

BAM BULLETIN

Parking Information

Recent parking suspensions, due to a large amount of building works and removals, have caused a lot of residents to get parking tickets. If you sign up to Camden's information scheme you will receive advance email notifications of parking suspensions in your area. You can sign up for information on up to 10 roads, for example Cannon Hill, Lyncroft Gardens, Heath Drive etc. Go to www.camden.gov.uk and search for Parking Bay Suspensions.

Halloween

It is time for trick and treating again on the BAM Estate at the end of the month – Friday 31st October between 4:30 and 6:30 pm. We will compile a list of those flats prepared to welcome trick or treating children and families. If you feel brave enough to have little scary monsters come to your door on Halloween please contact Nikki in the Estate Office on 020 7419 1113 by Tuesday 29th October.

BUT to make this work we need some parents for help and organisation.

Posters and flyers with more detail will go out nearer the date.

Garden sub committee

Due to only two directors now running the garden committee (used to be four) the Garden committee is looking for help in assisting James and his team in the running of our beautiful green estate.

There is, I can assure you, no digging or planting involved, just once a month meetings with two directors regarding the planning and organization of the gardens and also trying to keep the very successful kids' garden club going (which has approx. 40 members - it would be a shame if it stops).

Please let the Garden committee know via Nikki at the office if you are interested in volunteering.

Garden News

The gardeners have been very busy undertaking summer maintenance to all the gardens including Drainage works on Marlborough Mansions East main lawn and shrub pruning in West gardens.

Two winter cherry trees in Marlborough West gardens have to be removed, one due to subsidence of soil and the other from historical pruning leading to canopy die back and sparse foliage. Both will be replaced (trees to be announced).

The Board and Garden Committee would like to remind Residents that Children must be supervised in the Gardens at all times. BAM Estate staff should not be expected to take on this responsibility.

Christmas Carols

Every year the BAM estate has run a Christmas Carol Service and, to enable it to continue, the board are looking for a couple of volunteers to run the event this year. Please let Nikki at the office know if you wish to help.

Porters

The Porters are on call evenings and over the weekend for emergencies cover only, e.g. lift breakdown with passenger inside, no common part lighting, flooding, front door entry problem, the smell of GAS, or SMOKE. In those cases, the porter will attend to determine safety issues and respond. Please remember no personal calling on Porters' front doors at any time; please use out of hour's phone number 020 7419 1112.

Parcel service

As a service the estate office takes in parcels during the working day only – Monday to Friday 9.00 a.m.-5.00 p.m. and redelivers them to your homes before the end of the working day.

As the estate does not have A SECURE AREA for storage of signed parcels, we remind residents that all parcels that are received are done so as a service and, therefore, we accept no responsibility for breakages, losses or wrong items delivered.

Again we remind you that we do not accept parcel deliveries on Saturday or Sunday.

Entrance Steps

The Aesthetics Panel have met several times to discuss the Marlborough Mansions entrance steps and are now investigating the option of cleaning and repairing the York stone steps. The Panel will present its findings in due course to shareholders.

Buckingham Mansions Entrance doors

We have painted the entrance doors to 10-17 Buckingham Mansions black gloss, as a sample for shareholders to view. The Estate Office has received a positive response. We will now be proceeding to paint black all entrance doors to Buckingham Mansions.

Building works

This year we are doing the external repair and redecoration of a further three blocks, and have now finished the two Marlborough Mansions blocks and have moved on to the final block in Buckingham Mansions.

Security

When your bell rings please ensure that you know who you are letting into your Block; do not let anyone in who wants entry to your block to deliver advertising leaflets. **IF IN DOUBT KEEP THEM OUT.**

Children's Behaviour in the Gardens

Over the summer there have repeatedly been reports about kids behaving in an unruly and even unacceptable manner towards other children. This seems to have included repeated shouting, swearing and even abuse. This is not acceptable to our community.

Parents are reminded of their responsibility for their children's behaviour.

The gardens are for all of us to enjoy in peace, civility and comfort.

BAM Bulletin

In the future you will receive a paper copy and an email with link to the BAM website which displays the new BAM Bulletin.

Parking in buffer zone

Several of our Residents who have parked in our Buffer Zones on Heath Drive and Bracknell Gardens have received Penalty Notices. This is an error.

Please see an extract below from an email which we received from Camden Council

"Further to my email this morning, I can confirm that there has been some confusion and one or two of our Civil Enforcement Officers (CEOs) are unfamiliar with the restrictions for the CA-P/W permit and CA-S/W buffer zones.

Our Enforcement team have again reminded all CEOs about this and have instructed them not to issue PCNs to CA-P/W permit holders parked in the CA-S/W buffer zone."

Our Buffer Zones cover Heath Drive from the Finchley Road to its junction with Bracknell Gardens. The Buffer Zone then continues along Bracknell Gardens. The parking signs on Heath Drive to the Junction with Bracknell Gardens and all of Bracknell Gardens are designated **CA-S/W**.

Residents who have received Penalty notices while parked in our Buffer Zone should contact Graham Hamilton in the Estate Office and give their name, PCN date and number.

Looking for...

Advertise your **search** or your **availability** here free of charge. Send your advertisements to communicate@bamestate.co.uk or call Graham Hamilton on 020 7419 1112.

EVENING CHILDCARE

We are looking for a reliable nanny to assist in pick-up from nursery and looking after a one year old in the evenings. Please call Patrick or Nemone (16 MM) on 077969 46754.