

BAM BULLETIN

Entrance Steps

New granite steps have been installed in the entrance to 35-45 Avenue Mansions. Do take a look at them and let us know what you think, as we are proposing that all the entrance steps on the Estate be re-laid with the same stone.

Hand Rails

A number of new hand rails have been put in place around the estate and we have to wait about 12 months for the galvanising to form a patina (lose their shine), and then we will paint those at ground level.

Deed of Variation

On 25th December 2013 it will be the tenth anniversary of the option to take up a 999 year lease, and it will also be the date on which the old leases will have only 84 years left to run. Those leaseholders who have not taken up the option will be receiving a letter regarding the benefits of extending to a 999 year lease, and informing them that after December 2013 they will have to contribute 50% of the Estate's legal costs for a Deed.

Finance Surgeries

You will be receiving your financial packs at the end of next week and we urge you to pay close attention to the information contained therein. We will be holding three financial surgeries to discuss the finances for 2012 and 2013. They will be held on;

Sunday 18th November from 11am - 12.30pm
 Monday 19th November from 6.00. - 7.30 pm
 Tuesday 20th November from 6.00 .- 7.30 pm

Garden News

Kids Competition

Hello my name is Francesca I am 10 years old and live in Marlborough Mansions. Our Garden Club is going well and it is very successful among the kids in BAM estate. We now need a cool name for it! James, Cat and I have decided that it would be nice to have a competition and the winner/s will receive a prize. From the 15th November you will find a box in the BAM Estate office to put your suggestions in. On the first meeting in January 2013 we will put the ideas together and vote for the name. Please put your name at the back of your suggestion and your flat number. The deadline is on the 23 January 2013. For further information please contact Francesca at kekkele03@gmail.com.

2013 Tree Works

Tree works including crown reduction and re shaping, and to be carried out on six trees in early 2013. Further details of which trees are to be pruned, and the extent of the work, can be gotten from the Head Gardener. The gardeners are making their way round the Estate, pruning back the summer's growth of all our plants, reshaping them and generally tidying up.

Local Community News

Bam Resident Association

We were able to put our views / request for a controlled pedestrian crossing over the Finchley Road/West End Lane/Frogna Lane junction forward to the TfL public meeting on 17 October and this was the response we received: *As part of the proposed Barclays Cycle Superhighways Route 11 (West Hampstead to Marylebone), TfL are currently investigating the possibility of introducing a*

controlled pedestrian crossing over Finchley Road at the Finchley Road/ West End Lane/ Froggnal Lane junction and a public consultation will be carried out by October 2013 with a view to putting it in place for early 2014.

20 mph Zone

Camden have admitted the exclusion of Cannon Hill from the 20MPH zone was an error, but there is a plan to expand the 20MPH zone to all minor roads in Camden borough and that will include Cannon Hill.

Fortune Green & West Hampstead

Neighbourhood Development Forum

A joint meeting with *West Hampstead Amenity & Transport (WHAT)* was held at West Hampstead Library on 22 October to discuss the formalisation of the forum to put forward to Camden Council under the Localism Bill 2011, and the web site for more information is www.ndpwesthampstead.org.uk and 'WHAT' site is www.whatnw6.orguk

Information Sites

A great site is now running about local West Hampstead life and community /shopping/ restaurants and chat at:

www.westhampsteadlife.com

Don't forget about the BAM Face book site, which is a local community site for the Estate. Join in.

Emmanuel C of E School Xmas Fayre

Saturday 1st December, from 2 p.m. till 5 p.m. Please join us for our annual Christmas Fayre, which is being held this year in our marvellous, brand new school building, 152 - 158 Mill Lane, West Hampstead, London NW6 1TF. There will be lots to eat and drink, games, raffles, and of course, plenty of seasonal cheer! Bring your friends as well!

Internal CCTV

The installation of the new CCTV cameras in 35-45AM and 33-95MM have been completed. The cameras are positioned where they are as it is necessary in order to obtain good facial images. There is sufficient memory to store

images for approximately 28 days should they need to be reviewed.

Cannon Hill wall and piers

When attempting to repair the low white pier outside 33-37 MM it collapsed. Rather than rebuild it as was, it and the pier on the other side of the entrance are to be rebuilt to match the new standard design i.e. as per the wall and pier opposite.

Looking for...

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.

TO LET: Cannon Hill. 3 double bedrooms. 3 bathrooms (1 ensuite). Large double reception room. Fully fitted kitchen. Utility room. For letting details contact the Estate Office on 020 7419 1115.

Away for the Christmas holidays?: We live in Marlborough Mansions and our family is coming to visit over the holiday period (22-29 December). We are looking for accommodation for up to 4 adults so if your flat will be vacant during that period please get in touch with us. As we live on the estate we guarantee the property will be well cared for. Giovanni, 07942 366 373

To Let: 4 bedroom raised ground level flat in Marlborough Mansions. Superb condition (incl. brand new kitchen) & available immediately. £1095 p.w. Please contact Sanjay 07961 383198 or Anne 07946 647238.

Private Tutor: I live in Buckingham Mansions, and my son's tutor is looking to take on additional pupils. Sheba is an experienced and qualified teacher and can support and tutor children aged between 3 and 9 years old. She is available to tutor in Maths and English. Please do contact Sheba directly at sheba.hunte@tesco.net or mobile 07939647763. Sheba has excellent references.