

BAM BULLETIN

Frequently Asked Questions

Can you clarify the recent Recycling Changes on the Estate?

As of October 1st, Camden Council has made some changes as to what can be recycled. As a result, we will be distributing updated recycling leaflets to all residents in the coming weeks. Improvements include that we can now recycle **more household plastic**, including yoghurt pots and margarine containers, as well as milk and juice containers, i.e. Tetra Paks.

If you want to recycle, it is important that you **sort** items to be recycled by category. Unfortunately, if mixed items remain, then the whole container gets "contaminated" and will go to landfill rather than be recycled. The porters are spending an ever increasing amount of time sorting the recycling. They estimate that more than a third of residents are comingling all their recycling!

The only exception to the separating rule is that plastic and aluminium items can be placed in the same container. Glass and paper items however each need to be placed in separate bags.

Some of you have expressed a wish to avoid using plastic carrier bags for the recycling. One way would be to use biodegradable bags, which are now available in most supermarkets. Using council supplied reusable bags is difficult on the estate due to the logistics of keeping all flats supplied with clean bags, as they could quickly become very dirty. We are considering a limited trial of paper and cardboard bags only.

What Energy Grants are available to residents?

Graham Hamilton has updated his list of energy grants which are offered under various schemes, a few examples of which are the

Warmth for All Grant, the Warm Front grants, and the Eco Loan scheme. (For a full list please contact the Estate Office).

To check for availability and eligibility please contact either:

the Energy Saving Trust on 0800 512 012, & at www.energysavingtrust.org.uk or Camden Council on 0800 801 738, or contact your energy supplier.

Pipe Work Lagging

As part of our ongoing maintenance and improvement to the communal heating and hot water system, we have been stripping off old and defective lagging to the external hot water pipes and fitting new, more efficient, lagging. This year we have replaced some lagging at the rear of 1-9 and 10-17 Buckingham Mansions and all the lagging on the roofs of 1-8 and 9-16 Avenue Mansions.

Garden News

Tree surgery

Camden Council has given us permission to pollard the London Plane tree at the rear of 48-57 and 58-65 Marlborough Mansions. This work will take place at the end of the year. We will be keeping the resulting wood chippings to recycle as mulch, and will save some of the branches to allow them to naturally rot down for the benefit of our beetles.

Wildlife

Our gardeners are keen to promote more wildlife on the BAM Estate and thus we will be taking part in the project "**Bring Back the Butterflies**". This is a community project that seeks to encourage residents of Camden to get involved in wildlife conservation, in particular by planting nectar producing plants and flowers. Among the list of flowers are Buddleia, Ice Plant, Lavender, Michaelmas Daisy, and

Marjoram. For more details, please look at www.bringbackthebutterflies.org.uk

MM West Mulching Facility

We have repaired and expanded the old mulching facility in the MM West gardens. It is slightly smaller than the facility in the central garden, yet will be able to provide about 5 tonnes of mulch per year, compared to 6-7 tonnes in the larger facility. Our gardeners James and John have placed the first batch of 1½ tonnes of mulch on the central borders in the central gardens. The new mulch will improve the soil quality around the estate.

October Leaf Picking Event

The leaf picking event to save the Horse Chestnut tree in MM West gardens on October 26th was well attended and concluded with a visit to the composting/mulching facility where James explained the composting process. For the next gardening event, James is planning a planting session of colourful bedding, for interested residents and children. We will notify you with all details when it is scheduled.

Corner Garden at top of Cannon Hill

The clearing and preparation of this area has been completed, and the four replacement conifers *Chamaecyparis lawsoniana* 'Columnaris' have been ordered. They were chosen in part for their sound insulating quality. James noted that we incorrectly labelled the old conifers as "blue cedars" in the last Bulletin, the correct name of the previous conifers is Lawsons Cypress Blue

BAM Website

You are now able to see pictures of the ongoing gardening works on the estate at www.bamestate.co.uk/page7/subheader7.htm.

Halloween Celebration

Last Saturday October 31st Halloween was celebrated on the Estate. A large number of children enjoyed the event. Thank you to all who participated by accompanying the children and by welcoming trick-or-treating!

Your Views

We have received many comments following our request for your views on painting the Cannon Hill entrance doors black and allowing BBQ's in the gardens, and these have all been entered in the Comments Book in the Estate Office. If you want to make your views known please come to the Estate Office and write in the Comments Book, or email your views to graham@bamestate.co.uk.

We will come back to you with a summary of this consultation at the end of the year.

"Flying Flower Pots" Reminder

Each year we have a few incidents of flower pots blowing off window ledges. We therefore remind residents that it is their responsibility to ensure that pots and window boxes are safely secured so that they cannot fall. Residents should also check that their public liability insurance is up to date and adequate in case they have to meet a compensation claim.

Neither should anything be placed on or in the parapet walls and adjoining roof/gutter areas, as this causes blockages in the drains and leaks into the flats below.

Contact Us

The Estate Office e-mail address has changed to headporter@bamestate.co.uk
Telephone: 020 7419 1112

Looking for...

Nanny Available - My name is Rachel and I am looking for a live out nanny position. I have almost 5 years nanny experience in London and in the countryside and I am available for interviews. Please contact me on 07855 66 55 13. Reference: Eleonore Le Bertre 07 9583 10573, 24 Marlborough Mansions.

Advertise your **search** or your **availability** here free of charge. Send your Feedback and advertisements (50 words max) to communicate@bamestate.co.uk or drop it into the Estate Office or call Graham Hamilton on 020 7419 1112.