

# BAM BULLETIN

## Annual General Meeting

We welcome new Board Member - Giovanni Carriere. Re-elected to the Board are Leon Ellenport and Esther Baroudy.

The Board wish to thank Zammy Eshkeri for his many years of outstanding contribution, dedication and impact as a Board Member.

The minutes of the 2015 AGM are on our website at: [www.bamestate.co.uk](http://www.bamestate.co.uk)

At the July 2015 Board meeting the Chairman, Simon Lebor and Vice-Chair Esther Baroudy of the Board of Directors were duly re-elected. The following appointments to Sub-committees were made:

*BAM Flats:* Ian Cohen and Simon Lebor.

*Buildings:* Esther Baroudy, Patrick Boylan, Simon Lebor, and Claus Thierbach.

*Communications:* Patrick Boylan, Ian Cohen, Leon Ellenport, Rupert Keenlyside, and Claus Thierbach.

*Finance:* Esther Baroudy, Abid Bilgrami, Giovanni Carriere, Leon Ellenport, Simon Lebor, and Claus Thierbach.

*Gardens:* Giovanni Carriere and Ian Cohen.

*Governance:* Abid Bilgrami, Ian Cohen, Patrick Boylan, Leon Ellenport, Rupert Keenlyside, and Claus Thierbach.

*Health, Safety & Environment:* Ian Cohen (Chairman), Leon Ellenport, and Simon Lebor.

*Hot and Cold Water:* Esther Baroudy, Abid Bilgrami, Ian Cohen, and Leon Ellenport.

*Human Resources:* Abid Bilgrami, Ian Cohen, Rupert Keenlyside, Simon Lebor, and Claus Thierbach.

*Major Works Financial Oversight:* Leon Ellenport, Simon Lebor, and Claus Thierbach.

*Security/Neighbourhood Watch:* Ian Cohen, Leon Ellenport, and Simon Lebor.

Estate Management (Hampstead) Ltd:  
Giovanni Carriere, Leon Ellenport, and Simon Lebor were appointed directors.

## Garden Party

Our thanks go to the residents who assisted with the organisation and who provided food and drink. We also thank our staff that attended for their help and contribution. The general consensus was that the garden party was an even greater success than the previous year. The children enjoyed face-painting and the entertainment greatly.

## Open Gardens Meeting

The gardening team was complemented on their hard work and skill which has resulted in the magnificent and colourful gardens we all so much enjoy.

We have a new assistant gardener Rama Rivera and welcome him on board with the garden team.

### *Kids Club*

Date for start of new term in September to be announced soon.

### *End of summer garden party;*

The garden committee would like to hold a Children's games afternoon on **Sunday 20 September at 3pm**. As part of the games we will award the famous "BAM FA cup" to the winning team among Buckingham, Avenue and Marlborough. Kids of all ages (3-80+) welcome. Please confirm attendance to:

[giovanni.carriere@gmail.com](mailto:giovanni.carriere@gmail.com) so we can assign you to a team, all other residents are encouraged to come and cheer for your block! We will serve soft drinks and juices afterwards.

### *Diwali:*

As a part of the great diversity this estate has to offer, we have been approached to hold a one night Diwali evening in the garden for all the residents to participate in. If you can offer any assistance in setting up a committee to run this please contact Ian Cohen.

### *Garden Rules:*

We recognize that the vast majority of residents respect the Garden Rules but at this time of the year we remind everyone of them so that we may all enjoy our beautiful gardens together. Ball games are only to be played with soft balls supplied outside Estate Office from 9am till 7pm. Try to mind the flower beds, please.....

### *Bee Hives:*

The response at the open gardens meeting for putting bee hives on the roof of Buckingham Mansions was positive. Anyone interested in joining the BAM Bee Club please contact Graham at the estate office.

### *Vegetable plot:*

Due to the great success of our veg plots, we are expanding to two more. Please advise James should you want one

## Major Works Update

Despite the recent rainy weather we are on schedule to complete all three Buckingham Mansions blocks within both time and cost.

## Heating and hot water

The hot water system comprises three independent systems which were retro fitted to the estate in the 1930's. There has been an ongoing upgrade programme to these systems and the Board is committed to continue with the service. However we do get occasional problems which we endeavour to solve as quickly as possible.

Over the past twelve years the Board have been installing cold water risers so that we can remove the old lead water feed pipes on all the blocks in the Estate and this mission is nearing completion.

## Governance

The Governance sub-committee is to report back on the suggestion to do away with 'Against' votes for the election of directors, and the proposal that directors should step down for a sabbatical once they have been in office for 9 years or more.

## BAM Survey

A leaseholder had responded to the Survey with an enquiry as to whether there can be a dispensation on service charges for those not connected to the communal heating and hot water. The Board has no plans or intentions to change the way service charge is calculated.

