

# BAM BULLETIN

## Annual General Meeting

The thirty-first AGM of B.A.M. Estate Ltd was held on the 10<sup>th</sup> June. This was well attended, and the formal part of the meeting was speedily concluded. As there were no new candidates standing for election, the three directors Abid Bilgrami, Ian Cohen, and Simon Lebor were re-elected unopposed. The Board would like to encourage interested residents to run for election, and to contact the Estate Office about the possibility of attending a board meeting. The Minutes of the AGM are available on the website and copies are also available from the Estate Office.

A wide ranging informal discussion followed which included:

- Lighting in lockers and locker corridors
- Foxes in the gardens
- Security
- Lagging and energy efficiency
- Replacing lead pipes.

## Committees

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

*BAM Flats:* Zammy Eshkeri, Birgit Ivarsson, Simon Lebor, and Florence Zinzen.

*Buildings:* Zammy Eshkeri, Birgit Ivarsson, Simon Lebor, and Gerald Rhodes.

*Communications:* Ian Cohen, Leon Ellenport, Birgit Ivarsson, and Florence Zinzen.

*Finance:* Esther Baroudy, Abid Bilgrami, Leon Ellenport, Birgit Ivarsson, Simon Lebor, and Gerald Rhodes.

*Flood Prevention:* Gerald Rhodes and Ian Cohen.

*Gardens:* Ian Cohen, Birgit Ivarsson, and Florence Zinzen.

*Health, Safety & Environment:* Ian Cohen (Chairman), Leon Ellenport, Zammy Eshkeri, Birgit Ivarsson, Simon Lebor, and Florence Zinzen.

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

*Human Resources:* Abid Bilgrami, Ian Cohen, Birgit Ivarsson, and Simon Lebor.

*Lease:* Leon Ellenport, Zammy Eshkeri, Birgit Ivarsson, Simon Lebor, and Gerald Rhodes.

*Major Works Financial Oversight:* Esther Baroudy, Leon Ellenport, Zammy Eshkeri, and Gerald Rhodes.

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

## Cannon Hill Boundary Wall

The insurer's Loss Adjuster has inspected the damage to the wall and advised that the insurers will only accept liability for the part of the wall damaged by the car, due to the poor state of the wall and pillars prior to the accident. Schemes for the repair and /or rebuild of the wall are being currently prepared.

## Major Works - Avenue Mansions

The works are progressing as anticipated and going well. We are now moving scaffolding and starting work on 25-34 Avenue Mansions.

## Falling Masonry

Due to falling masonry on the high level stonework at 35-45 Avenue Mansions, we have erected scaffolding and repairs have now started. These will take a few weeks due to their complexity.

## Lighting in Communal Locker Areas

Following comments raised at the AGM – a survey is to be carried out on the lighting to all communal locker areas. We will come back to you soon.

## Gardens

Our gardeners James and John finished replanting two more Buckingham frontages this spring and will complete the remaining two front gardens next year. As announced at the Open Garden Meeting on June 11th, we are conducting a consultation regarding the planting scheme in the remaining Buckingham Mansion front garden beds, and your views would be welcome.

### Toilets

There are Toilets available to residents behind the estate office so residents will not have to go back to their flat. Your front door key will fit the lock.

### Dying Tree

As discussed in the Open Garden Meeting we have applied to Camden Council for permission to fell the Whitebeam tree at the top of the East Gardens as it is dying and we are concerned that it may soon be unsafe.

### Privet Cutting

In consultation with our Gardener – James – we have decided to let the Privets grow a little higher than usual, in order for the first cut (now being carried out) to allow the levelling out and straight cutting of the privets.

### Cats and Foxes in the Gardens

Animal excrement is becoming more evident in the garden. As dogs are not allowed in the garden, it would appear that the problem is being caused by cats and foxes. Foxes and cats have been observed walking through the gardens late at night and early in the morning. It is causing a serious health hazard to all who

use the gardens and our gardeners. Most particularly it can cause Toxoplasmosis. It is caused by a parasite called *Toxoplasma gondii* that multiplies in the intestine of cats and is shed in their faeces into the garden soil.

This disease can cause grave damage to the brain and eyes in babies and unborn children as well as people with weakened immune systems. Please ensure that your cats are trained to use a litter tray to avoid making this problem even worse.

We have also found large numbers of bird carcasses in the garden recently, which we believe are due to attacks by cats.

### Bug House Naming Competition

Using offcuts from the Plane tree that was pollarded early this year, James has created a number of homes to encourage more insects to our gardens. Insects being very important to the health and bio-diversity of our gardens. At the Garden Party a competition was held to come up with names for these 'Bug Houses', and we received many entries. The difficult task of choosing the three winning entries fell to Birgit Ivarsson and Florence Zinzen, and the winners are:

Josephine with - 'Creepy Crawleys Castle'  
Samantha and Francesca with - 'House of Rising Bugs'

Josephine and Garance with - 'Buggy Bed and Breakfast'

There will be prizes for these entries.

Two Honourable Mentions go to Stephanie for 'Btingham Mansions' and to Justin for 'Posh & Bugs'.

James will be inscribing the names on the Bug Houses and locating them in suitable spots around the gardens. Please observe how the bugs make themselves at home, but please do not touch.

