

# BAM BULLETIN

## Mobile Phone Mast

Orange have now submitted a planning application for their mobile phone masts for 515 Finchley Road. The application reference number is 2007/5588/P. The deadline for objections is Feb 27! Erika Rowbrey-Evans has prepared a petition against the mast. If you wish to sign it, please contact her at 020 7431 5667 asap.

## Feedback from the Survey

There is an ongoing programme for repairs, redecorations and carpet cleaning to common areas, dealt with by our own painter, including ongoing damages/faults. Any areas you feel require attention should be notified to David Greene – Head Porter.

The interiors of lift shafts are now being cleaned and repainted immediately prior to the scheduled refurbishment of the blocks internal common parts.

A notice has been posted on each blocks notice board detailing the cleaning scheduled for that block. David Greene monitors the standard of cleaning, and any concerns should be reported to him.

There is an ongoing programme of replacing defective pipe lagging. This year the lower level hot water return pipework at the rear of Marlborough Mansions East, and the rooftop pipework on Avenue Mansions are being attended to. Since this is a major cost in our budget, we have spread this work over a number of years

We are currently working on plans to tidy up the skip area in the driveway by the Estate Office, and these works will start soon.

The Heating / Hot Water Committee welcome ideas from residents on 'green' issues enabling

us to improve the current services and carbon footprint of the estate.

The security of the Estate is under constant review. This year, two further CCTV cameras are being installed.

The storage areas located beneath the blocks are being inspected on a daily basis. Entrance doors should not be left open unsupervised. Areas found left open by residents should be reported to the Head Porter. We would like to request all residents accessing the storage areas to ensure that the communal doors are securely locked when they leave the area. Estate staff and Estate contractors have been instructed to keep common areas as tidy as possible. Any deviation to this should be reported to David Greene.

Would you please inform the Estate Office if you are going away for any period and arrange for any anticipated deliveries (not regular post) during this time to be re-directed to the Estate Office who will be happy to deliver items on your return. It is advisable to arrange for a neighbour / friend / family member to check that mail or packages are not left outside doors of unoccupied flats.

Please ensure that any contractors that are employed by you are advised to respect the common areas / entrances to the blocks. There have been a number of complaints about cigarette ends and empty food wrappers being strewn in the street.

BAM are in the process of issuing Staff with corporate workwear – with a BAM Logo – for easy identification.

There have been a few complaints about dirty windows on the estate. We would remind residents that it is their responsibility to ensure that their windows are cleaned regularly.

If you are bothered by noise coming from a neighbour's home, often the best way to deal with the problem is to go to the source. Talk to the person responsible for the noise and point out the problem. You may find they are unaware they are disturbing you. If informal action fails, then contact Camden Council which operates a 'noise patrol'.

A programme of cleaning entrance steps will soon be implemented when costs have been approved.

The Major Works to 18-25, 26-33, and 34-41 Buckingham Mansions are due to commence in late March and will hopefully be completed by the end of October.

Camden Council have written to confirm that they do not object to our intended tree surgery works as set out in the notice of 9th January which we circulated to all BAM residents, and this work is now proceeding.

James has planted literally thousands of spring bulbs around the Estate and some of these, especially daffodils, are already beginning to appear.

We do not propose a residents composting scheme on the Estate due to the likelihood of it being 'contaminated' with meat and fish waste etc. which would result in offensive odours and other health risks.

A children's playground area and a separate BBQ area have been raised by some residents. A few years ago, plans for a playground were blocked by a threat of legal action. However, if there is now sufficient interest for a playground and/or a BBQ area, a resolution needs to be drafted to be put forward for a vote at the AGM.

Budgets have been increased to allow for higher quality internal and external redecoration. Responsibility for selecting colour schemes for internal common parts remains that of the residents of each block.

TV and Radio Aerial cables must not be run down the front or rear of the blocks – only in the

lightwells or courtyards. As part of the major works we remove redundant cables.

The brickwork of the garden walls to the front of 1-17 Buckingham Mansions were rendered and painted last year. The walls to the fronts of 18-41 Buckingham Mansions are to be finished in the same way as part of this years major works.

Common Parts security and safety – we are looking at methods to ensure further safety and security of staircase windows.

Fly tipping is being monitored around the estate and adjoining properties. If you see any 'dumped' rubbish – please report to David Greene who will liaise with Camden Council.

There is a rolling programme to upgrade the rear courtyards leading to the gardens.

The Estate Office maintains a record of registration numbers of resident's vehicles. Due to some recent incidents on the estate requiring the movement of cars for emergency services and advising residents of damage to their cars, we would like to encourage more residents to leave their vehicle registration numbers with the Estate Office

## Dates for your diary

Thursday **12th June** the AGM of BAM Estate Ltd  
 Friday **13th June** open meeting about the Gardens  
 Sunday **15th June** BAM annual Garden Party

### Contact Us

Email: [headporter@bamestate.co.uk](mailto:headporter@bamestate.co.uk)

Telephone: 020 7419 1112

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### Looking for...

Excellent cleaner / housekeeper/ babysitter is looking for extra work. Reliable, honest and very hard working. Already working on the BAM Estate. Full references supplied.  
 Anna – 07889 128446

*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.*