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NEIGHBOURHOOD WATCH

BAM Estate Board member Leon Ellenport, who also represents us at the local sector policing group, is planning to reorganise and revitalise our existing Neighbourhood Watch Scheme.

He has circulated a questionnaire to all the flats on the Estate to determine the nature of residents' interest in the scheme.

"For some time now we have had a Neighbourhood Watch in name only," says Mr Ellenport. "I want to raise people's awareness because the more people know about crime prevention, and the more eyes that are watching, the easier it is to prevent problems.

Once 60% of residents have responded to the questionnaires a meeting would be organised by the police to help us set up the Neighbourhood Watch on a new basis.

"The police are there to help us reestablish our Neighbourhood Watch, and once it is working our alertness can be vital in helping them deal with local crime." adds Mr Ellenport. "We'd like everyone to return their questionnaires soon, and we would like to hear from as many people as possible."

Organisers will be needed for Buckingham, Marlborough West, Marlborough East and Avenue Mansions to assist Mr Ellenport.

CHANGES ON THE BOARD

With one member of the Board of Directors, Roger Cass, having moved away and two new members having recently joined, we present an up-to-date list of those shareholders who are now serving on the Board.

Simon Lebor continues as chairman, with Pamela Smidt Olsen as deputy chairman. Other members include:

Vivian Craig
Leon Ellenport
Zammy Eshkeri
Malcolm Gould
Graham Phaup

Former Board Member Roger Cass and his wife Irene recently moved to Malvern. Both are sorely missed - Roger as a long-serving director and Irene as an able researcher of the Estate's history. (By the way, if anyone would like to carry on from where Irene left off, BAM Bulletin would like to hear from you!)

In reminding you of your neighbours who are serving on the Board, BAM Bulletin would also like to mention that

the directors work on an entirely voluntary basis and deserve our wholehearted support. Without them, we would not have the freedom to govern ourselves, as a private freeholder would be doing it for us. All leaseholders share the Estate's freehold together, so it is vital that we work together.

JUST THINK!

You could have put a free advertisement in this space!

REPAIRS NEEDED?

The BAM Estate team is available for small repairs and decorating jobs.

We offer very competitive rates and will do a good job for you.

Save money and boost the Estate's budget by using local talent!

Call the Estate Office on 794 2365 when DIY dissatisfies!

PARKING ACTION

A group of concerned residents have signed a petition in support of residents' parking in this area.

A Buckingham Mansions resident will soon be circulating the petition around the rest of the Estate. Those who support the idea of parking controls feel something must be done to keep commuters and people (including those with Hampstead parking permits) visiting the shops on West End Lane from taking up precious parking spaces in our neighborhood.

Opponents of the idea feel it would further limit the total number of parking spaces now available to us, at an unacceptable cost of £82 per year for a permit.

According to Camden Council's Press Office, there are no immediate plans for parking controls in this area. The Borough will, however, review existing parking

schemes once current projects are complete.

The press office indicated, however, that the Council is willing to receive proposals regarding parking controls.

When you are approached with the petition during the next few weeks you can decide to sign or not to sign. This is a good opportunity to let your views on this subject be known.

LOCAL NEWSAGENTS

Mistry's of Hampstead
363-365 West End Lane
Tel 071 435 9246
Fax 071 794 7589

CLEANER

Required by local professional family.

3 hours twice a week
Duties include ironing
References requested.
Call Susan Bamert
071 435 8901 or
Fax 071 433 1167.

NEW ESTATE MANAGER

Christopher Bean, a former project manager for Harrods' in-house architects, has recently joined BAM Estate as our new Manager.

He replaces Newton Gatoff, who has taken up a new position buying, refurbishing and letting residential property for a firm of international property consultants in Mayfair.

Born in Canterbury, Christopher has a BSc in Urban Land Economics from the University of Sheffield. After graduation he spent six years carrying out a major refurbishment of Harrods department store in Knightsbridge. This included re-roofing the entire store and creating new office space. Day-to-day maintenance of the store was another of his responsibilities.

Our buildings being slightly "younger" than Harrods, Christopher has valuable experience dealing with the special challenges

posed by buildings similar to those on the Estate.

He has also worked in marketing for the residential department of surveyors Townscape plc and is a former lettings manager for Kings Estate Agents in Kent. His most recent position was managing a number of mansion blocks in North London on behalf of owner Clive Moffatt.

An avid tennis player in his spare time, Christopher will marry his fiancée Philippa Barnett in June. In the meantime, he'll be busy getting acquainted with residents and learning about every inch of the Estate.

BAM BULLETIN
is published
quarterly for
shareholders and
residents of
BAM Estate

Letters, comments
and advertisements
should be sent to
Joanie Phaup, Editor
89 Marlborough Mans
or phone 794-3128

"Coming here is in some ways like going back to my work at Harrods," he says. "Although the staff there went away at the end of the day, a lot of the work was similar to what I will be doing here.

