

BAM BULLETIN

Garden News

A temporary assistant gardener joined the Estate for five weeks to enable James and John to complete some heavy projects in the MM west gardens. The flower beds were renovated and mulch has been spread on them, while excessive overhang and large oversized shrubs were reduced.

The gardeners have spread about three tonnes of mulch last month from the MM West gardens mulch facility, and the central gardens mulch facility now has about five tonnes of mulch which is ready to put on the garden borders. This will feed the plants and improve the soil condition around the estate. In addition, there is four tonnes of non odorous, well rotted horse manure that the gardeners have collected from the West Hampstead police stables which will be used to feed the roses.

Tree surgery

A tree survey has been carried out on all our trees, and on the 28th of September four trees will be tested for problems by Simon Pryce, the arboriculturist who carried out the last survey in June 2006, as they have been identified as needing a closer investigation.

Volunteers needed

The gardeners are planning another leaf picking event around the chestnut tree in the lower Marlborough West garden, as last year's did seem to help in reducing the early damage by the leaf miner moth.

Volunteers will also be sought for help in siting the bug houses around the gardens.

These events are being planned for the October half term, and posters with further details will be going up shortly.

Safety at home

Our Insurers recommend that all flat owners have their gas and electrical installations regularly tested, and we are therefore distributing to each flat leaflets produced by the relevant authorities with helpful advice on safety, and particularly how to check that your gas engineer or electrician is properly qualified to do the job. Please keep these leaflets for future reference.

Major works

We have started removal of all the scaffolding to the external elevations of 25-34 Avenue Mansions. In the lightwell the last of the joinery repairs to the windows is being completed and decoration works should be completed next week.

Halloween Sunday October 31st



It is time for trick and treating again on the BAM Estate at the end of next month. If you feel brave enough to have little scary monsters come to your door on Halloween we need to know so that we can compile lists of flats where children will be welcome. Please text Florence Zinzen on 07941 964 609 or call Nikki in the Estate Office on 020 7419 1113 by Friday 29th October. We will put up posters with more details closer to the actual date.

Environment

Home Energy Report

Camden Council has joined forces with the energy saving trust to offer you a free impartial

home energy report. The report can show you how you can stop wasting up to over £300 per year on fuel and energy bills. For more details go to www.energysavingtrust.org.uk/check or call free on 0800 512 012.

Battery Recycling

There is a box in the Estate office for recycling used batteries, which you can drop off during office hours. Please do not throw out used batteries with your household rubbish.

Lighting in basement areas

A survey has been conducted and completed. All corridors and basement areas have lighting, with the exception of some small spurs coming off the main corridors. Most of the locker lighting taken off the landlords supply is old and does not comply with current regulations. We will upgrade the landlord's electrical supplies when the blocks are being rewired in accordance with the internal refurbishment programme.

Cannon Hill Boundary Wall

Contracts have been given for rebuilding the wall. Works can start when the Avenue Mansions major works are completed and the scaffolding removed from this area.

Car details

There have been a number of incidents of cars being broken into during the summer holiday. Please ensure that the Estate office has your registration details so we may contact you in case of emergency.

Window cills and balconies

There have been a lot of comments on how beautiful many window boxes and balconies look around the BAM Estate. We would like to thank all of you who worked hard to help make the estate look so lovely this past summer.

Improvement Works

The boundary wall running along the passageway at the rear of the Finchley Road shops has been rebuilt, and the space between the wall and the bottom of the fence has been infilled with concrete. This will prevent foxes from entering the Estate from the passageway.

We will shortly start on the relaying of the footpath running from the side of 34-41 Buckingham Mansions up to the garden. We are also rebuilding the two sets of steps there as they are uneven and too steep.

Recycling food waste

Camden Council has begun rolling out a food waste recycling program to individual homes and council-run estates. You may have noticed the brown food recycling boxes appearing on pavements in our area. The BAM Estate is not included in the current program. We will keep you informed when we receive more information about plans to include private estates such as ours.

Social Network

Facebook: Group called "BAM Estate". For details contact Joe Proctor - joeproctor@bluelink.andover.edu

Website: For BAM Estate information search on www.bamestate.co.uk

Contact Us

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

Looking for...

Classical Guitar Lessons:- Rose Andresier teaches at St. Paul's Girls' School and Godolphin & Latymer School, two of the most highly rated schools in the country. She is available for private teaching from beginners to diploma level. Phone – 020 7794 9108
www.andresierclassicalguitar.com