

BAM BULLETIN

Holiday Season Information

Chanukkah

A Menorah will be erected by the Birdbath in the garden, next to the driveway to The Estate Office and a **candle will be lit each Night at 5.00pm (Friday 3.45pm)** from Tuesday December 16, to Wednesday December 24. Come along to the first evening for free doughnuts, Latkes and a drink.



Christmas Tree

This year we are erecting a large Christmas tree on the corner of Cannon Hill and West End Lane.

Please come along to **the Switching On of The Lights on Tuesday 2nd December at 5.00 pm**. The Tree will stay lit until Twelfth Night.

Christmas Carols

This year our traditional Christmas Carols Event will take place on **Sunday 14th December at 5.00 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!



West Hampstead's Christmas Market

Saturday 6th December 10:00am to 4:00pm on West End Green, West End Lane & Emmanuel Church - Festive food, children's activities, unique jewellery, cards and gifts, local arts & crafts, face painting, a magician, a balloon artist & fairies, as well as mouth-watering cakes, Chocolates, and hot mulled wine and of course Father Christmas.

www.westhampsteadchristmasmarket.co.uk

Also running the same day is Emanuel School Christmas fair 12-4pm

Holiday Office Hours

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

Holiday Arrangements

Would you please note the refuse collections over Christmas and New Year are as follows:-

Wednesday	24 th	- Normal Collection
Thursday	25 th	- NO refuse collection
Friday	26 th	- NO refuse collection
Saturday	27 th	- Normal Collection
Sunday	28 th	- NO refuse collection
Monday	29 th	- Normal Collection
Tuesday	30 th	- Normal Collection
Wednesday	31 st	- Normal Collection
Thursday	1 st January	- NO collection
Friday	2 nd	- Normal Collection

BAM Community News

Halloween

Thank to Jane Robson and Mari Sved for organising and to the many residents, who so generously opened their doors to monsters, ghouls and ghosts on Halloween. It was a wonderful evening enjoyed by all.

Lost and Found

We have collected a number of articles; clothing, toys, etc. left behind in the gardens during this year. The box is located in the Estate office. Please call in to see if any of the articles belong to your family, as the box will be emptied soon.

Parking Vouchers

All our excellent builders from time to time need visitor parking permits, and the Estate Office will sell them when they have any. We therefore ask residents to please order extra visitors parking permits and the Estate Office will buy them off you. Thank you in advance for your help. The permits can be ordered on <https://permits.camden.gov.uk/epmsv3/ClientPages/default.aspx>

Garden News

The BAM Garden Club is back! The next meeting (and final one for this year) will be held on Tuesday 2nd December, at the usual time of 4.00 to 5.00 p.m. We will meet in the Estate Office, where the children will make Christmas decorations with some winter foliage. The Garden Club will then take a break for the winter but will resume in April. Those dates will be announced nearer the time. Again, any parent volunteers are welcome. If you have any further question please call Priyanjali on 020 7431 0453 or email priyanjal_malik@yahoo.com

James and his team are planting WW1 memorial crocus 'Remembrance' by the bird bath at the estate entrance as part of the Centenary gardens project (www.centenarygardens.co.uk)

Our *Viburnum tinus* shrubs planted in shady areas have been infested with Thrips. Those in Avenue Mansions frontage have been removed. A shrub replacement scheme is being prepared for next year.

They will be carrying out routine tree maintenance in January 2015; there are 7 trees in all to be worked on. Five trees will have canopy work, and 2 cherry trees in the west gardens are being removed due to poor health and canopy die-back. These will both be replaced by winter flowering cherries (*Prunus subhirtella autumnalis*). The gardeners have also removed a hawthorn tree from the west

gardens due to it becoming unsafe. This will be replaced with another hawthorn this year. Camden Council has dug multiple tree pits on Cannon Hill in readiness for some 'test planting' using a flood water irrigation system. We expect a consultation document to be circulated regarding the choice of trees.

Estate Information

Major Works

Next year our programme of external repairs and redecoration moves on to 10-17, 18-25, and 26-33 Buckingham Mansions. All leaseholders will be receiving their Section 20 consultation notice shortly. Work is planned to commence in March/April 2015 and will run through to end of October.

Aesthetics Panel

Discussed the entrance steps on Cannon Hill. It was suggested that as a first step the Estate ought to clean the existing York stone steps before we embarked on the very expensive solution to build new ones (the three entrances on the West side on Cannon Hill are now cleaned). Cleaning was executed last week using the DOFF system and the result is very good. The panel has therefore decided to recommend York Stone for the rest of Cannon Hill, and quotations are to be obtained.

Governance

A committee has been set up and held their first meeting and will be reporting back to shareholders soon.

Security During the Holidays

If you are going away on holiday –

- ❖ **Inform the Estate Office** of when you are going to be away. Leave a telephone number where you can be contacted and/or the telephone numbers of people with whom you have left keys to your flat. Ensure your keyholders know how to turn off your Intruder Alarm System (IAS)

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- ❖ **Intruder Alarm System (IAS)** If you have an IAS ensure it is set it when you depart. 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, that 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 neighbor to take in any mail or parcels that may be 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 parked in the street let the Estate Office know its make and registration number and the contact details of who has a set of your car keys.
- ❖ **General Security.** We remind residents to re-bolt any communal doors – exits/entrances to common areas after deliveries / contractors have finished. If you will be in your flat during the Holidays do not open the Entrance doors to your block to unknown visitors. **IF IN DOUBT KEEP THEM OUT**

Should you observe any suspicious activity contact the Police by dialing 999.

Local Community News

Fortune Green & West Hampstead Neighbourhood Plan

After a public consultation of over six weeks the public examiner has decided to hold a public hearing on the final draft of the Neighbourhood Plan on the 11th December 2014 at the Hampstead Synagogue Hall, Dennington Park Road from 10 a.m. all welcome.

Friends of Fortune Green

FoFG are thrilled with their new blog 'Scene on the Green', written by a member and appearing Monthly. See for yourself at <http://www.fortunegreen.org.uk/blog.html>

WHAT PUBLIC MEETING

WHAT about rubbish and waste? 4th November 2014 - West Hampstead Library

Sally Gimson, Camden Council Executive member responsible for sustainability and recycling opened the meeting. They had recently carried out a survey of fly-tipping in West End Lane. It is a difficult area as there are shops, mansion blocks and flats above the shops and fly-tipping is rife. They will be looking into timed collections for business rubbish and also trying to get their limited powers of enforcement strengthened by the Government. The current contract with Veolia will end in 2017 and the new contract will concentrate more on outcomes than on the number of times a street is swept.

At our recent public meeting on waste, street officer Bryn Griffiths proposed that WHAT residents could email him direct to report fly-tipping, dumping and other rubbish and street related matters.

His email is bryn.griffiths@camden.gov.uk

Eyesore

The building on the corner of West End Lane / Finchley Road has been sold and awaits further development.

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.

Disabled resident who loves dogs is wondering if he might 'borrow a dog' on a very ad hoc basis, from a fellow resident who wants a few 'dog free' hours from time to time! If interested please call Carolyn 07732 659090. Thank you.

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