

# BAM BULLETIN

## Frequently Asked Questions

***Is there a better way for us to be kept informed about major disruptions to services provided by the estate or the utilities? For example, the recent Thames Water outage and gas leak?***

It is our intention to add a newsflash page on our website, [www.bamestate.co.uk](http://www.bamestate.co.uk), where we can post notices and updates that share the information about the status of the situation.

That said, we recognise that not all our residents have web access and so we will continue to offer information over the phone or in printed notices.

***How are the major works progressing at Marlborough Mansions West?***

We are fairly close to schedule but there are overruns due to extra repair works being undertaken, bad weather, and urgent repairs that needed to be made to the water tank supports on the roof.

***Where can you leave rubbish at the weekends?***

Rubbish is collected on Saturday morning and then again on Monday morning. If you are unable to keep household waste in your flat until Monday morning, you must take it to Camden's rubbish disposal facility: Regis Road, London, NW5 3EW, open 8.00 to 15.45 Mon-Sun and Bank Holidays (Only closed Christmas Day, Boxing Day and New Year's Day).

At no time should rubbish be placed in the gardens or outside the BAM frontages. As well as being unsightly, refuse bags left out in this way inevitably attract the dumping of rubbish from other passers by, as well as vermin and foxes.

## Noticeboard

### Finance Update

The Board is preparing a pack of financial information covering current performance, next years service charge budget, and future forecasts. This will be circulated before the end of the month and surgeries have been arranged for Sunday 26<sup>th</sup> November between 11.00 a.m. and 12.30 and Monday 27<sup>th</sup> November from 7.00 to 8.00 p.m. at which directors will address any queries. We would appreciate you letting the Estate Office know if you are planning to attend one of the surgeries so that we can have an idea of numbers.

### Survey

Following one of the resolutions passed at this year's AGM, we have put together a BAM Estate survey. A paper copy of the survey is attached to this issue of the bulletin and we'd very much appreciate it if you would complete the form and drop it into the Estate office by **November 30<sup>th</sup>**.

Alternatively, you can fill the survey in online by going to the link that is on the [bamestate.co.uk](http://bamestate.co.uk) website, under the Community page.

### Gardens News

This summer we conducted a full survey of all the trees on the Estate in order to monitor their health. The report noted with concern that a wild cherry tree in the rear Marlborough Mansions west gardens has an actively growing fungus (*Ganoderma applanatum*) at its base. It is suspected that the fungus has caused extensive damage to the base and the main roots. The report recommends that further tests be carried out in order to assess the decay in more detail and to determine whether the tree poses an imminent danger of falling. We are carrying out these tests now and if the condition of the tree has clearly deteriorated we will have to review all our options, including regrettably, the felling of the tree.

## BAM Bulletin

Our gardener, James, has ordered weeping cherry trees for most of the Marlborough Mansions west front gardens. These will be planted as soon as they arrive.

James is also currently replanting two circular flower beds in the Marlborough Mansions west rear gardens in order to inject colour and provide a variety of flowers and plants.

### Website Update

This year we were able to secure a 33% reduction in our annual buildings insurance premium. You can download a copy of the policy from the [bamestate.co.uk](http://bamestate.co.uk) site by going to the 'Management' page. In the same location you will find advice on contents insurance, what to do in case you need to make a claim, and the details of our insurance brokers.

The Estate's Health and Safety policy can also be viewed on the Management page. If you have any additional questions after reading this please do contact Graham Hamilton in the Estate Office.

### Gas Leak

We offer our sympathies to those residents of 86-95 Marlborough Mansions who, not only having to put up with the loss of water recently like the rest of us on the Estate, also for several weeks had to put up with a lack of gas as the supply had been shut down whilst the gas engineers carried out emergency replacement works due to a gas leak.

### Waterworks

As a point of advice, when you come back from your holidays' or any long period of absence, it is wise to run your taps for a short while before use, both hot and cold, to ensure any water that may have lain in the pipes too long is run off.

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## Looking for...

### Cleaner Available

Excellent, very efficient, cleaner available. Her name is Yole Ozimina. Tel: 07851 425 108. References are available from a Marlborough Mansions resident.

### Nanny share

We are looking for another family to share our brilliant nanny, Carina, now that our children are spending more time in school. Tom (6) is at school until 3.30pm everyday and Alice (3) will be at pre-school three mornings a week from January, five mornings a week from April and will then start school full-time from September 2007.

Carina is English and has worked as a nanny for nine years, including looking after a family of four young children. She is highly competent, energetic, fun, and an excellent driver.

Ideal combination could be a family with one baby or toddler. We are flexible and open to discussing possible arrangements.

Please Contact: Bev (Mob: 07977 116425) or Chris (Mob: 07843 007236) on our mobiles or on our home number: 0707 435 2732.

*Are you looking for a cleaner? Piano Teacher? Part-Time Nanny? Etc. Advertise your **search** here free of charge. Are you looking to provide your services as a translator, language tutor, interior designer etc. to residents on the estate? Advertise your **availability** here free of charge.*

*Send your advertisement (50 words max) to [Communicate@BAMestate.co.uk](mailto:Communicate@BAMestate.co.uk) or drop it into the BAM COM mailbox in the Estate office.*

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### **Feedback**

Day to day queries about works on the Estate should be referred to Graham Hamilton, our Estate Manager, who can action them quickly. You can contact Graham by calling the Estate Office 0207 419 1112, by email: [graham.hamilton@bamestate.co.uk](mailto:graham.hamilton@bamestate.co.uk) or dropping in to see him in the office.

If there are any issues, which you are keen for us to address in the next BAM Bulletin or privately please send an email to [Communicate@BAMestate.co.uk](mailto:Communicate@BAMestate.co.uk) or alternatively drop a note to the Communications Committee in at the estate office.