### Vegetable Plot

Following suggestions at the Garden Meeting that we should grow fruit and vegetables, we



are looking at setting out a plot for cultivation and one possible area would be the southern most lawn in the Marlborough West gardens. We would like your views – please use the Comments Book in the Estate Office. If you would like to participate either speak to the gardener or let the Estate Office know.

### *The Central Bank*

The main bank separating the terraces in the East gardens is suffering from compacted soil, exposed roots, lack of drainage, and flooding. Our gardener is looking into preparing a long term renovation programme for this area, which is likely to take several years to complete.

During sunny weekends our gardens have been well used and enjoyed by all. May we make our annual reminder – please ensure that when your children play in the gardens, that they are supervised, and that they are discouraged from trampling through the planted areas or areas awaiting re-planting (taped-off areas). Also – No Climbing on the bushes and trees. We have several, aged bushes and trees that are really in danger of destruction unless they are well cared for.

The gardens are for anybody to use, and please clean up after using them. On the safety side, please be aware that only soft balls can be used by children, as we don't want any accident happening (broken window, very young children getting hurt).

Many thanks for your help in this matter and we hope the weather encourages more use and enjoyment of our splendid gardens. This year we have added two additional picnic tables for your enjoyment.

## Local Area Forums

A couple of BAM Directors will be attending 'area forums' (organised by Camden Council) on a regular basis to ensure the views of BAM Estate residents are represented and to deal with issues affecting the area immediately

around the BAM Estate. Should anyone wish to join us – or have any issues you would like us to raise at these forums – please let us know via the Estate Office.

## Recycling leaflet

We are attaching the revised Recycling leaflet with this BAM Bulletin, please contact the Estate Office if you do not receive it or want more copies.

The most important changes are that you can now recycle yogurt pots and plastic lined drinks cartons, so called "tetrapaks" with your other plastics. Please refer to the leaflet for full details.

Battery and Printer Ink Cartridge recycling can be done via the Estate Office.

## Recycling Food Waste

Camden Council is introducing a new food waste recycling service, and you may have seen the pamphlet in the mail announcing this. Initially it will be commenced only as a street service and for council estates. We do not envision that it will be introduced to people living in private flats such as BAM residents until next year at the earliest.

The Environmental committee recently had an initial meeting with the Camden Recycling Support Officer to discuss how the food recycling would be implemented. As we understand it, it will be a voluntary service, for all who are interested in separating their food waste, to reduce the amount of household waste which goes to landfills. We will keep you updated about this initiative once we receive more information and after further consultation with Camden Council and the BAM residents.

## Home Food Deliveries

The number of home deliveries from Supermarkets in the evening is on the increase, and so also is the habit of the delivery drivers to prop open the block

entrance doors for their convenience and to leave them open when they leave. Would residents who have deliveries after 5 p.m. please take responsibility and check afterwards that the doors have been securely closed with the top and bottom bolts shut.

There have been complaints that some residents are receiving home deliveries after 10pm - in some cases, up to 11.30pm. In consideration of neighbours, we would urge residents to restrict delivery time to no later than 9pm if possible.

## Smoking in the Light Wells

Please, no smoking in the enclosed 'light wells'.

Also a few residents, and/or their guests, are throwing cigarette ends out of their windows such that they land on the window sills or balconies of their neighbours. Not only is this offensive and a nuisance, it is also a fire hazard as smouldering cigarette ends can fall through open windows.

To those few residents to whom this apply, please refrain from putting cigarette ends out of your windows, and also ensure that your guests do not. Kindly also clear any cigarette butts and ashtrays from your own balconies, parapets and sills to ensure they are not blown off on to your neighbour's.

## Development at 17-24 Avenue Mansions

In February we wrote to all residents about the application we had made to Camden Council for planning permission to convert part of the basement storage areas under 17-24 into a new one bedroom flat.

The Council asked for modifications to our proposals and these have now been resubmitted, and there is now a further period of public consultation. The new plans are on display in the Estate Office. You can make your comments to the Council either by:

- Adding your comments online at [www.camden.gov.uk/planningonline](http://www.camden.gov.uk/planningonline)
- Emailing [env.devcon@camden.go.uk](mailto:env.devcon@camden.go.uk)
- by letter to **LBC Development Control Team, FREEPOST LON14608, London WC1H 8BR**. You do not need a stamp.

In all cases quote their reference: **2010/0102/P**

## Fortune Green Jester Festival

Add the 3rd and 4th of July to your diaries. For those who are new to the area /estate the Jester Festival is held on Fortune Green, there are a lot of things going on for families and competitions for everyone to take part in and enjoy. Free Entry.

## Finchley Road Pedestrian Crossing

We collected many signatures on the petition to establish a proper pelican pedestrian crossing on Finchley Road at the corner of West End Lane. This will be forwarded to TFL and to Camden Council and to our local Councillors.

## 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 live-in Nanny. We are an international couple moving into Marlborough Mansions in July and are looking for an experienced live-in nanny to care for our sweet 7-month old child. Please contact Giovanni on 07942 366 373.

Looking to buy or rent a flat on the BAM Estate, or are you wanting to sell or let?

Adverts for sales and lettings of private flats, or enquiries, can be placed/found on our website at [www.bamestate.co.uk/page5/Page5.htm](http://www.bamestate.co.uk/page5/Page5.htm)