

B a M

LET'S HELP

This issue of BAM Bulletin is dedicated to Major Sam Waldman, a 35-year resident of the Estate who recently became a patient of the Edenhall Marie Curie Centre in Hampstead.

Many of you will have received a letter from Major Waldman regarding his desire to fund a day trip for his fellow patients.

It is thanks to Major Waldman that 15 years ago the residents of this Estate were able to purchase their flats and buy the freehold after William Stern, the former owner of this property, went

bankrupt. Major Waldman organised a committee to buy the Estate from the receiver, and he worked very hard to ensure that the residents were able to stay here.

Wouldn't it be wonderful to thank him for all his efforts by contributing to his fund raising drive? If you haven't made a contribution yet, now is the time to help him out.

Cheques should be made payable to EDENHALL and sent c/o Major Sam Waldman, Edenhall Marie Curie Centre, 11 Lyndhurst Gardens, London NW3 5NS

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Bulletin

GETTING TO KNOW YOU

BAM Bulletin has been talking to Newton Gatoff, our new Estate Manager, who after three months on the job says he regards BAM Estate as one of the best examples of a self-managed estate in all of London.

With 10 years of property management experience behind him, Mr Gatoff praised the work of our porters and other staff members and said it's rare to find such a sense of co-operation as we have here.

"We have an excellent team, second to none, and without them I wouldn't be able to do my job," said Mr Gatoff. "There are tremendous advantages in living on an Estate where the staff are so

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willing to help. I hope people realize how rare that is."

That's not to say the Estate is perfect! There are a number of issues that concern Mr Gatoff:

- water damage:

"This is the biggest problem we have on the Estate. Every week someone comes into me with a problem - a shower leaking down on their flat for example. I'm amazed how few people have this covered on their insurance policies. It's not expensive to include interior decorations cover in contents insurance policies, and if people did this it would save the Estate endless hassles. When there is water damage to your flat caused by a neighbour, it should be a simple matter of having your insurance person negotiate with your neighbour's insurance person, without getting the Estate involved.

- the absence of smoke detectors in many flats.

"Anyone who doesn't have one or two smoke detectors in the hall of their flat should have them installed as soon as possible. This is not costly, and anyone who feels they can't install their own detector could ask us for a quotation.

- subsidence.

"Like many London property owners, we have to keep a constant eye on the state of our buildings. If you see any cracks in your flat, let us know about it as soon as possible so that we can inspect it and monitor it."

- the impasse over the conversion to individual hot water systems.

"It literally is a time bomb, and we have to take action soon or face the misery of figuring out what to do when our current system stops working completely."

- our windows.

"I want to determine the most economical

and practical way to maintain the Estate's windows. That will be one of my key projects during the coming year."

Another of Mr Gatoff's aims is to enlighten local estate agents about the benefits of living here.

"There isn't sufficient knowledge among local agents about the Estate," explains Mr Gatoff. "People are quick to say what is wrong about it, but there is so much that is right! We have large flats, gardens that are the envy of many other mansion blocks, and on-site maintenance.

"The fact that we have a democratically elected board of directors is another tremendous plus which many people overlook. The shareholders literally share the responsibility for making this a good place to live and keeping it that way -so they're in control of their own future and not at someone else's mercy."

CAVE'S MANSIONS

Here's the latest instalment of Irene Cass' excellent history of BAM Estate....

In 1896 a conditional agreement was confirmed by the trustees of the estate of Charles Cannon of Kidderpore Hall to sell the Cock and Hoop field to Mr Edward Jarvis Cave of Westgate House, Chislett Road (now Compayne Gardens in West Hampstead).

The field was more or less the shape of our present estate except for the area occupied by Wellesley House on the corner of Finchley Road and West End Lane, and a small area behind 76-95 Marlborough Mansions.

Mr Cave was a local property developer who was also involved in the building of Lyncroft Mansions and Cumberland Mansions in addition to houses and shopping parades on Frognal, Finchley Road and in other parts of London. Now regarded as a slightly shady character, he financed

his projects with the backing of a local financial syndicate, and it is thought that a number of local people lost money on his developments.

The key player in the syndicate was Mr Ernest Owers, whose property and estate agency business was based for many years beside West Hampstead tube station. Mr Owers' name appears on many of the original mortgage and sub-mortgage agreements and on the original investment leases for the Estate.

The plan was to build four blocks of Avenue Mansions, Marlborough Mansions East and the first three blocks of Buckingham Mansions (numbers 1-25). There were also to be two villas, one between Avenue Mansions and Wellesley House on Finchley Road and one between Buckingham Mansions and Wellesley House on West End Lane.

