

**MAJOR BUILDING WORKS 1998**

This year's repair and redecoration to four blocks, 1-32a Marlborough Mansions, has begun 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. Please note that tradesman working on the scaffold are issued with BAM identification badges and only those workmen should be permitted any access to flats.

**ACCESS TO YOUR FLATS**

The Estate Office is experiencing problems in gaining access to properties when residents vacate their flats without making arrangements to provide access in the case of an emergency. Problems including water damage, fire and alarm system activation may occur. Imagine if you were on the receiving end of such a problem one day and how frustrated you would be to find that we cannot contact the owners or their representatives. **Please give this matter your immediate consideration.** Leave a key with a neighbour or a relative, or with the office, but before you go away for one night or more, **let the Estate Office know how access may be obtained.**

**HOT AND COLD WATER**

Major works to our hot and cold water systems are progressing. As several of the circulars have pointed out, the intention is to improve the consistent supply of both hot and cold water to meet required standards. We very much regret the inconvenience that this causes residents and assure you every attempt by our specialists is taken to ensure that such interruptions are limited.

**GARDEN PARTY**

This year's garden party is to be held on Sunday June 21st from 3pm in the main garden. Please mark this in your diary as we hope to encourage more residents



to attend than in previous years. It is an opportunity to meet your neighbours and the Directors of BAM as well as to sample everyone's culinary contributions. Food and drink from residents is, as always, welcome. More details to follow.

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

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

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

**Please let us know if you have an excess of black bags. We'll come and collect them and hold them for re-distribution.**