

BAM BULLETIN

Halloween

It is time for trick and treating again on the BAM Estate at the end of the month – Saturday 31st October between 4:30 and 6:30 pm. We will compile a list of those flats prepared to welcome trick or treating children and families. If you feel brave enough to have little scary monsters come to your door on Halloween please contact Nikki in the Estate Office on 020 7419 1113 by Tuesday 29th October. BUT to make this work we do need parents for help and organization. Posters and flyers with more detail will go out nearer the date

Parcel service

As a service the estate office takes in parcels during the working day only – Monday to Friday 9.00 a.m.-5.00 p.m. and redelivers them to your homes before the end of the working day. The estate does not have A SECURE AREA for storage of signed parcels, we remind residents that all parcels that are received are done so as a service and, therefore, we accept no responsibility for breakages, losses or wrong items delivered. Again we remind you that we do not accept parcel deliveries on Saturday or Sunday.

Garden News

Trees: The Horse Chestnut in Marlborough Mansions West is in poor health and remains under observation. The application for 2016 tree works has been submitted to Camden Council, and approval should take around 6 weeks.

Marlborough Mansions East frontage: We have completed improvement works on the front of the blocks. All that remains is to plant 3 roses at the bottom end of Cannon Hill when bare root stock becomes available this winter.

Buckingham Mansions: we have planted hollyhocks on the front entrances to give some extra colour, and with their tall habit you will be able to see them over the hedges. We also continued the improvement of Buckingham Mansions frontages after major works. There still remains tidying up at the rear of Buckingham Mansions when the last of the scaffold is struck.

Privet re-balancing: Some frontage privet has been reduced back to the boundaries. The aesthetics of the privets will be back to normal in spring of next year. The Exposed privet mould on the boundary walls will be cleared away in the next few weeks.

The kids club: was again a great success, with spring bulbs planted, and celeriac cropped. The kids took home a celeriac that they planted and then dug up.

Finance Surgeries

The BAM Estate financial Report will be going out to all shareholders in mid-November reporting on our financial progress this year and our Estimate of the service charge costs for next year. This will include an invitation to attend Directors Surgeries to discuss the finances on Sunday 15th November between 11.00 and 12.30 and on Monday 16th November from 7.00 pm to 9.00 pm. Please put these dates in your diary now.

Recycling

Camden Council now collect co-mingled recycling i.e. all you're recycling mixed together – so no need to separate glass from paper etc. We will shortly be distributing a new leaflet setting out what recyclables Camden will collect from us. With the introduction of charging for plastic bags by supermarkets you may be finding yourself short of containers for your recycling. With a bit of imagination some of the

packaging that you are collecting, such as cereal boxes or the plastic bags toilet rolls come in can be recycled as packaging for your recyclables. As a fall back keep a roll of very cheap bin liners, Tesco do 100 for a £1, but you can probably find cheaper.

Christmas Carols

Caroling on the BAM Estate has become a wonderful tradition. We are looking for volunteers to help plan and run this year's event in December in the late afternoon. Please contact Nikki in the Estate Office on 020 7419 1113

Major Works

This year our annual programme of cyclical major works took in the three blocks 10-17, 18-25, and 26-33 Buckingham Mansions. We have slightly overrun our target by about two weeks due to extensive brickwork repairs required to the parapet wall running round the roof of the last block. The new parapet wall can be easily seen from the gardens. Next year we move on to the three blocks 34-41 Buckingham Mansions & 1-8 and 9-16 Avenue Mansions, starting in the spring.

Neighbourhood News:

Planning / development in West Hampstead: 156 West End Lane (currently Travis Perkins / Council Offices) A2 Dominion (developers) have listened to the public outcry to initial designs and have reduced their plans from 202 flats down to 163 flats and reduced the height from 9 storey's high to 6 storey's high. A2 Dominion will be hosting a further exhibition on 156 West End Lane development on Thursday 29th October from 4 –to 7.30pm at the Hampstead Synagogue.

Home Food Deliveries: The number of home deliveries from Supermarkets in the evening is on the increase, and so also is the habit of the delivery drivers to prop open the block entrance doors for their convenience and to leave them open when they leave. Would residents who have deliveries after 5 p.m. please take responsibility and check afterwards that the

doors have been securely closed with the top and bottom bolts shut. There have been complaints that some residents are receiving home deliveries after 10pm - in some cases, up to 11.30pm. In consideration of neighbours, we would urge residents to restrict delivery time to no later than 10pm if possible.

Leaking Liquids in Bin Bags Causing Carpet Stains: Residents are requested to please refrain from placing liquids in their bin bags as the bags often leak. The leaking bags cause stains on the communal carpets that are unsightly and often difficult to remove.

Bogus Caller Alert: - From West Hampstead Neighbourhood Policing Team - A female has been knocking on doors and claiming to be a neighbour of the respective address. They state they have locked themselves out and need to get to Harrow to pick up a key from a family member. The occupants offer to give them money and the suspect promises to return the money. Needless to say the money is not returned, and when the occupant or police check with the respective neighbour they have no knowledge of this.

Streets that have reported this are: Brassey Road, West End Lane, Sumatra Road and Honeybourne Rd .

The description of the female are: Filipino or Asian in appearance. Aged between 30-40. Described as plump/fat build. Speaking with some form of foreign accent. Long dark hair. Scruffily dressed, dark t-shirt, dark leggings and dark coat. She has said on several occasions to be a nurse at the maternity ward at St. Mary's Hospital.

PLEASE TAKE PRECAUTIONS WHEN ANSWERING YOUR DOOR. IF IN DOUBT KEEP THEM OUT

Looking for...

Our lovely cleaning lady Leila is looking for more work on the BAM Estate. She is on 07429 112 523. Call Stephanie, 17MM, on 07988 458 054 for a reference.

Our domestic help of 5 years is available part time for cleaning, nanny/babysitting jobs in BAM Estate in the mornings (until 1:00pm). Please get in touch with Riza directly at 07552 929 003 or call Alev, 4 MM, at 07834 081 881 for a reference.