

MAJOR WORKS

The major works for this year are finally approaching completion. As this has been the largest project ever undertaken by the Estate in one year it has taken the longest to complete. We wish to thank all of the residents who have been extremely co-operative whilst the works were carried out.

HOT WATER & BACKGROUND HEATING

The new boiler serving Avenue Mansions and Marlborough Mansions East has now been fully commissioned. This is the first boiler replacement out of a possible six which may be necessary over the next three to four years. The health and safety works and maintenance works for our water distribution systems have completed the second year of intensive works. Testing and plant replacement will continue next year.

BAM ESTATE IDENTIFICATION BADGES

All Estate staff and Estate contractors and Board members have been issued with photograph I.D. badges to enable all residents to identify who is carrying out Estate business. Any resident who has instructed a contractor to work in their own flat, should ask the contractor to report to the Estate Office, where he/she will be issued with a visitors badge.

CAR PARKING SOLUTIONS

A number of residents formed a sub-committee earlier this year and are looking at the answer to the eternal problem, "Where do we park our cars safely"? Having identified various options it is hoped that a report to all of the residents will be available early in the new year. *Look out for your BAM Residents Car sticker which will be distributed shortly. This is to enable us to assess how many cars parked in Cannon Hill and surrounding streets actually belong to BAM residents.*

CHILDREN'S PLAY AREA

As indicated a meeting of the most concerned residents both for and against the play area will take place on November 21st 1999. You will receive full notification of the outcome before any final decision is taken.

ACCESS TO FLATS

All residents are reminded of the need to provide access to Estate staff as and when required. This is particularly important when repairs to water pipes and drains must be carried out. Please ensure that the Estate Office have a contact telephone number at all times to gain access to your flat, particularly when you are on holiday. If keys have been lodged with the office already, make sure the sets are complete as some residents have removed keys in the past and not replaced them.

**The Estate Office – TELEPHONE NUMBER 0171-419 1112/3
18b Avenue Mansions, Finchley Road, London NW3 7AU
Opening Hours Monday-Friday 9.00AM-5.00PM**