B.A.M. Bulletin

October 2023

SPONSOR

We are proud to introduce you all to our B.A.M. Bulletin Sponsor Vita Properties: Oliver has been working with the 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

HALLOWEEN

Young residents will be trick or treating around the Estate on **Tuesday 31st October** from **4.30 to 6.30pm**. If you are happy to open your door please let the Estate Office know your flat number by 4pm on Monday 30th October. Lists of flats welcoming visits will be posted on the Estate Office door from 4.30pm on Tuesday.

CHANUKAH CANDLE LIGHTING CEREMONY

We invite you to join us for a gathering to celebrate the first night of Chanukah on **Thursday 7th December at 6pm.** Tables will be set up on the driveway with refreshments. We hope to see you there.

DIWALI

Residents celebrating Diwali are welcome to use the gardens however we do have a no fireworks rule to avoid disturbing other residents. Please let us know if you would like us to put some additional lights in either gazebo.

ABUSE OF STAFF

We do not tolerate anyone abusing our staff under any circumstances. Recently a porter was verbally abused in the street and in a separate incident the female office staff were harassed. Access to the main office is now being restricted to protect the staff and allow them to concentrate on their work.

ACCESS

Office

Office doors will now be open to Residents from 9:30am. If you do need to pop by the office for a meeting, general enquiry or to report any issues, please email (estateoffice@bamestate.co.uk) beforehand to arrange the best time and day to do so. If you require to pick up keys or pay service charge no appointment will need to be made.

Roof/Utility rooms

Residents and contractors are not permitted to access roofs, electrical cupboards & boiler rooms without direct permission from the office. Access can only be granted during office hours and preferably with prior notice.

Driveways

Residents or their contractors are not permitted to park on our driveways, unless permission has been granted and they report to the Office to sign in. Our contractors who work directly for the Estate have priority parking on our driveways which need to be available to them and accessible at any time. We have had multiple instances where we have granted permission for contractors to park, when it comes time for them to move their car they no longer pick up the phone, causing delays for our contractors doing emergency works for the Estate.

RUBBISH

Dumping

Residents and contractors are not permitted to dump rubbish in our bins, skips or anywhere around blocks in communal areas. This is a particular problem with mattresses which cost us £55 each to dispose of – this comes from the service charge and I'm sure we can all think of better use for it. Camden offer a service for picking up furniture -- 1-5 items for £25: https://www.camden.gov.uk/bulky-waste-collection. If you do arrange a collection please put a note on the items so we know they haven't just been dumped. Thank you for your co-operation.

Broken Glass

In recent incidents two of our porters have sustained cuts from broken glass in rubbish bags. This is a reminder to all residents -- please do not put broken glass into black rubbish bags unless it is very well wrapped. This is for the safety of the porters and to stop bags ripping and spilling the contents onto the carpet. If you have a large quantity of broken glass or other sharp objects to dispose of please contact the Estate Office who will arrange to remove it safely.

OFFICE CONTACT

For general queries or non-urgent matters please email the estate office estateoffice@bamestate.co.uk unless specifically regarding service charge enquiries in which case contact accounts@bamestate.co.uk

HOT WATER SAMPLING

Many of you take your hot water from the communal supply and as part of our regular Health and Safety routines it is essential we have regular checks carried out on the hot water. This is a legal requirement for communal systems. We do appreciate that it can be an inconvenience if we ask you to allow access for our contractor to enter your flat and sample the water but we would appreciate you working with us on this so we can ensure that any potential bacteriological issues are quickly identified.

PARCEL DELIVERIES

Lately delivery drivers have not been delivering parcels to doors and have been dropping them directly to the office without even trying the flat concerned or they claim to have specific instructions from Residents to delivery their parcel to the office. We do not accept any heavy, bulky or perishable items to the office and any attempts by delivery drivers will be turned away by the office.

ADVERT

Classical Guitar Teacher

With over 25 years teaching experience at St. Pauls Girls School. Produced records and appeared on TV. Resident on the Estate: 02077 949 108

LOST PROPERTY

Please see below for photos of lost property we have found around the Estate.

If not claimed within 14 days these items will be disposed of.

Looks like the compass didn't help.

Who's a Barbie Girl? In the BAM world.

Dragon Slayer Sword.

Bubble Gun

This is definitely not a coincidence.

Don't worry we all forget where we park our cars.

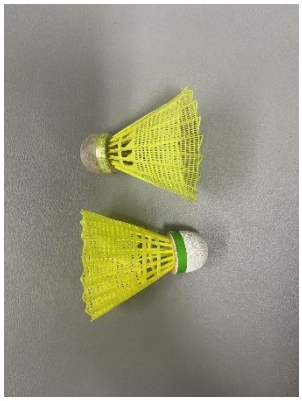
Little too late now. Always next year.

What Kind of lizard tells jokes? A stand up Chameleon!

Flasks.

PLEASE WASH ME.

Plastic Cups.



Shuttlecocks.

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