this opportunity to take part in the decision making process and make your views known. Mark your diary now and plan to be there on the evening of 19 November.

Issue No. 4
Autumn 1992

Bulletin

HISTORICAL RIDDLES

Question: How did Cannon Hill get its name?

Answer: From Charles Cannon of Kidderpore Hall, Hampstead (eventually part of Westfield College). Cannon purchased the copyhold of the land we live on (then called the Cock & Hoop Field) in 1863 and in 1864 acquired the freehold from the Lord of the Manor of Hampstead. Some plans from around that time show he may have hoped to develop it by building houses all round the outside of the triangle which is now Avenue, Marlborough East and Buckingham, with stables in the centre.

Question: When were our flats built?

Answer: The earliest, Avenue Mansions, were completed in 1897. Everything else was complete by 1903.

Question: What was our neighbourhood known for when Cannon made his purchase?

Answer: Its main claim to fame was probably the Cock and Hoop tavern, which stood on the site of Alexandra Mansions. Another attraction was the large pond at what is now the terminus of the 139 bus route.

Question: How do we know all this?

Answer: Because one of our residents, Mrs Irene Cass of Buckingham Mansions, is researching the history of our estate.

"It just occurred to me that it might interest people to know how the estate came to be here," says Mrs Cass.

Finding out has turned out to be a bigger task than she thought and has led her in a labyrinth of maps, legal documents and local history books.

She is hoping to tell us more as her research continues, so we'll look forward to hearing more from her in future issues.

In the meantime if anyone has any information about the

immediate area pre 1897 Mrs Cass would be delighted to hear about it. She can be contacted on 435-0079.

The Camden History Society, incidentally, has recently published an updated edition of The Streets of West Hampstead in which our estate gets a mention. the book is available in local bookshops at £5.95 and could make an interesting gift for the holiday season.

To the Editor:

I am writing to say how pleased I am that the Board has responded to shareholders' views about the installation of a video entry system and have not gone ahead with this expensive purchase.

It just goes to show that we - the people who own flats here - do indeed have the power to influence the management of the Estate. Our hard working Board, despite all the effort they had put into investigating the purchase of the video system, listened to us and are now rethinking the matter

because a number of shareholders objected to the cost of this project.

I for one feel that our existing security system is quite adequate, but only if people use it properly and refuse entry to anyone they do not know to have a legitimate reason for entering our buildings.

It is important to remember that, just as we each have the responsibility for letting the right people in the front door, we also bear responsibility for the running of the Estate. We should let the Board know how we feel about things so that their decisions reflect our views.

Yours sincerely

Sheila Lucks

A FREEBIE

Wine rack measuring about 4' x 6' wants to move from our cellar to yours. Call 794-3128 P.S....it's empty!

BOARD NOTES

As part of the Estate's campaign to improve security, two sets of gates are to be installed, one at the stairs between Buckingham and Marlborough Mansions, the other between Avenue and Marlborough Mansions on the west side of Cannon Hill. These measures were recommended by the police as a means of discouraging prowlers.

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Negotiations for the occupancy of the former Barclays Bank premises at the corner of Cannon Hill and Finchley Road are nearing completion.

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The Board has received some complaints about flat owners who are not cleaning their windows. Dirty windows not only spoil an individual flat's appearance; they diminish the appearance of the entire Estate.

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Five flats owned by the Estate have now been refurbished and rented.

Satellite television is now available to a number of blocks on the Estate. Residents in these blocks have pooled their resources and worked in cooperation with the Estate to install their satellite dishes. Any residents who would like to do the same should call the Estate Manager, Mr Will Kelly on 794-2365.

PLAY CLUB

The Play Club got off to a good start this summer with the purchase of a modular climbing frame and a portable see saw.

Contact Peta Louise Jeffery on 435-0935 for more information about the club, which is open to any Estate residents with young children.

GONE FISHING?

If your pet fish need a good home we'll give you our standard size tank complete with all mod cons. Your fish will thank you and so will we!
Call 794-1869.

TV OR NOT TV?

As anyone who reads the notices on entry hall bulletin boards will know, the Board has deferred any decision about the possible installation of video entryphones.

"We have responded to a strong feeling among shareholders that the capital expense for this project was too high." said Board Chairman Simon Lebor. "However, we are still pursuing the idea and the options open to us will be discussed at the AGM in November."

Mr Lebor explained that the idea of putting in video entryphones was strongly recommended by the police as a means of improving security on the Estate.

