

**MAJOR BUILDING WORKS 1999**

Subject to the present Landlord & Tenant notification procedure, this year's repair and redecoration schedule will include 35-45 Avenue Mansions and 33-57 Marlborough Mansions. Work is due to begin at the end of March and will be completed towards the end of October. The works are specified by our retained Chartered Surveyors, Fenton Associates and our site foreman is Mass Palumbo who may be reached by mobile telephone on 0973 896177. Please contact Mr Palumbo if you have any questions regarding works to your flat. Estate Management (Hampstead) Ltd. is responsible for all tradesmen working on the project and a resident may refer their queries to the Estate Office should they feel it necessary.

**HOT AND COLD WATER**

The entire Estate circulation system which includes hot water storage and background heating, continues to be refurbished and repaired. Earlier in February we suffered a major breakdown with both boilers in Avenue and Marlborough Mansions East, the result of which was complete loss of hot water for three days until emergency repair works were completed. Such inconveniences are just as regrettable as they are unavoidable given the age of our system, despite our intensive maintenance programme.

**CHILDRENS PLAY SCHEME**

Thank you to all those who returned answers to the questionnaire. The answers showed a large majority in favour and the Board were satisfied that the Estate would benefit from such a proposal proceeding. Careful consideration was given to the comments for and against the play scheme in particular to those concerned about the cost, the noise of children playing and to their safety. The next stage is an application to Camden for planning permission which if granted, will lead to the installation of the BAM play scheme as described in the proposal and questionnaire document.

**RESIDENT PORTER**

Many residents will be aware that Brian Rees has now left the Estate. He has been replaced by Alan Hughes who will reside at 67a Marlborough Mansions. He joins us on March 8th 1999. Please give him a warm BAM welcome.

**AGM 1999**

The Annual General Meeting of BAM Estate Limited will be held on April 29th 1999. Further details will be distributed on March 19th 1999 to shareholders including the invitation for the nominations of Directors.

**The Estate Office - TELEPHONE NUMBER 0171 - 419 1112**

**18b Avenue Mansions, Finchley Road, London NW3 7AU**

**Opening Hours Monday-Friday 9.00AM-5.00PM**

**AFTER HOURS/WEEKENDS (Emergency only) Tel 0171 419 1112**

**Refer to house rules for; restrictions on sub-letting; general information; any alterations to your flat including plumbing. Copies are available from the office.**