

BAM BULLETIN

Annual General Meeting

We welcome Cathrine Meister-Campbell, who was elected a new director of BAM Estate, and congratulate Esther Baroudy, Leon Ellenport, and Zammy Eshkeri who were all re-elected to the Board. We also like to thank Florence Zinzen who has resigned from the board, for her great dedication and service to the Estate.

The minutes of the AGM are on our website at www.bamestate.co.uk/page2/subheader7.htm

At the Board meeting following the AGM, Simon Lebor was re-elected as Chairman and Esther Baroudy as Vice-Chairman, and the following appointments to Sub-committees were made:

BAM Flats: Zammy Eshkeri, Simon Lebor and Claus Thierbach.

Buildings: Esther Baroudy, Zammy Eshkeri, Birgit Ivarsson, Simon Lebor, and Claus Thierbach.

Communications: Ian Cohen, Leon Ellenport, Birgit Ivarsson, Claus Thierbach, and Cathrine Meister Campbell.

Finance: Esther Baroudy, Abid Bilgrami, Leon Ellenport, Birgit Ivarsson, Simon Lebor, and Claus Thierbach.

Gardens: Ian Cohen, Zammy Eshkeri, Birgit Ivarsson, and Cathrine Meister Campbell.

Health, Safety & Environment: Ian Cohen (Chairman), Leon Ellenport, Zammy Eshkeri, and Simon Lebor.

Hot and Cold Water: Esther Baroudy, Abid Bilgrami, Ian Cohen, Leon Ellenport, and Zammy Eshkeri.

Human Resources: Abid Bilgrami, Ian Cohen, Birgit Ivarsson, Simon Lebor, and Cathrine Meister Campbell.

Major Works Financial Oversight: Leon Ellenport, Zammy Eshkeri, and Simon Lebor.

Security/Neighbourhood Watch: Ian Cohen, Leon Ellenport, and Simon Lebor.

Issues Raised at the AGM

Is it possible for the Estate to bulk buy Gas and Electricity for the residents?

No, the Estate does not have the buying power. **Which?**, the consumer association, ran a campaign along those lines, and it took them 37,000 customers to actually sign up and change their supplier in order to achieve a discount. Although it's too late to join that campaign, **Which?** do provide a price comparison site worth a look at www.which.co.uk/switch/

Is there a Register of typical faults in flats so that we can advise other tenants of likely problems?

We do not keep a Register as such, but the Estate staff are familiar with the construction of the flats and problems that have arisen, so they can advise tenants who may have a project in mind.

Some of the Lightwells, Rear Courtyards, and Passageways are in poor Condition -

We have an on-going programme of repair and improvement and have prioritised those kitchen courtyards and inner lightwells which carry communal traffic and are in need of repair for structural or health and safety reasons.

Leaking Liquids in Bin Bags Causing Carpet Stains -

Residents are requested to please refrain from placing liquids in their bin bags as the bags often leak. The leaking bags cause stains on the communal carpets that are unsightly and often difficult to remove.

Major Works Update

The wet weather has continued to cause delays to our major works programme; we are currently approximately four weeks behind schedule, but we hope the recent change in the weather pattern will enable us to catch up

We have issued 'Hi-Vis' sleeveless waistcoats with 'BAM MAJOR WORKS' printed on them to all employees working on the Major Works scaffolding, along with new blue safety helmets with BAM ESTATE printed on, to ensure easy recognition. No contractors will be allowed on the scaffolding without these.

New Gas Services

The gas works in Cannon Hill commenced on July 2nd and are expected to run for three months. The replacement gas main is to be run down the West side in the road. Initially parking bays on both sides of the top end of Cannon Hill will be suspended, and subsequently only parking on the west side of the street will be suspended. During the period of the works, Cannon Hill will be limited to one way traffic entering from the top Finchley Road end. We will provide further details to residents when we receive updates as the works progress.

Garden News

Open Gardens Meeting

There was a very good turn-out, with Residents contributing good ideas.

Suggestions included setting up a Children's Garden Club, planting more Rhododendrons, the installation of a Gazebo or other form of cover, and suggestions for plants that would do well in lightwells.

Children's Garden Club

It is proposed that there will be meetings on the 3rd Wednesday of every month at 4 o'clock, with the first on 15th August. A leaflet will be circulated with full details of the meeting and proposals for the Club activities closer to the time.

Picnic Tables

Children have requested Grown Ups to keep off the child sized picnic tables as they have been breaking them.

Neighbourhood News

Neighbourhood Development Forum

We had a very successful Jester Festival during which a survey of the local area was carried out. Should you wish to contribute to the West Hampstead Forum Survey, contact them on <https://www.surveymonkey.com/s/BQNWN5B>

Local News

The Mayor has approved the development at 187/199 West End Lane (opposite West Hampstead Tube Station) for re-development to Flats and Retail use. The Council has decided not to sell 156 West End Lane (Travis Perkins / Council Offices) until late next year, when development proposals are in place.

Speed Restrictions on West End Lane

20 mph speed restriction signs have been erected at the West End Lane end of Cannon Hill. The scheme will extend from Finchley Road to Quex Road, and comes into action on 20th July, or shortly thereafter.

WEEE Collections

We have now re-established procedures with Camden Council for taking WEEE (Waste Electrical and Electronic Equipment) to the recycling facility at Regis Road. Please contact the Estate Office at 7419 1112 if you have any electrical items such as computers, TVs, radios, in fact anything that may have had an electrical plug to it, which you need to dispose of.

Looking for...

Advertise your **search** or your **availability** here free of charge. Send your advertisements (50 words max) to communicate@bamestate.co.uk or drop it into the Estate office or call Graham Hamilton on 020 7419 1112.