

# BAM BULLETIN

## Finance Surgeries

You will recently have received your financial package containing information about the 2012 service charges and key financial figures for 2011. There were two surgeries held on the 20<sup>th</sup> and 21<sup>st</sup> November at which issues/concerns raised included a suggestion that the Estate offer to manage properties that are sublet by lease holders, the cleaning of the larger blocks, sweeping and quality of the steps, temporary lagging of pipes, and House Rules, especially regarding building work and putting out rubbish bags.

## Local Community News

### Christmas Tree



We again have erected a large Christmas tree on Cannon Hill near the driveway to the Estate Office. The lights will remain switched on until early January.

### Christmas Carols

This year our traditional Christmas Carols Event will take place on **Sunday 18<sup>th</sup> December** at **4.00 p.m.** in the central gardens, on the lower lawn. We will prepare a song sheet and mulled wine, soft drinks and mince pies will be provided. **Please remember to bring torches / lanterns** to be able to read the song sheet!



## 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.

## Holiday Office Hours

The Estate Office will be closed on Christmas Eve, Christmas Day, Boxing Day, and Bank Holiday Tuesday the 27<sup>th</sup> December, and New Years Day and Bank Holiday Monday the 2<sup>nd</sup> January. On the week days between, the office will be open in the mornings only.

## Gift to the Estate Office

When Gerald Rhodes, our longest serving board director, moved from the BAM Estate this autumn, he left an aerial depiction of London at his flat, which the new owners have donated and is now hanging in the Estate Office board room for all to enjoy.

It is a copy of a panoramic watercolour, the original of which is more than 8ft long and now hangs in the Museum of London. The four panels form an extraordinary image of London, painted by unknown artists sometime between 1807 and 1811: a view of George III's capital city, made from the vantage point of a hot-air balloon. A work of remarkable accuracy and detail, in which a world of tiny events is taking place: kite-flying, a street brawl, ladies of quality taking their morning constitutional, baker's men with trays of bread balanced on their heads.

As Dr Lucy Peltz, assistant curator of paintings at the Museum of London, explained when they acquired it "It's a social document of a particular historical moment, it depicts both the fashionable and commercial life of London, Some elements of the panorama are stylised: the perspective has been forced, to fit the city into the frame, and the blueness of certain church spires serves to direct the eye towards buildings of the greatest historical interest. On the left, notice the factory fire raging in Bermondsey, the funeral taking place at St John's churchyard in Southwark, the distant shape of the pagoda at Kew Gardens. Towards the right, there is a man firing a cannon on Brass Mount Battery at the Tower of London, sailors begging with a model boat and a man flying a kite over Tower Hill.

Do come in and have a look!

## Drainage Works

For some while now you will have seen deep excavation works going on outside Buckingham Mansions at the bottom of Cannon Hill. A CCTV survey carried out by our drainage

engineers revealed that two lengths of waste pipes had collapsed close to the side of the building. To replace the two damaged sections the engineers had to dig down over 2 metres to reach them, and you will have seen the great piles of soil that resulted. As the excavations were so close to the building, having repaired the pipes the holes are being backfilled with concrete.

## Garden News

The gardeners are making their way round the Estate, pruning back the summer's growth of all our plants and generally tidying up.

The stumps of the two felled wild cherry trees in the Marlborough West garden have been ground out, and the area will be levelled.

The new trees, for which the planting sites have been prepared, will be arriving in January.

## Check your Council Tax Band

You may recently have received a letter from agents suggesting your flat is in the wrong tax band, and that they may be able to get you a reduction. You can check your Tax band against your neighbour's online at the following [http://www.direct.gov.uk/en/Diol1/DoltOnline/DG\\_4017252](http://www.direct.gov.uk/en/Diol1/DoltOnline/DG_4017252)

## 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](mailto:communicate@bamestate.co.uk) or drop it into the Estate office or call Graham Hamilton on 020 7419 1112.

**Cleaner Available** – Very reliable and able cleaner/ housekeeper is looking for work from 8.30 to 12.30 in the morning. Her name is Rositsa Ilinska and mobile number 07824 807 238. For references please contact Anna Weeks on 020 7431 5047.

**YOUR BOARD OF DIRECTORS SENDS SEASONS GREETINGS AND BEST WISHES FOR THE NEW YEAR TO ALL ON THE BAM ESTATE.**