

# BAM BULLETIN

## Frequently Asked Questions

### ***What are we doing about the conversion from Analogue to Digital Television in 2012?***

With the full switch over to digital television taking place in 2012, we need to consider what upgrading our existing communal aerials require to ensure that we will be able to enjoy all the services that will become available then.

A team is being put together to take this forward, and the first stage will be an enquiry of all residents of what television services they receive and what they would like for the future.

### ***Why was it necessary to remove asbestos in the middle of winter as opposed to in the coming spring / summer months when residents would not have been so inconvenienced?***

Quite a few residents have asked about the timing of finding and removal of the asbestos on the estate and we hope the following will answer your questions.

Whilst working on the roof of Buckingham Mansions, as part of our major works programme, we had to have some roofing materials tested for asbestos to ensure safe working. The consultant called in to carry out the testing alerted us to suspect asbestos materials elsewhere, which put us in the position whereby we had to comply with our statutory duty of having a full survey carried out. To not have done so would have been negligent. At the time we did not expect there to be anything found in the boiler houses, as we thought these had been cleared out some time ago, and recent tests of the current insulation materials had proved negative.

We did not anticipate works being required in the boiler houses, or that we would have to shut the boiler houses down.

The asbestos materials found included loose debris, and we therefore had to advise our staff and our maintenance contractors that they may not enter the boiler houses until they had been decontaminated. If we had not carried out the work immediately, and subsequently had a problem in the boiler house (a high probability), we would still have had to get the boiler houses cleared of asbestos before the maintenance contractors or our staff could enter to identify and rectify the problem, which would have resulted in a delay of at least 4 weeks, during which period there would have been no service.

We considered that deferring the works until the next summer was an unacceptable risk, and therefore instructed contractors to carry out the works immediately. We had hoped that these works would only necessitate the boilers being shut down during the daytime, but unfortunately this was not a practical possibility as the boiler houses had to be completely sealed until the works were completed.

### ***What is happening in the top two Buckingham Mansions front gardens?***

The top two Buckingham Mansions front gardens (at the Finchley Road end) have not yet been re-planted. This is due to a number of factors. We found blocked and broken drains in the front gardens and are carrying out remedial drainage works. We are also in the process of recruiting our new Head Gardener. The plants are in stock, ready for planting as soon as the new Head Gardener has been employed.

## Dates for your diary

Thursday 11<sup>th</sup> June the AGM of BAM Estate Ltd  
 Friday 12<sup>th</sup> June open meeting about the Gardens  
 Sunday 14<sup>th</sup> June BAM annual Garden Party

## The BAM Estate Survey 2009

Please take a few minutes to complete the attached survey and return it to the Estate Office before the end of February. We would like to hear from as many of you as possible. Tell us what you would like to improve on the Estate and, in particular, if you have any suggestions on how to improve the look of our common entrances.

Alternatively you can visit our website; [www.bamestate.co.uk](http://www.bamestate.co.uk), click on the Community page and go straight to the survey from there.

## Car Registry Update and Personal Details

There was recently an incident in Cannon Hill involving a resident's car being broken into. However, the Estate Office had the details of the owner of the vehicle and was able to contact him abroad through his email.

If you haven't already done so, please contact the Estate Office and let them have the registration number of your vehicle, together with your email and mobile phone contact details.

## The 999 Lease and the Deed of Variation Surgeries

The two surgeries held on January 18 and 19 were very well attended with over twenty shareholders attending over the two days. Questions on the legal structure of BAM Estate and the ownership of the freehold were raised, and what should be done if a shareholder wishes to extend his/her lease. The Board will report separately on these and other matters that were discussed.

## Environmental Surgery

We will hold a surgery on environmental issues on the BAM estate on **Sunday March 1<sup>st</sup>**. This will be an opportunity for all residents to come and discuss any suggestions that would help us become more environmentally friendly as a community. Please join us in the Estate Office between 11.00 and 12.30.

## Important Recycling Update

Due to the phase out of the old standard incandescent light bulbs, and the switch to the new energy efficient low watt light bulbs, new recycling facilities have had to be introduced. Please note the new bulbs have a mercury content and should not be thrown in landfills. Please bring your used low energy bulbs to the Estate Office and we will ensure they go to the recycling centre.

## Electrical Goods Recycling

If you need to get rid of small electrical items you can bring them to the Estate Office and we will recycle them for you. We also take used printer cartridges and electrical batteries (not car batteries!).

## BAM Estate Video

Our Head Porter, David Greene, has put together a video of the Estate which can be found on the community page of our website.

## Contact Us

The Estate Office e-mail address is [headporter@bamestate.co.uk](mailto:headporter@bamestate.co.uk)  
Telephone: 020 7419 1112

## Looking for...

***Full-Time Nanny***: A loving family of four in the BAM Estate is looking for a full time nanny to join in. We have two lovely boys (4 and 1). The 4 years old goes to the nursery from 8:30 am to 3 pm. Please contact Mrs. Wang for details. Mobile: 07789652180.

***Cleaner Available***: work as a cleaner at Marlborough Mansions. Available to work as a cleaner, I am honest, reliable and dependable. References available. Phone Rajee 020 8203 1622 or 07905 349 566

***Experienced full time nanny available***: I have been working for a family in West Hampstead for 15 months. As they are leaving London, I am looking for a new family. I will be available from 1st of March. Good references. Susanna, 075 9171 7240.