

BAM BULLETIN

Holocaust survivor Sabina Miller given the Freedom of the City of London honour.

Sabina Miller received the honour on 20 January for her work with the Holocaust Memorial Day Trust.

Mrs Miller, who lives on our Estate, said: "After surviving the Holocaust and coming to the UK, I was apprehensive, but I fell in love with this country because what I got was kindness and acceptance. To become a Freeman of the City of London is a wonderful privilege. I hope this will help raise awareness of Holocaust Memorial Day, when everyone should reflect on the horrors of the Holocaust and genocide."

Governance

The governance sub-committee is considering how to improve shareholder protections. It is hoping to implement such protections by amendments to the Articles of Association and the BAM Estate Ltd Code of Governance. Amendments to the Articles of Association require a General Meeting of the shareholders. The sub-committee aims to present the proposed amendments for formal shareholder approval by a vote at the next General Meeting of the shareholders in the summer. The proposed amendments will be circulated to shareholders in advance of the General Meeting.

Decorations

There have been some concerns expressed about the time it has taken to refurbishment of some of the common parts. The refurbishment has involved a considerable amount of work including:-

Cutting out channelling for new electric conduit, re-wiring of the stairwells, cleaning and re-

painting the interior of the lift shaft, installing new lift landing push buttons, re-wiring video entry phone, re-wiring the lift motor room, installing emergency lighting, replastering, carrying out repairs and redecorating the common parts, installing a new fire alarm system.

This has involved a lot of different trades having to work in a programmed schedule of works. Thanks to all for their patience as the works have been completed. The good news is that future common part refurbishment will be decoration only.

Heating and hot water

In November there was a burst heating pipe (low level) in Marlborough west resulting in a drain down of heating water. During the emergency repairs to the system, further problems emerged, causing more heat and water loss in different parts of Marlborough West with resulting inconvenience to some residents for which we apologise. The problems have now been fixed. The hot water system comprises three independent systems which were retro fitted to the estate in the 1930's. There has been an ongoing upgrade programme to these systems and the Board is committed to continue with the service. However we do get occasional problems which we endeavour to solve as fast quickly as possible.

Gardening

Renovation works to the main bank of the East gardens is currently underway, as are improvements to the vegetable plot and children's area also in the East gardens.

The gardeners also plan to introduce a new flower bed in the West gardens. Planting and improvements are also scheduled to take place at the frontage of Buckingham mansions in April

and throughout the building works programs. Please visit the estate office or get in touch if you would like to know more about these improvements.

The trees in Cannon Hill are yet again being pruned by Camden tree surgeons and we are dealing with Camden to find out why they feel the need to prune again within 18 months. We will keep everyone in Cannon Hill updated.

2 cherry trees in the West gardens have been removed due to poor health and canopy die-back. These will be replaced by a winter flowering cherry and a hawthorn.

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.

John Bolger assistant gardener has left the BAM estate and we are looking for a replacement assistant Gardener.

BAM survey - we want your feedback

As a board we want to make decisions based on our member's priorities. We will shortly be sending out the 2015 BAM member survey. This can be completed online or via a paper form at the estate offices. Please take a few minutes to provide your feedback. All members will receive a full report on the results.

Development of 465-467 Finchley Road

At long last the eye-sore development corner West End Lane/ Finchley Rd has started. The development consists of 9 flats and two shops and will finish by Christmas.

Budget, Budgeting Process and Finance Surgeries

The Finance Sub-Committee is responsible for drawing up and monitoring the annual budget. For this it meets in the autumn, and, based upon the current year's and previous years' figures, draws up a budget for the next financial year. Major costs are Personnel,

Major Works, Gardens and Gas and Electricity. In principle, a deficit is avoided as much as possible and over the years flats had to be sold to cover projects that went beyond the normal upkeep of the estate. Usually, three different scenarios are drawn up and discussed – assuming more or less expenditure on planned projects (such as renovating the entrance steps or development of 67B Marlborough Mansions). Against these are set the budgeted income from rents and service charges. Using a cash flow projection model (5+ year horizon), planned projects are then scaled up or down and the proposed increase in the Service Charge is determined and submitted to the Board of Directors. The change in Service Charges is then decided upon by the full Board of Directors and communicated to Shareholders. The Finance Committee and the Board run Finance Surgeries twice a year in order for Shareholders to raise any questions regarding the accounts and expenditure (actual and projected). The most recent surgeries were held in November 2014 and details of expenditure were circulated to Shareholders in advance. The next finance surgeries will be held in June 2015 prior to the AGM. All shareholders are welcome to attend. Should you, as a Shareholder, have more questions regarding Finances of the Estate; please ask these in the forthcoming survey being sent out soon. We shall then endeavour to answer all these questions and add this to an FAQ section on the BAM website

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Highly experienced Part-Time book keeper of 40 years for hire. Up to Trail Balance and all aspects that incurs, excellent references obtainable on request. Contact [Nikki Mason-BAM Estate](mailto:Nikki.Mason@bamestate.co.uk) accounts@bamestate.co.uk 020 7419 1113

Cash buyer (my mother) interested in buying flat on second or third floor only in Marlborough Mansions. If you are thinking of selling, please contact Shari on 07785 952 683.

Mother's help looking for more work on the Estate. Please call Anamaria on 07474779992. Good references from a BAM family available.