

# BAM BULLETIN

## Frequently Asked Questions

### *Why did the porters not clear the public footpaths during the period of heavy snow in January?*

The BAM porters only clear the entrance steps, and Camden Council is responsible for clearing the footpaths. If the BAM porters were to clean the footpaths and someone slips and injures himself, we could be sued for substantial damages. As the pavements are not part of our Estate, we may not be covered by our public liability insurance. Although Camden Council encourages residents to clear footpaths in front of their homes, the Council does not accept liability in case someone gets injured.

The Estate is looking into our equipment in dealing with future snow falls / ice problems. In the case of heavy snow in the future, there will be buckets of salt grit placed near block entrances to facilitate the clearance of snow and ice. You may want to look at the Council's website [www.camden.gov.uk](http://www.camden.gov.uk) which is regularly updated every few hours about weather, gritting, and the potential impacts on parking, schools, social services etc.

## Car Club Parking Bays

We have been asked by Camden Council for the views of BAM Residents Association on the creation of 2 Car Club Parking bays in **Lyncroft Gardens**. The application is to convert a previous disabled parking bay and 4.3 metres of residents parking into two car club bays, as part of Camden's Green Sustainable Transport strategy. Residents in Lyncroft Gardens are opposed to losing any resident parking bays. If you want to indicate your approval or disapproval for this proposal, Graham has more details in the Estate office, as well as who to write to at Camden Town Hall by the deadline

of **February 18<sup>th</sup>**.

Car Clubs work on the basis of a number of residents selling their cars, and sharing the use of a smaller number of club cars instead. Each car club vehicle may replace up to 20 privately owned cars, which reduces congestion and the pressure on car parking.

If you are not a heavy car user (e.g. a daily commuter), joining a car club may save you money. You pay an annual membership fee (£50-£60), then pay an hourly rate (£4-6) for the actual time you need a car. Two of the largest UK car clubs are Streetcar and City Car Club. For more information on them, take a look at their websites [www.streetcar.co.uk](http://www.streetcar.co.uk) and [www.citycarclub.co.uk](http://www.citycarclub.co.uk).

## Local Area Meeting

There will be a Hampstead area forum on Thursday **February 18<sup>th</sup>** from 7-9pm at the Olave Centre in Pax Lodge, Hampstead (12C Lyndhurst Road NW3 5PQ). The topic for discussion is how to live sustainably and to minimize our carbon footprint. There will also be a presentation on the Camden "Naked Streets" pilot scheme.

## Dates for your diary

Monday **5<sup>th</sup> April** Easter Egg Hunt  
 Thursday **10<sup>th</sup> June** the AGM of BAM Estate Ltd  
 Friday **11<sup>th</sup> June** Open meeting about the Gardens  
 Sunday **13<sup>th</sup> June** BAM Annual Garden Party

## The BAM Estate Survey 2010

It is time for our yearly survey and to give us your opinions about what you would like to improve on the Estate. We have been running the survey for the past three years but we only

hear from a small number of you. Please take a few minutes to complete the attached survey and return it to the Estate Office before the end of February. 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. We would like to hear from as many of you as possible. We also want to know if you want the annual survey to continue.

## Comments Book

We like to thank all of you who expressed your views on the painting of entrance doors, a possible children playhouse in the garden, a bbq area, and a change of lease to allow hard flooring.

The majority who responded are in favour of painting the entrance doors on Cannon Hill black. For all other issues (the playhouse, bbq area and change of lease to allow hard flooring), the majority of residents who responded were against these proposals. The Board will make decisions regarding these matters accordingly.

## Car Registry Update and Personal Details

During the heavy snow there were a number of parked cars damaged in Cannon Hill, and there were difficulties in tracing the owners of the vehicles involved.

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

## ICE Numbers on Mobile Phones

Due to an incident with one of our senior residents before Christmas, we would strongly advise that you add one or more In Case of Emergency (**ICE**) number on to your mobile phone, or alternatively let the office know of a friend or relative who should be contacted in an emergency situation. An **ICE** number is the telephone number of a friend or relative who you want to be contacted in an emergency

situation. The number can be identified in a mobile phone address book by the prefix **ICE**.

The snow in January meant that some older residents had trouble getting out. If you know a neighbour who may not be able to get out in bad weather, you might want to knock on their door and check how they are.

## Security

There have been some instances where persons have represented themselves as energy representatives or consultants, and a common ploy is a request to view your meter. Such persons should not be admitted to the blocks. If they do get entry and knock on your door, you should call the police and then the duty porter (Estate office number).

## 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 Available** - My name is Jovie and I am from the Philippines. I have worked for few different families on the Estate, (21 and 24 Marlborough Mansions) and I am now looking for a full time nanny position. I have been working with children for many years and have excellent references. Tel number is: 07810872376

**Cleaner/housekeeper needed** four days a week 9-2 (Monday, Tuesday, Wednesday and Friday). Must like dogs and be able to communicate well in one of the following languages: English, Greek, French, Italian. Experience and references essential. Please contact Anna Weeks on 07968412264

**Photocopier Available** The Estate Office is selling our used, but in pristine condition, RICOH AF1018 Digital Photocopier (Black and White). Only 170,000 copies to date and regularly maintained. A spare boxed toner included. To be collected during normal office hours. Offers of £325 or higher.