

BAM BULLETIN

BAM Survey Responses

Thank you to everyone who completed the BAM survey just before Christmas. The response has provided a lot of very useful feedback about issues that residents would like the estate to tackle and we very much hope that next time we run the survey we will be able to increase response from the 17% who provided input this time round.

The tables, attached at the back of the bulletin, show the overall responses to key questions about services provided on the estate and reveal a high level of satisfaction in most areas. However, room for improvement was noted regarding the cleaning of the interior common parts and also the level/frequency of communication about Estate affairs.

Free-form feedback showed a specific concentration of interest on recycling and green issues. It is clear that this is a priority for residents and the Board has set up an Environment Group within the Health and Safety Committee, chaired by Ian Cohen, in order to focus more attention on this area. This group met for the first time in December and will be providing an update of specific issues they are spearheading in the next BAM Bulletin.

Quite a few comments also referred to repair work needed in the entrance halls. Much of the minor damage noted to walls and carpets is caused by workmen carrying out refurbishment work in individual flats. Please do make sure to brief your workmen about taking extra care when carrying materials up or down the staircases as this makes a real difference. Also, if you contact the Estate Office before work begins we can provide plastic sheeting to protect the carpets.

The full results are on our website in COMMUNITY.

Dates for your diary

Thursday **14th June** the AGM of BAM Estate Ltd

Friday **15th June** open meeting on the Gardens

Sunday **17th June** BAM annual Garden Party

Noticeboard

Recycling

Following on from interest in green issues shown in the survey, the Board has decided to expand our recycling programme. Currently only paper and cardboard is collected but in the future we will also collect glass, tins, cans, and plastic bottles. In order for this to work, it will be very important for residents to **rinse clean** all bottles, tins and cans that they put out so that they don't smell or attract vermin. Each type of recycling material should be placed in a separate old shopping bag (except the cardboard which can be bundled). The porters will then collect the recyclables at the same time as the black rubbish bags.

The new recycling procedures have now started, and all residents should have received a note from the Estate Office regarding the new recycling instructions.

Gardens News

Wild Cherry Tree: The tree survey completed in June 2006 by Simon Pryce to assess the health of the BAM Estate trees, noted that the wild cherry tree in the Marlborough Mansions West rear garden was infected by fungi, which were growing. Mr Pryce recommended further tests which were carried out on November 22nd.

The result shows that the decay is spreading and the shape of the tree indicates that it is bending and starting to buckle. He states that the cherry tree will not tolerate further reduction of the crown. Although the tree may not fall immediately, when it does fall it can cause significant damage.

Mr. Pryce concludes that "the best option is to remove it without undue delay". The tree is under a TPO but felling trees that are dead, dying or dangerous does not need formal consent. Since the tree is not in imminent danger of failing it is a borderline case and we would then give Camden Council six weeks notice of any proposed work. The Board recommends that this be done and that residents in Marlborough Mansions West be

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informed. You can read the full report on our website on the MANAGEMENT – Gardens page.

A replacement tree is proposed in front of 48-57 Marlborough Mansions to replace the diseased Laburnum tree that had to be felled last year.

James will be replanting new ground cover in the Marlborough Mansions East front gardens to replace the silver ground cover which has not grown properly in the clay soil on the estate. The new ground cover will be a combination of *Euonymus Fortunei*, *Euphorbia Amygdaloides Robbiae*, and *Sarcocoea Confusa*.

Cannon Hill Pavement

The paving stones that were removed by Thames Water in front of 76-85 Marlborough Mansions West and replaced by an area of tarmac, are scheduled to be re-laid. This work must be completed within a six month period of the work done by Thames Water.

Health & Safety Update

The Health Safety and Environment sub-committee have reviewed and extended BAM's HSE policy. You can read the updated document on the BAM website by looking under the MANAGEMENT section.

This year's priorities include the following:

- making repairs to the steps in the gardens and under the blocks,
- building new access steps to the front area of 35-45 Avenue Mansions,
- investigating the implications for us of the Regulatory Reform (Fire Safety) Order 2005 on fire safety in our communal areas,
- improving access to and safety on the roofs,
- creating a group within the committee that will focus on 'green' issues specifically and, as a result, introduce new practices for collecting recyclable waste.

Avenue Mansions Boiler House

The two boilers in the Avenue Mansions boiler house provide communal heating and hot water to 1-34 Avenue Mansions and 1-32a Marlborough Mansions. On 30th December last year, we started having problems with boiler No. 2, and by 2nd

January we had ascertained that the casing of the boiler was leaking severely and possibly cracked. We are obtaining estimates for replacement, and in the meantime are running on boiler No. 1 only.

Code of Governance

The BAM Board has prepared its own Code of Governance for directors. You can read the Code of Governance by visiting the BAM website and going to the section with the heading, COMPANY.

In the code, the Board has endeavoured to encapsulate the principals behind the considerable body of legislation that controls the role of a BAM director including Companies Acts, Landlord and Tenant Acts, Housing Acts, Health and Safety legislation, and Employment law etc. In addition, the document demonstrates to shareholders the framework and standards within which BAM directors carry out their duties.

Looking for...

Nanny/housekeeper share

Our fabulous nanny/housekeeper, Jovie, has free time during the mornings now that both our children are at school. Jovie is an excellent housekeeper and is very good with children, having previously been a midwife. We cannot recommend her highly enough. We would ideally like to share her with another homeowner on the estate. Please contact Shari and Mehdi Hessabi to discuss. Shari's number is 07785 952683 and the email is hessabi@hessabi.com.

*Are you looking for a cleaner? Piano Teacher? Part-Time Nanny? Etc. Advertise your **search** here free of charge. Are you looking to provide your services as a translator, language tutor, interior designer etc. to residents on the estate? Advertise your **availability** here free of charge. These adverts will also appear on our website under the COMMUNITY heading*

Send your Feedback and advertisements (50 words max) to Communicate@BAMestate.co.uk or drop it into the BAM COM mailbox in the Estate Office or call Graham Hamilton on 020 7419 1115..

Visit our website at:-

www.bamestate.co.uk

BAM Performance

■ Excellent ■ Good ■ Adequate ■ Poor ■ Very Poor

