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IT ONLY TAKES A MOMENT

Everyone in the flat was sleeping soundly. So soundly in fact that it took several minutes for the man and woman of the house to hear the a deep voice calling to them from their front hall.

"Hello? Hello?" Over and over again, at regular intervals.

The voice was benign, and the woman didn't have time to think too much before stumbling bleary-eyed into the hallway.

"Hello?" she said.

"It's the police."

"WHY?" (mildly alarmed.)

"Your front door was left open and a

neighbour called us to make sure everything is okay."

Rattled as the couple were, there was no doubt that they, their children and their belongings were fine. But how glad they were that someone had taken the trouble to check on them. What if no one had bothered, and what if everything had not been fine?

It only took a moment for that neighbour to pick up the telephone and call the police. Yet that simple act had the potential for saving a life. Not every neighbourly deed has that potential, but collectively they create real quality of life on the Estate.

WINDOW BOX WIZARD

Well done to all the budding and fully grown gardeners who made the neighbourhood look brighter than ever this summer. The Estate has seen beautiful bursts of colour on window ledges, balconies and front gardens this year.

Petunias, pelargoniums and pansies have brightened many a view. And now is the time to start choosing your boxes and plants for next spring. You still have time to plant late bulbs so why not begin now to plan next year's splash?

Dwarf cyclamen look delicate but they can survive throughout the winter with careful tending. If you'd like wallflowers for early summer you can get your plants now at any garden centre.

The wizard, along with some other concerned residents, would like to know what caused the demise of the acacia halfway up the western side of Cannon Hill. Its yellow-green, delicate foliage was

sorely missed this summer and the Wizard would like to ask that our Board plan to replace it now - a good time to plant.

Happy gardening!

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BAN THE NOISE

There was a time, not long ago, when we could boast to our friends that despite living in a flat we had a quiet life. We could say we rarely, if ever, heard loud music wafting through the air from neighbouring flats.

This is no longer the case, and lately there have been many instances of stereos blasting until all hours.

It might be timely to note the stipulation no music or television should be heard outside one's own flat between 11 p.m. and 9 a.m.

HOME HAIR CARE

Why not have your hair styled in the comfort of your own home?

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LETTING AGENTS

Markham Residential will help you let your flat to high quality tenants.

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MARK YOUR DIARY!

BAM Estate's Annual General Meeting will be held at 8 p.m. on 11 November 1993 in the Synagogue Hall, Dennington Park Road.

Don't miss this opportunity to meet your neighbours, air your views and ask questions.

SAM WALDMAN REMEMBERED

Sam Waldman died on 11th August 1993. One of his many friends on the Estate, Joe Jacobs, was asked about Mr Waldman's dedicated work on behalf of his neighbours in the late 1970s. Here is how Mr Jacobs remembers those times:

"I guess the idea of ever acquiring the freehold of this estate was not in the minds of its residents when the Buckingham Avenue and Marlborough Tenants Association was formed 22 years ago. The object of the Association was to protect the interests of its members and to fight against rent increases.

Our landlords at that time were the London Freehold and Leasehold Properties - well known as "Key Flats" - who owned a number of similar blocks in London. It became increasingly undesirable for reputable property companies to own and administer residential blocks, so Key Flats decided to sell the Estate.

Within a few years the property had changed hands two or three times. Finally, in 1976, the insolvency of the last owner caused the Estate to fall into the hands of liquidators.

Soon thereafter, we learned that it would be possible for the Tenants Association to buy the estate on behalf of its members. I was invited by Sam Waldman, who was Chairman of the Tenants Association, to take over as Treasurer.

Our first task was to raise funds to provide professional and legal expenses for the purpose of starting negotiations with the liquidators. This was done by periodically calling for contributions from tenants who intended to buy their flats.

Frequent meetings took place in each Committee member's flat, and we held regular meetings in the local hall to keep all the tenants informed of our progress.

Although the Committee had six members it must

be recorded that negotiations were mainly carried out by Sam Waldman. With his intimate knowledge of the blocks and of other estates in this area (including Yale Court and Harvard Court which were having similar problems), we were fortunate to have him represent us.

After fending off property developers and having finally agreed on a favourable price with the liquidators, all six Committee members signed an Option Agreement to purchase the Estate on behalf of the BAM Tenants Association. This happened on 18th August 1977. The Agreement enabled us to arrange the sale of long leases to the residents on completion of the Estate purchase.

