



The Manor Fields Estate Limited
Manor Fields Putney Hill London SW15 3NE
Telephone: 0208 788 1017 email: manager@manorfields.co.uk

APRIL NEWSLETTER

We would like to welcome many new residents across the Estate – both new owners and new tenants. If you have any questions about life at Manor Fields please ask at the Estate office. This newsletter covers some current issues that are pertinent at present.

HALLWAYS

The stairwells and hallways are part of the common parts of the Estate and residents are not permitted to leave personal property outside their flats. The company is required to enforce this regulation by both our insurers and safety consultants. Please can we ask that all residents adhere to this – any items found in the hallways may be removed and disposed of. This includes, but is not limited to shoes, prams, boxes, scooters, furniture etc.

We would also be grateful if you could take care not to walk muddy shoes through the stairwells.

MAINTENANCE WORK – SATURDAYS AND SUNDAYS

For the benefit of all residents, outside contractors are not allowed to work on the Estate at weekends, except in an absolute emergency. In the event that an emergency does arise please advise your neighbours if there is likely to be any disturbance. This also applies to any maintenance work you may chose to do yourself, such as banging or drilling, which might cause undue noise and should be avoided at the weekends.

COVID 19

We are aware that the vaccination programme in Putney has been going smoothly and a number of MF residents have now been vaccinated. However we do still need to remain wary and to that end staff have been briefed to remain vigilant around the Estate and disinfectant sprays have been refilled and placed in each stairwell. All staff are continuing their duties and adhering to social distancing. Please support them in this as they go about their work.

STAFF

We are pleased to welcome Rodolfo as a full time porter looking after Harvard, Balliol and Girton. He replaces Rob who left us to live closer to his family. Rodolfo has been here in a temporary capacity and we are delighted that he now joins us permanently.

SECURITY VIGILANCE

Our security team are always on the lookout for any potential security threat on the Estate. Please ensure that your vehicles are locked at all times as we have been alerted to items being stolen but these appear to be from cars that have been left inadvertently unlocked. Other local estates have also reported similar incidents as well as attempts to break into buildings. We remain in close contact with the police and neighbouring estates to ensure that we are aware of any increase in local attempted criminal activity.

SPEED LIMIT

The speed limit on the Estate is **15mph maximum**. This is for the safety of all our residents – and especially the growing number of children who live here and who ride on their bikes and scooters around the Estate, Please ask drivers to slow down if you think they are travelling too fast or report to the office if the vehicle is clearly identifiable.

In the event of any unfortunate accidents, the Company can not be held responsible and all drivers must adhere to the speed limit and residents need to take necessary precautions and remain aware at all times.

PARKING PERMITS

All cars parked at Manor Fields must display a current MF resident's parking permit. These can be obtained from the Estate Office and are only available to vehicles owned by MF residents. Temporary passes are available for guests of residents on request. We are aware that some residents are not complying which has led to some confusion and if this applies to you, we would be grateful if you could rectify this situation promptly.

APPLIANCES AND WATER PIPES

It is the responsibility of all leaseholders to ensure that their appliances and pipework are maintained and in good repair. The impact of poor maintenance and careless disposal down drains and loos can often affect your neighbours, particularly those on the ground floor. Claims for the impact of blockages have an impact on our insurance premiums and those responsible will be liable to pay the excess payment of £750 per claim.

MAIN LAWN

Please can we remind all residents that playing with a hard ball on the Main Lawn is not permitted. Soft ball games with young children are allowed. Bikes etc are also not allowed, unless they are specifically for toddlers. The Main Lawn is a gathering spot for all residents and safety and mutual enjoyment is therefore a priority. We have also noticed damage to the lights in the main lawn as a result of rough play.

CRITTALL WINDOWS

The crittall windows are a key feature of our beautiful Estate buildings. We have received a number of enquiries and would like to clarify the responsibility for their ongoing maintenance. Whilst the Estate has responsibility for the exterior upkeep of the buildings, the regular maintenance and any necessary repair work to the crittall frames is the responsibility of individual leaseholders. The Estate Office can put you in touch with local companies who specialise in the upkeep and repair of crittall joinery and who are familiar with the Estate.

GARAGES AND BIKE SHEDS AVAILABLE FOR RENT

There are a few garages and communal car spaces and sheds around the Estate which are available for rent. If you are interested in finding out what is currently vacant, please make enquiries through the Estate Office. Indicatively, garages can be rented for £75 per month and storage sheds are available for £120 to £360 pa depending on the size.

DOG TRAINING BEHIND BEDE HOUSE

All dogs on the Estate must be walked on a lead at all times. We have been advised that some dogs are being exercised and trained off lead behind Bede House and this is not permitted anywhere on the Estate for the safety and convenience of everyone at Manor Fields.

GATES AND BOLLARDS

Visitors to the Heath may have noticed that a combination lock has now been fitted to the right hand side pedestrian gate leading out to the Heath and the hedge has been trimmed back to accommodate ease of entrance. The same combination applies to both gates. We have also fitted additional bollards around the estate to protect the kerbstones and paving on vulnerable corners.

POND REPORT

We are very fortunate to have the expert help of a resident, Chris Holt, who assists Jo and her team with the maintenance of the pond. There has been a substantial amount of clearing work which has taken place in early Spring and new plantings and the re-spacing of waterlilies will add to the beauty of the site this year.

The fish have been dormant through winter but we will gradually see more activity as the weather and the water warms up. We are also seeing evidence of frog spawn and strings of toad eggs.

We understand that water is fascinating to children but please do not allow them to throw things into the water or to play near the pond with sticks or buckets. Noise and shadow movements are very disturbing to the fish who then retreat to the bottom of the pond and the pond area is not a safe place for children to play.

Enjoy the sunshine and our beautiful surroundings.

Best wishes

The Directors