Editor's Note: It might help shareholders to know more about the nature of our security problems, for example the number of incidents we have which involve people gaining entrance to blocks under false pretences; the number of burglaries etc. It would also help to hear more about the track

record of video entryphones as there seems to be some debate about their merits.

B.A.M. ESTATE

will hold its

Annual General Meeting

at 8 p.m.

on Thursday

19 November 1992

at Hampstead Synagogue

Hall, Dennington Park

Road, West Hampstead.

The formal part of the

meeting will be

followed by tea and

informal discussion of

any topics of concern

to shareholders.

All shareholders are invited and encouraged

to attend.

HELP CUT CRIME

A representative from BAM Estate is being sought to join the West End Sector Working Group for Hampstead Police Division.

The Working Group, which was formed in September, is made up of community representatives from all over the West End Sector, which covers the area between Belsize Road and Menelik Road, and between West End Lane and the Finchley Road.

Inspector Bruce Frenchum, who is responsible for police operations in our sector, explained that the Working Group will meet every two months to discuss local problems and give the police the public's point of view.

"Policing can't be carried out in a vacuum and we need those who live and work here to help shape the policing strategy for the sector," said Inspector Frenchum. "Not only will the meetings help the police; other service providers such

as London Transport and the bus companies will be invited to send people along so they too can hear the views of local people."

The Inspector added that other residents and tenants associations such as those at Lyncroft Gardens and Cholmley Gardens already have representatives on the Working Group and that someone from B.A.M. Estate would be needed to make the group complete.

He said that under the new sector policing system, which came into effect last April, police officers are assigned to work solely in our sector, thus strengthening the links between local people and the police force.

If you are concerned about our local quality of life and want to help the police by joining the Working Group, contact B.A.M. Bulletin on 794-3128.

COPS AND ROBBERS

Our local Crime
Prevention Officer Mike

Stanley has a simple security tip that can reduce temptation for would-be intruders. As the winter nights close in, put timers on a couple of lamps in your flat and set them to come on in the early evening. This will make your flat look inhabited whether you are home or not.

IN HARMONY

A series of concerts is being hosted by Emmanuel Parish Church on West End Green. David Campbell and the Collegiate Wind Ensemble will perform at 8 p.m. Tuesday, 3 November, and the Camden Chamber Choir will be featured at 7:30 p.m. on Saturday, 5 December. Tickets are £5.00 and £3.50 (concessions).

BAM BULLETIN
is published
quarterly for
shareholders and
residents of
BAM Estate

Letters, comments
and advertisements
should be sent to
Joanie Phaup, Editor
89 Marlborough
or phone 794-3128

PARKING PLANS

The idea of building a car park beneath the gardens on the east side of Cannon Hill has brought forward 79 shareholders who say they would like to purchase a parking space. That's out of only 100 who have responded so far.

The Board is awaiting further replies which will help determine whether this project might go ahead. There will need to be about 100 positive responses before further steps can be taken toward bringing this project about.

The car park proposal could be discussed after the formal portion of the AGM.

FOR RENT

900 square feet of
office space at
1 Avenue Mansions,
suitable for
professional offices.

Call the Company
Sec'y at 435-7265
for details.

SOCIAL CENTRE

The Estate is offering a large room adjacent to its offices for the use of any pensioners who would like to get together for social gatherings. The recently decorated room could provide a place for people to meet for bridge, chess or a chat.

A coordinator would be needed. Any volunteers? Call B.A.M. Bulletin on 794-3128.

YOU CAN GET
SOMETHING FOR NOTHING

BAM BULLETIN
ads are free!

AU PAIR/NANNY NETWORK

Would your au pair or nanny like to meet others working on the Estate?

Here's a chance for them to get in touch with each other.

Contact
Claire van den Brul
on 431-1104.

AGE CONCERN

While there are more and more young children enjoying life on the Estate these days, an even more significant number of elderly people live here too, many of them having raised their own families here.

Many residents are doing a lot to help their elderly neighbours by taking them out in the car to do their grocery shopping, stopping into visit now and again, or doing a few errands for them.

Some of our residents might be interested to know about the services provided to elderly people by Camden Age Concern, which runs a volunteer visitors' programme in addition to providing vital information to elderly people and their families.

Anyone who wants to receive this service or who believes their neighbour would benefit from it can contact Camden Age Concern, 335 Grays Inn Road WC1 071-837 3777.