A condition of the Agreement was that completion had to take place within six months. A Limited Company was acquired - Capitalbest Ltd (later changed to BAM Ltd). The original six Committee members of the Association became the initial

shareholders and first Directors of the Company.

Leading up to the completion on 16th January 1978, arrangements had to be made for a Merchant Bank to finance the purchase. Also, it was essential to tell tenants the purchase price of their individual flats immediately so that they could make their own financial arrangements. Prices had to be fixed on the basis of size and location. We had to raise sufficient funds not only to buy the estate, but to carry out vital repairs to the property.

Residents of the more than 30 flat which remained unsold stayed on as statutory tenants.

When the BAM Tenants Association was dissolved on 8th March 1978, Sam Waldman sent a personal letter to all residents. After thanking them for their support during the long struggle to save the Estate, he made some remarks that are just as important now as

they were then. Here are some excerpts from his letter:

'....I would like to see the spirit of comradeship continue....Whilst we are all shareholders of the Company which legally owns the Estate I would like to feel that we could look after our homes in a community rather than in a commercial manner.

'To this end I should like to see as many residents as possible become involved in the decision making process which, after all, affects us all.

'I conclude with an appeal to any amongst you who have professional or other skills which could be of benefit, to volunteer for service.'

BOARD NOTES

Shareholders will soon be receiving some more information about the centralised water heating issue, together with a questionnaire. Please be sure to complete and return this questionnaire.

MANY THANKS

Residents of the Estate have donated £619 toward a special day trip for patients at the Edenhall Marie Curie Centre in Hampstead.

This was in response to an appeal by Sam Waldman shortly before he died.

Phyllis Watkins, manager of the centre, recently wrote the Estate Secretary to thank donors for their generosity:

"We are so grateful to Sam for thinking of us in this kind way, and also to everyone who responded to his appeal in such a generous way. Our next day trip for the patients will be extra special because of this."

This matter, together with many other important matters, will be discussed at the Estate's Annual General Meeting on 11 November.

Leon Ellenport has been co-opted onto the Board of Directors and will

stand for election at the AGM.

Recently a car was parked for two weeks across the refuse bay. This created havoc for the porters during rubbish collections. Please do not park across the refuse bay, which is between blocks 17-24 and 35-32 Marlborough East. And be sure your visitors don't park there either.

For security reasons the porters lock the garden doors on Cannon Hill every evening at 5 p.m. Yet these doors are often found open after dark. If you see an open door, please lock it. Any resident who needs to get through to the garden can do so with their front door key.

Plans for the car park are on course, and investigations are currently being carried out. The local planning authority has intimated that the

project is likely to be approved.

Subsidence repair work at Buckingham Mansions will be completed soon. The scaffolding on Cannon Hill soon will be shifted from the first two blocks of Marlborough West and shifted to the next one.

Another flat which reverted to the company has been refurbished and a tenant found.

Welcome to our new non-resident porter, Charlie McGowan.

WATCH THIS SPACE!

It could be the place for you to advertise items for sale, a service, an event!

To communicate with you neighbours - for free - call 794 3128.

RED ROUTE

The Finchley Road Red Route will be the subject of a public meeting to be held at 8 p.m. Tuesday, 2 November at Emmanuel School.

The meeting is being held by West Hampstead Amenity and Transport (WHAT), a local community action group.

The speakers will be Nina Tuckman of Archway Alert, Gary Morris of the Camden Traffic

PEGGY LEWIS

We report with sadness the death of Peggy Lewis on 1st September. Peggy was a member of the Estate's board of directors and worked with great enthusiasm and dedication on behalf of all of us.

During her illness, Peggy had hoped to put a message in the BAM Bulletin to thank people for the many cards and flowers they sent.

Our sympathy goes to Peggy's family and friends, who miss her greatly.

Department, and John Stewart of Alarm.

Anyone who would like to know more about the impact of the proposed Red Route is welcome to attend. The Red Route will affect, not only those people who live on Finchley Road, but people on neighbouring streets.

If you are interested in joining WHAT, there is a nominal subscription charge of £1.50 for individuals and £2 for families. The membership secretary is Anne Harmston, 3 Ajax Road, NW6.

BAM BULLETIN
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Letters, comments
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should be sent to
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