"Solving problems quickly and efficiently was as important there as it is here. I've always liked working with people as well as buildings, so this is an ideal situation for me."

Newton Gatoff, who was with BAM Estate for just nine months, was surprised to receive a job offer he "simply couldn't refuse."

"I had become very involved with the Estate and enjoyed the work immensely," he commented. "I had expected to stay a long time! I still say this is one of the best run estates in this part of London. It's fortunate to have a very loyal team of workers."

He added that it was essential that shareholders work together to ensure the healthy future of the Estate.

"If I have any criticism of this Estate it is the lack of support for the Directors here. Many people won't lift a finger to help them, yet the Directors are busy people who volunteer their time to ensure things run smoothly. If people here pull together to resolve issues like the car park and the hot water system the Estate has a very bright future."

FASHION CONSCIOUS?

Are any residents interested in coming to a clothes party?

Weekender women's fashions from Canada are now available on a party plan.

They're casual, versatile, great for travelling and reasonably priced.

Tel 071 794 3128
if you are
interested.

A READER WRITES

No doubt you have all read the notice from our management requesting that feeding of squirrels stops.

I would, through the pages of this newsletter, like to redress the problem, if indeed there is one.

All wildlife, especially inner city wildlife, suffers very badly in the winter months from lack of food and a few nuts for squirrels or bread for birds, maybe some cat food for hedgehogs, could well make the difference between life and death.

However it is as well to remember with birds and squirrels to vary where you put the food as both of these examples of wildlife will form a habit of visiting a particular place and may become the victims of cats!

Please also remember never to attempt to handle any wildlife. It is quite rare that any wild creature will come close enough to be

touched. Most are far too timid. I myself have been feeding squirrels for over 20 years and have yet to have one come within touching distance. If one should let you come that close it could well be ill, in which case leave it alone and call a vet or trained handler.

All wild creatures can carry sickness so do not touch!

Remember a little food now will save life and give endless enjoyment to you and your children whilst you watch wildlife at play.

D Korn
Marlborough Mansions

Editor's Note: It is the feeding of squirrels near our buildings which has resulted in some getting too close for comfort (e.g. sneaking into slightly open windows and nibbling food left out in the kitchen!). Perhaps animal lovers could keep their offerings well away from our homes to prevent this.

BOARD NOTES

The questionnaire about the changeover from communal to individual hot water systems has received 110 responses if favour of the change, 15 against and 15 undecided. That makes 140 completed questionnaires out of a total of 190. Where are the other 50 shareholders who haven't yet responded? A good portion of them are absentee landlords.

If tenants of such landlords have suffered from the recent lack of hot water in Marlborough Mansions (now thankfully restored after several weeks of lukewarm baths and showers) perhaps they should let their landlords know how they feel. Would rental tenants rather have an individual boiler they can count on and that can be repaired more quickly than our outmoded communal system? If so, the people to tell are landlords and their agents.

The Board are undertaking a complete security survey of the Estate with a view to upgrading as necessary.

Three blocks will probably have their common parts redecorated during the next 12 months. Blocks are put on the redecorating schedule depending on their condition and state of repair.

As you will have noticed in recent correspondence from the Directors, we are trying to obtain planning permission for the underground car park. This project may become a reality later rather than sooner, as contractors' estimates to date have been higher than expected.

The Council has asked that comments about the proposed car park be sent to Camden Council's Planning Department.

ANOTHER NEW FLAT

Plans are being drawn up to turn the former offices at 1 Avenue Mansions into a three-bedroom rental flat. This would bring to eight the number of Estate-owned flats which generate considerable rental income. The Estate needs planning permission to carry these plans through, but this should not be difficult to obtain.

A HOT TIME

Fire gutted the lounge of a flat on the Estate on New Year's Eve. All the partygoers were in the kitchen when a candle in the sitting room fell over and started a blaze. Fortunately someone noticed what was going on before it was too late. But don't incidents like this make you want to fit a fire alarm? If you don't have one already, you should!

LATE NIGHT TICKET

If you ever thought you were entirely safe from the threat of a parking ticket between Saturday afternoon and Monday

morning think again. Someone recently got a ticket at 3 a.m. on a Sunday morning for parking in a disabled bay. The driver's special parking permit had slipped out of sight and someone called the Council out to slap a ticket on the windscreen. So beware and be wise!

BAG TIMING

A few residents have been leaving rubbish out overnight on Saturdays despite there their being no collection on Sundays. This can make for unsatisfactory farewells after dinner parties! There has also been a problem with people leaving rubbish out after 8 a.m. on collection days. Please remember that rubbish is to be left out between 10 pm and 8 am Sunday to Friday.

FUN FOR KIDS

Drop-in for toddlers
and carers

Mon - Wed - Fri

10 a.m. to noon

St Cuthbert's Church

Fordwych Road

West Hampstead

£2 per morning