

BAM BULLETIN

Frequently Asked Questions

What is the status of the Mobile Phone Mast Application for Finchley Road?

John Sheehy at Camden Planning has confirmed that planning permission for a mobile mast at 515 Finchley Road has been refused. This is the final decision by Camden on this application. Many thanks to all residents who have worked so hard in helping obtain this successful result. Especially to Michele Del Bo and Erika Rowbrey-Evans who have been collecting signatures for a petition from residents around West Hampstead.

How can I learn more about the 999 Lease and the Deed of Variation?

In order to answer resident's questions regarding the offer to extend their lease to 999 years, the Board will be holding two Surgeries in the New Year. We have also prepared a set of questions and answers that are being sent out to all leaseholders this month.

The Surgeries will be held in the Estate Office on the following days in 2009:-

Sunday 18th January from 11 am to 12.30 pm.

Monday 19th January from 6.30 pm to 7.30 pm.

What issues were raised at the two Financial Surgeries held in November?

Among matters raised in the surgeries were queries on the service charge increase. The components of the costs were reviewed and the two major contributors were identified as the increases in major building works and energy costs. Other matters included how the leaseholder's proportion of the service charge is calculated based on rateable value, and questions on the major buildings work.

Garden News

Our head gardener, James Newton, left us on 28th November. Due in part to the long wait for ordered plants, he and Kim did not complete the work on the Buckingham Mansions front gardens before he left as we had indicated in the last Bulletin that he would be able to do. We will be recruiting a new gardener in the New Year but apologise for the fact that the top two front gardens are looking very bare until the new shrubs come in.

The Cypress conifers in the garden at the top of Cannon Hill are very overgrown and are at risk of falling over. They will be removed to bring more light to the corner ground flat and this area in general. Replacement plantings have not yet been determined.

Health and Safety

The removal of the Asbestos from the Boiler Houses and elsewhere was successfully completed on 27th November. Although there was a certain amount of inconvenience during the process, the work has been carried out as per schedule – with special thanks to Alan Hughes who has been instrumental in getting the heating and hot water back for us.

The 'Posh Wash' Shower block was well utilized with Avenue Mansions residents topping the 'cleanliness' list of BAM Residents!!!

Recycling electrical equipment

We have started collecting unwanted electrical goods for recycling. Residents can drop them off at the Estate Office, or for larger items you can arrange for the porters to collect. Items we will take: vacuum cleaners, sewing machines; computers, keyboards and mobile phones; radios and TVs; electric drills, electric saws; electric train sets, video game consoles; etc.

also long life bulbs, and fluorescent tubes. We do not take larger items such as washing machines or fridges, but you can arrange direct with Camden Council for those to be collected.

Environmental Committee

We have received no response from any Shareholder or Resident with ideas of Environmental concerns. The committee has a few ideas to offer, and we will revisit this in a couple of months. In the meantime, if you have any suggestions or ideas for the Environmental Committee on energy / environmental issues, please contact Birgit Ivarsson or Ian Cohen.

Christmas Carols

Emmanuel Church, Lyncroft Gardens, is inviting everyone to join in for an hour of Carol Singing on West End Green on **Saturday 20th December at 4.00 p.m.** The Carol Singing will be followed by a warming drink and mince pies in the Church.

Security During 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 the Estate Office 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.

Water Advice

When you return from holidays or any long period of absence, it is recommended that you run your taps for a short while before use, both hot and cold, to ensure that any water that may have lain in the pipes too long is run off.

Annual Survey

We will be sending out the survey forms early in the New Year.

Holiday 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 is
headporter@bamestate.co.uk

or Telephone: 020 7419 1112

Looking for...

*Advertise your **search** or your **availability** here free of charge. Send your **Feedback** and advertisements (50 words max) to communicate@bamestate.co.uk or drop it into the Estate office or call Graham Hamilton on 020 7419 1112.*

We are happy to take personal advertisements from residents, but currently we are not accepting commercial advertisements for the Bulletin.