

# BAM BULLETIN

## Frequently Asked Questions

### ***Can we contain costs by spreading the Major Works?***

Our Major Works programme is the external redecoration and associated repairs of all the 21 blocks on the Estate. Due to the size of the Estate the work is carried out on a continuous rolling cycle of 6 years, which evens out the cost over that period.

### ***What is the cost of Boiler replacement?***

The two boilers in the Avenue Mansions boiler house provide communal heating and hot water to 1-34 Avenue Mansions and 1-32a Marlborough Mansions. On 30<sup>th</sup> December 2006, we started having problems with boiler No. 2, and we soon ascertained that the casing of the boiler was leaking severely and possibly cracked. We obtained competitive quotations for a replacement, and in February instructed Maracom to supply and install a new Ideal GT 11 boiler, rated 600Kw, and new burner. Work was completed by early March at a total cost of £19,894.

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## Notice Board

### Head Porter

We like to welcome our new Head Porter, David Greene, who joined BAM Estate on November 6<sup>th</sup>. He brings extensive hands-on experience of maintenance and cleaning to the job. Prior to joining us, David worked as the Resident Caretaker for Townshend and Eamont Courts in St John's Wood where he was responsible for 110 flats. Earlier in his career, David was a maintenance engineer for the Royal Mail in Paddington for fifteen years. David is a local man, having been born in

Paddington, and is joined on the Estate by his wife Lesley.

### Survey 2007

The second annual BAM Estate survey has just been completed. 36 responses were received. Details are now available on the BAM website, or in hard copy from the Estate Office.

The responses received show a general satisfaction with the services on the Estate, and in particular rated very highly the appearance/maintenance of the gardens and the efficiency of the rubbish collection and disposal. We will be looking into the many comments received, and will be coming back in later issues on these. Many thanks to those residents who took the trouble to respond.

### Christmas Carols

We invite everyone to come along and sing some Christmas carols on **Saturday Dec 15<sup>th</sup>** at **5pm** in the central gardens. Mulled wine will be served. If you want to help and/or can bring some snacks, please contact either Florence on 07941 964609 or Birgit on 0207 435 7010 or via [Communicate@BAMestate.co.uk](mailto:Communicate@BAMestate.co.uk).

### Security in the holidays

If you are going away on holiday please –

- ❖ *Inform the Estate Office* of when you are going to be away, and leave a telephone number where you can be contacted and/or the telephone numbers of people with whom you have left keys.
- ❖ *Intruder Alarm System (IAS)* If you have one use it. If your IAS is monitored by an Alarm Receiving Centre check that your key holders list is up to date. If your IAS is “Bells Only” leave a set of Keys with the Estate Office and a code number which will set /unset your alarm.
- ❖ *Security Window Locks.* Ensure these are fitted to all windows and that they are in the locked position before you depart.

- ❖ *Door Locks.* The front door to your flat should be fitted with two approved security locks. Remember to lock both of them when you leave your flat.
- ❖ *Newspapers and Post.* Cancel paper deliveries and ask a neighbour to take in any mail or parcels left outside your flat.
- ❖ *Answer Phone.* Do not leave a message advising callers that you are away on holiday.
- ❖ *Cars.* If you are leaving your car on the street, let us know its make and registration number and who has a set of keys.

We remind residents to re-bolt any communal doors – exits/entrances to common areas after deliveries / contractors have finished.

### Major Works

Blocks 1 – 8 and 9 – 17 Buckingham Mansions have been completed. The next 3 blocks scheduled for works: 18 – 25, 26 – 33, and 34 – 41 Buckingham Mansions are due to begin work by the end of March 2008, and all leaseholders have been sent the necessary consultation notices. Improvements to the appearance of the 'dwarf walls' at the front of 1 - 8 and 9 – 17 Buckingham Mansions are completed, and the walls to the fronts of 18 – 25, 26 – 33, and 34 – 41 will receive the same treatment as part of the major works next year.

### Buckingham Mansions Front Gardens

The proposed planting for the two lower front gardens has now been finished, and the same planting scheme will be introduced to the rest of the Buckingham Mansions frontages after completion of the major works there in 2008. A drawing of the scheme is posted in the entrances of the BM blocks and a copy can be had from the Estate Office.

### Finance Update

The Board has again prepared a Pack of Financial Information covering current performance, next year's Service Charge Budget and future forecasts, which you should have received in November.

### Recycling

Although we are not able to recycle Tetra Paks on the Estate, you can now take all your food

and drink beverage cartons to the West End Lane recycling collection point located opposite the Fire Station. You will need to "wash and squash" the cartons, but the plastic caps can be left on.

Tetra Paks are more difficult to recycle and require a separate recycling process from paper since they are made of three main materials (paperboard, polyethylene and aluminium foil) and not solely paper/card. Please do not put Tetra Paks into the Estate recycling!

### Refuse disposal

Where can you leave refuse on the weekend? Rubbish is collected on Saturday morning and again on Monday morning.

If you are unable to keep household waste in your flat until Monday morning – you can take it to Camden's rubbish disposal facility in Regis Road, London NW5 3EW. Opening hours: 08.00 – 15.45 Monday to Sunday and Bank Holidays. Closed Christmas Day, Boxing Day and New Years Day.

At no time should rubbish be placed in the gardens or outside the BAM frontages. As well as being unsightly, refuse bags left out in this way inevitably attract the dumping of rubbish from other passers-by, as well as vermin and foxes.

### Holidays Office Hours

The Estate Office will be closed on Christmas Day, Boxing Day, and New Years Day. On the week days between, the office will be open in the mornings only.

### Contact Us

The Estate Office e-mail address has changed to [headporter@bamestate.co.uk](mailto:headporter@bamestate.co.uk) (previously [office@bamestate.co.uk](mailto:office@bamestate.co.uk) – which is no longer in use due to Spam attack)

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