B.A.M. Bulletin

December 2023

Sponsor

We are proud to introduce you all to our B.A.M. Bulletin sponsor Vita Properties: Oliver has been working with us for 20 years. If you are looking to Sell or Rent your property Oliver can be contacted at: **Email:** oliver.kent@vitaproperties.uk **MOB:** 07772 740 351 **TEL:** 020 7759 2199

VITA PROPERTIES

Holiday Office Hours

The Estate Office will be closed from 12 noon on Friday 22nd until Wednesday 27th December.

Wednesday 27th – Friday 29th inclusive the office will be open in the mornings only.

The office will not be open on Monday 1st January.

The Porters are on call for **emergency cover only**, e.g. a lift breakdown with a passenger inside, failure of lighting in the common parts, flooding, etc. If you smell gas or smoke, please call the **999 EMERGENCY SERVICES** immediately.

There should be no personal callers at Porters' front doors at any time; instead, use the out-of-hours phone number: **020 7419 1112**. If there is no answer, please leave a detailed message.

Christmas Fund for the Staff

Many residents have asked if there will be the usual communal Christmas fund for the staff. We appreciate that some of you prefer to thank members of staff individually but if you do wish to contribute to the general fund then please give contributions to Samar in the office. We can accept payments by BACS – please use the usual bank details but as a reference put Staff Christmas so we can separate out the payments.

CAROL SINGING

We invite you to join us for Carol singing on **Sunday 24th December at 5pm**. This is the correct date - in the previous BAM Bulletin it was incorrect. We apologize for any inconvenience this may cause. Mulled wine and mince pies will be available.

HOLIDAY SECURITY – CHRISTMAS AND NEW YEAR

If you are going away, please remember;

- **Inform the Estate Office** (estateoffice@bamestate.co.uk) of the dates when you will be away. Leave a telephone number where you can be contacted and/or the telephone numbers of people with whom you have left the keys to your flat. Ensure the keyholders know how to operate your Intruder Alarm System (IAS).
- **Intruder Alarm System**: If you have an IAS, ensure that it is set when you depart. If your IAS is monitored by an Alarm Receiving Centre (ARC), check that your list of key holders is up to date. All your keyholders should have a password, which is registered with your ARC. If your IAS is "Bells Only", leave a set of keys with the Estate Office and a code number that will set/unset your Alarm. Also include your keyholder's name and contact details.
- **Security Window Locks**: Ensure that these are fitted to all windows and that they are in the locked position before you depart.
- **Door Locks**: The front door to your flat should be fitted with two approved security locks. Remember to lock both when you leave your flat.
- **Newspapers and post**: Cancel paper deliveries and ask a neighbour to take in any mail or parcels that may be left outside your flat.
- **Answerphone:** Do not leave a message advising callers that you are away.
- **Cars**: If you are leaving your car parked in the street, let the Estate Office know its make and registration number and the contact details of the person who has a set of your car keys. Ensure your car is locked and that nothing of value can be seen.
- **General Security:** We remind Residents to re-bolt any communal doors after deliveries or visits from contractors. Please do not open the entrance doors to your Block to unknown visitors. REMEMBER: IF IN DOUBT KEEP THEM OUT.
- **Lockers:** Do not leave anything of value in your basement locker.

Should you observe any suspicious activity, contact the Police: dial **999**.

To report a crime that has already been committed, dial **101**.

CHRISTMAS TREE COLLECTION

BAM Estate Office are offering a Christmas tree collection service starting from: **Wednesday 3rd January 2024**. Please note we can only handle a limited number of trees per day. If you would like to get your tree collected please contact the office to book a timeslot TELEPHONE:**020 7419 1112** EMAIL:**estateoffice@bamestate.co.uk**

HOLIDAY RUBBISH COLLECTION ARANGEMENTS

- **Saturday 23rd December 2023 - Normal collection**
- **Sunday 24th December 2023 - NO refuse collection**
- **Monday 25th December 2023 - NO refuse collection**
- **Tuesday 26th December 2023 - NO refuse collection**
- **Wednesday 27th – Friday 29th December 2023 - Normal collection**
- **Saturday 30th December 2023 - Normal collection**
- **Sunday 31st December 2023 - NO refuse collection**
- **Monday 1st January 2024 - NO refuse collection**
- **Tuesday 2nd January 2024 – Normal collection**

RUBBISH NOTICE

We take this opportunity to remind residents not to leave rubbish out on days when there is no collection. Rubbish should only be left out **after 10.00p.m.**

Please avoid putting any liquids in the bin bags and rinse out bottles etc. and flatten cardboard boxes before recycling. Bin bag leaks are unpleasant; in addition to the stench they cause, they are difficult to clean up and often cause lasting damage to the carpets. Please double bag any rubbish that might leak!