## Local Community News

The Fortune Green & West Hampstead Neighbourhood Development Forum Plan Many thanks to everyone who voted YES in the July 7<sup>th</sup> referendum. The result is **YES: 2,344 (93%) NO: 174 (7%)**

The result can also be seen on Camden Council's [website](#).

The Neighbourhood Plan has now been formally approved and will be brought into force by Camden Council.

## Playgrounds on our estate

A leaseholder has written in concerned about a proposal to install a children's play area. There is no such proposal being contemplated, and the Board is in agreement to his objections to such a proposal.

## Playgrounds near our estate

*Branch Hill and Spedan Close at the top of Heath Drive/Reddington Close* a hard surface multi-use sports area containing a five-a-side pitch and a children's playground.

*Iverson Road Open Space Iverson Road Open Space* provides two facilities; a hard surface multi-use sports area containing a five-a-side pitch and two basketball courts and a children's playground.

*Maygrove Peace Park, Maygrove Road* opened in 1984, the Peace Park is an unusual site with landscaped rolling hillocks and shrub covered embankments. The gardens are well known for the large number of plaques and other features which promote world peace. A Japanese style pagoda entrance leads through

to a "peace walk". Maygrove Peace Park also has a playground and a floodlit multi-use games area; it is next to the Sidings Community Centre.

Sumatra Road Open Space this small open space, created just after the Second World War, includes a small hard surface five-a-side pitch and a playground for younger children. A shrub lined walk leads into the site from the road and a specimen rose hedge lines the street frontage.

Westbere Copse Nature Reserve this small woodland made up primarily of native tree species (ash, oak, lime) is an important habitat for nesting bats and birds. A boardwalk runs through the site allowing visitors to experience the woodland at close hand without causing it damage. The site is open for a visit or to volunteer and take part in conservation work every Thursday morning and the second Sunday of the month. Extra children's and community events are also held on a regular basis; contact the Nature Conservation Section Tel 020 974 8818. Behind Westbere Copse, Jenny Wood Nature Reserve has a pond, a small meadow area and woodland.

Mill Lane playground adjacent to Emanuel School garden centre.

## Estate Management (Hampstead) Ltd

From when the Estate was purchased in January 1978, BAM Estate employed a succession of firms of Managing Agents until, in 1987, the Board again found themselves considering the dismissal of the incumbent Agents for unsatisfactory performance. The Board considered a number of options and finally decided to employ direct an Estate Manager. They also decided to set up a management company (as a wholly owned subsidiary) to employ the manager and all other employees, with the potential to offer its services for the management of other blocks. Estate Management (Hampstead) Ltd was incorporated on 6<sup>th</sup> November 1987. The directors of the company are appointed by BAM Estate Ltd, and they each hold one share

in the company as nominees of BAM Estate Ltd under the terms of a Declaration of Trust. They are responsible for preparing the annual Directors Report and Financial Statements. The current directors are Giovanni Carriere, Leon Ellenport and Simon Lebor. The only regular meeting the directors hold is the company's AGM which is held within the April Board Meeting of BAM Estate Ltd at which the audited accounts are presented and approved.

The company manages BAM Estate on behalf of BAM Estate Ltd using both its own staff and external contractors and suppliers. The company does not trade on its own account, and therefore does not make a profit. The relationship between BAM Estate Ltd and its subsidiary, Estate Management (Hampstead) Ltd, is reported in the BAM Estate Ltd Annual Directors Report and Accounts. (Pages 1 and 11 ).

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## Looking for...

Advertise your **search** or your **availability** here free of charge. Send your advertisements to [communicate@bamestate.co.uk](mailto:communicate@bamestate.co.uk)

**SUMMER SPECIAL!!** Piano lessons from £15 for 30 mins for complete beginners or from grades 1-3 for anyone near to West Hampstead. No experience in teaching, but been taught from a very young age by Tra Nguyen. Tra is a renowned concert pianist in her own right and has studied in the Moscow Conservatory and the Royal Academy of Music. I myself am at diploma level and have been given a crash training course in teaching. If anyone has / knows people who have younger siblings who want lessons for just this summer, please let me know. Or wants some extra help just before their exams? Also, if you are taking piano or music lessons at school, I will be back down in London for the holidays if you want any further teaching. I would love to hear from you, Francesca La Costa  
PLEASE CONTACT ME ON 07811379573

We have two funky kids' wardrobes (180 H, 90W, 53D - with two large and two small drawers each) and a very nice and warm woollen carpet (120 x 170)As we are rearranging the rooms, I am advertising them. If interested - give me a call.  
Claus Thierbach 07740 432 648

Flat cleaner wanted. 6 hours per week. Please call 020 7419 1113.