

BAM BULLETIN

Dates for your Diary

Wednesday 22nd June this year's **AGM** of BAM Estate Ltd is at 8.00 pm in the Marquee.

Friday 24th June Open meeting about the Gardens.

Sunday 26th June BAM Annual Garden Party.

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

Major Works

This year our Major works programme is the external repair and redecoration of 34-41 Buckingham Mansions and 1-8 & 9-16 Avenue 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.

New Steps in Marlborough Mansions

Following the consultation in 2014, across the BAM estate and with the support of the Aesthetics Panel, we are laying York Stone in Marlborough Mansions entrances. We have received quotes to lay York Stone steps to the remaining eight entrances in Cannon Hill. It is proposed that English City Stone be instructed to complete the 4 entrances on the West side of Cannon Hill this year and the 4 on the East side next year. The contractor understands our need for large sections of stone, not small slabs. Before works start on an entrance they will be here to make detailed measurements and agree exactly how the stones will be laid, as the stones have first to be cut to exact measurements off site. We have samples in the office, and you are invited to view them here.

Easter Egg Hunt Volunteers needed!



We urgently need some parents to help organize and run the annual Easter Egg Hunt. This event will only take place if parents are willing to take over the event. The BAM Estate will supply drinks and snacks. The Easter Egg hunt normally is held on Easter Monday at 11 am in the main gardens. If you can help and want to volunteer, please contact Nikki at the office on 020 7419 1113. Posters will be placed in the communal entrances if we get enough volunteers.

Consultation on Avenue Mansions frontages

We have been receiving favourable comments on the improvement works being carried out to the frontages of Buckingham Mansions, including requests that we also paint the front doors of Avenue Mansions black.

We are therefore opening this discussion up to all residents of Avenue Mansions in order to get a balanced view on the suggestion that we strip the varnish from the exterior of the Avenue Mansions front entrance doors and frames and re-paint them with gloss black.

Please write to the Estate Office or email graham@bamestate.co.uk, within the next few weeks, with your views on the above proposal and with any other suggestions you may have.

Gardens

Our Head Gardener will be looking to recruit an Assistant Gardener for the six Summer months. If you know of anyone who might be interested

please ask them to contact James by email on admin@bamestate.co.uk

Power Cuts

In December and January there were a number of power cuts across the Estate that affected a lot of flats. In discussions with Network Power they have confirmed this problem has been fully repaired and have advised the following;

1. Check whether your neighbors have power.
2. Check whether your meter is working. Look for any lights, movement or display in the unit.
3. Check your Consumer Unit (Fuse Board). Turn off the Mains switch followed by all the individual switches, and then turn the Mains switch back on followed by the individual switches – if one of the switches turns off all on its own (it trips) that normally means there is a fault on that circuit.

If after all these checks you think there is no power coming into your property then call UK Power Networks on **0800 3163 105**.

Their automatic alarm systems usually alert them of any large power outages. With smaller power outages, however, they rely on customers telling them. Once they know of a power outage, they investigate where the problem originates. Initially, they'll try to remedy it from the control centre, which is the quickest way to get power back on. If they can't, their engineers will travel to the local substation site to investigate and restore power as quickly and safely as they can.

If you have contacted them about a power outage, when the problem is fixed and the power comes back on, they should call or text you the next day to ensure that everything is working as it should be and that you don't have any problems.

Why may your power go off, but not your neighbours?

Power to your home is supplied at low voltage, either 230 or 400 volts. Power does not travel very far at these voltages, so they bring the power to our area at much higher voltage, usually 11,000 volts. They reduce the voltage in the local substations and deliver the power to you through underground cables.

They usually use four wires for low voltage distribution. Three are live, called phases, and one is the neutral. Domestic customers get their electricity from one of the three live phases and the neutral. The aim is to connect an equal number of flats and houses to each phase, although this is often randomly applied. When a fuse protecting one of the three phases blows only a third of the customers lose power. If two fuses blow then two thirds of the connected customers go off. You can see now how some customers can be without power while their immediate neighbors are not affected.

For more information go to -

www.ukpowernetworks.co.uk/internet/en/power-cuts/

Security

The security committee have been advised by our Safer Neighbourhood Team of the following problems in the West Hampstead Area:-

MOTOR THEFT

There has been an increase in Theft from Motor Vehicle offences in West Hampstead area. Offences can take place during the day or night, whether a vehicle is parked in a driveway, on the street or in a public car park. Typically thieves will smash windows to gain entry. Sometimes they will break door locks or, on older vehicles prise the door away from the body of the vehicle.

Please follow the below crime prevention and reduction advice to prevent being a victim:-

- When leaving your car, please close all windows and lock your car
- Don't leave anything on display in your vehicle.
- Take all your personal possessions with you.
- Remove satellite navigation holders / ring marks from windscreens, and visible satellite navigation systems.
- Leave the glove box open to show there's nothing inside.
- We would always recommend a steering lock to place on your steering wheel to prevent your vehicle being driven away.