

BAM BULLETIN

Staff News

Alan Hughes has tendered his resignation after 14 years on the Bam Estate, and will be leaving us on 28th June. We wish him a restful and enjoyable retirement!

Andrew Williams, who has been with us for two years, is being promoted to the position of Resident Maintenance Porter in June, and will be resident at 67a when Alan and Jenny have moved out.

Due to these changes we have recruited Jamie Stewart as our new Day Porter.

Sale of BAM flat.

Shareholders were notified in November 2012 of the proposal to sell one of the Estate's investment flats. That sale was completed on 23rd January 2013, and we can confirm that the flat was No 42 Avenue Mansions and the sale price was £730,000.

Major Works

This year our Major works programme is the external repair and redecoration of 48-57, 58-66, and 67-75 Marlborough Mansions, and we anticipate scaffolding going up very shortly after Easter. More details will be circulated to the residents of those blocks nearer the time.

Garden News

Trees

After the holidays, several trees on the Estate were observed to be showing signs of decline. Our Head Gardener James McArthur and the Camden Tree Officer Tom Little inspected the trees in January and found significant decay on two trees; an Ash Leaf maple (Tree #15) in the central gardens on the central bank, as well as

on the Pink Horse chestnut (Tree #33) in the rear Marlborough West gardens. Unfortunately it is being recommended that both be felled to the ground, and that replacement trees are planted. A third tree will be monitored for further deterioration; a Norway Maple (Tree #7) located on the central bank of Marlborough East gardens, but it does not need immediate removal. It is always sad when we have to remove large mature trees, and it is not a decision that we take lightly.

James has replaced the Rowan that was recently planted but did not thrive in the central gardens with a cherry tree, and also planted an apple tree on the slope at the other side of the garden to introduce more flowers in the spring.

Children's Club

At the last meeting of 2012 the children made beautiful clay and foliage holiday candleholders and we had a lot of festive fun. The 2013 sessions will begin again in March and run monthly. The first Spring meeting will be Wednesday 20 March at 4 pm, meeting place in front of the Estate Office. A notice will go out nearer the time. We look forward to seeing BAM Kids' of all ages.

Gazebo

Following a suggestion raised at the last AGM, we are currently discussing the design, size and location with Justin of a possible gazebo to be located somewhere in the central gardens. More details of this project will be provided to residents when they become available.

Carolling

Unfortunately we had to cancel the December Carol singing event due to the rainy weather and soggy state of the central lawn. Next year we will arrange a back-up date for in case the preferred date is rained off.

Christmas Tree

We re-sited the tree to the corner of Cannon Hill and West End Lane for greater visibility, and we received a lot of positive comments from both within the estate and from passers-by, so it will be there again next Christmas.

Neighbourhood News

Fortune Green & West Hampstead Neighbourhood Development Forum

Meeting held on the 28/1/2013. Discussions about the West Hampstead Interchange planning framework and Second draft of the neighbourhood development forum application & consultation document was held, also discussed was the development and planning applications of 156 West End Lane –Travis Perkins and the new Abercorn School at Alfred Court, Fortune Green NW6.

West Hampstead Amenity and Transport AGM (WHAT)

Minutes of the AGM held on 24/1/2013. WHAT are requesting that any residents of West Hampstead who know of any street trees that need replacing or formative pruning or stumps that need removing, please let Pauline Swindells know by email at paulineswindells27@btinternet.com and she will collate all responses and forward them to the council.

Fortune Green and West Hampstead area Action Group

The next meeting is being held on: **Monday 11th February 2013 7.00pm - 9.30pm**, Hampstead Synagogue Community Hall, Dennington Park Road, NW6 1AX. Where there will be an Opportunity to meet ward councillors informally over tea/coffee, discuss the following: policing in our area – Metropolitan Police consultation on closure of police stations, Camden's Flood Risk Management Strategy (a subject of particular relevance to those in the West Hampstead area who have suffered flooding in the past); the future of West Hampstead Library and Neighbourhood Planning Forum update. All are welcome.

Friends of Fortune Green

Phase two of the renovation works is about to start including the removal / excavating the remains of the WW2 air raid shelter and re-turfing of a lot of spoilt green areas, so a lot of the green will be closed till Easter (not the playground) and installing a '2012' legacy running track .

Snow and Ice clearing

Thanks to David Greene and staff who went beyond the call and gritted and swept our streets during the snow including cleaning and gritting our front porches on Sunday.

Power Cut

On the 25th January the west side of Cannon Hill suffered a power failure at about 5.0 p.m. due to repair to cables outside 38-47 Marlborough Mansions, the power came back on within an hour, and the cables were repaired by 11.0p.m. It is advised that residents should have at their homes candles/torches and an old fashion plug-in phone(non-electric powered) for emergencies. The communications committee will be looking at emergency contingency measures in the event of power cuts etc. in the near future.

Dates for your Diary

Monday 1st April Easter Egg Hunt.

Thursday 20th June this year's Annual General Meeting of BAM Estate Ltd at 8.00 p.m. in the Marquee.

Friday 21st June Open Meeting about the Gardens.

Sunday 23rd June BAM annual Garden Party.

Further details will be circulated closer to the date of each event.

Looking for...

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