The conveyance was completed on 25th March 1897 and building began. (If you look up at the brickwork on the side of 25-34 Avenue

Mansions you will see the date 1897.) By 1898 Mr Cave had acquired enough land to build the western side of Marlborough Mansions. He achieved this by buying a strip of land between the Cock and Hoop and Emmanuel Church and exchanging it for a piece of land owned by a brewery behind 76-95 Marlborough.

In 1899 Cave bought the Cock and Hoop, which had been closed since 1896. It is thought he may have planned to extend Marlborough Mansions round the corner of Cannon Hill and down to the Green, but he appears to have finally overextended himself and was declared bankrupt in May 1900.

The Cock and Hoop site was bought by another developer, probably at a knock-down price, and Alexandra Mansions was completed in 1902.

Wellesley House and its grounds were purchased in 1902 in the name of Mrs Elizabeth Ann Cave, who by that time was living at 6 Frogmal Lane. Mr Cave had

obviously got back into business! He abandoned building the villas and instead built two more blocks of Buckingham Mansions (numbers 26-41). The shops on Finchley Road and those on the north side at the top of West End Lane were also built around this time, but probably not by Cave.

Mrs Cave died in 1909, leaving all her property to her husband. He died intestate in 1923, having not fully administered her estate.

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Dear Fellow Resident

BOARD NOTES

If you belong to VALA (the National Viewers and Listeners Association) please would you get in touch with me?

I joined only recently after years of leaving it all to Mary Whitehouse, the redoubtable lady, now in her 80s.

It was only slightly comforting to hear last month that the intelligent adult is watching less and less TV, for where does that leave the rest, particularly the young?

It costs £2 per annum to join VALA (write to National VALA, Ardleigh, Colchester, Essex CO7 7RH, or phone 0206 230123). Members receive facts, figures, and, most useful, telephone numbers and addresses to register complaint or praise. Please join, and contact me if you would like more information.

Thank you,

Margaret Large
52 Marlborough
431 0791

Many thanks to the residents who made such delicious contributions to the Garden Party buffet, and to everyone who turned out despite the rather chilly weather! The many cooks who brought everything from canapes to cakes will be pleased to know that not a scrap was left -not a crumb!

Plans for the car park are progressing, and the search is on for a contractor. Some residents have asked what effect the project will have on our beautiful trees. While everything possible will be done to preserve the trees, any that cannot be saved will be replaced.

A very attractive 1 bedroom flat has been created from part of the former Barclays Bank offices. That brings to six the number of refurbished flats which bring in rental money to the Estate. A two bedroom flat at 42 Avenue

Mansions will also be refurbished soon.

The Estate has 900 square feet of office space available for rent in Avenue Mansions. If you know of anyone who would be interested in this, please put them in touch with the Estate Office on 794 2365.

A major repair and redecoration project has begun on 33-57 Marlborough Mansions, with repairs to window frames being an important part of the agenda. The rest of Marlborough Mansions West is expected to undergo similar repairs next year.

We are going to install new, attractive and low-energy light fixtures in all the stairways starting this summer.

The greening of our gardens will soon be enhanced with our own home-produced compost! Compost boxes have been built behind Marlborough West and

we'll soon be chopping up our garden trimmings to create mulch.

Did you know that our painter and handyman can do small maintenance jobs in your flat for a nominal charge? While priority must go to work which benefits the entire estate, there is usually some time left over for minor projects. Just call the Estate Office to get a quotation.

**COME AND GO WITH
PEACE OF MIND**

We have come across an amazing home security device which plugs into the mains and protects our entire flat against forced entry.

Would you like to learn more about this simple yet advanced home monitor? It really works!

Contact Reza
on 071 794 7996
(Avenue Mansions)

WINDOW BOX WIZARD

Don't let your plants go thirsty during your holidays. Why not ask a trusted neighbour or friend to give them a drink from time to time? If you're just away for a short break, you might consider using a soil substitute such as Hydrostock, which retains moisture and reduces the need for watering.

It's time to start thinking about your spring flowers, as September is bulb planting time. Select small bulbs for the front of your boxes and keep taller spring flowers at the back. Dwarf daffodils make a splash of colour and stay in bloom longer than other flowers.

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IT'S A SMALL WORLD

How's this for a coincidence? During a recent trip to New York to visit her sister, Myra Clarfelt of Marlborough Mansions went shopping at Bloomingdales. While chatting with the saleslady Mrs Clarfelt discovered that the woman's daughter, Michelle Luehr, also lives in Marlborough Mansions, just across Cannon Hill from her.

PET-SITTER

Call 071 435 5439
Marlborough Mansions

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