



## **The Manor Fields Estate Limited**

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### **Autumn Newsletter**

**October 2022**

#### **Manor Fields Website**

Manor Fields has a website which contains information about the estate and a “Living here” section which provides “do’s and don’ts” that new tenants will hopefully find helpful.

A further section, available to shareholders/leaseholders, contains additional company information. Please contact [manager@manorfields.co.uk](mailto:manager@manorfields.co.uk) for access details.

#### **The Bunker**

Recent arrivals onto the Estate may not be aware that we have a room facility, known as the Bunker, situated behind Girton House, which has a sink, fridge, and WC. It also now has Wi-Fi connectivity. Its costs are not included in the service charges, and it is self-funding on a cost neutral basis. It is available for hire to residents at £75.00 per booking for private use. Bookings are managed via the Estate Office. Please note that our insurance policy precludes cover for business use.

#### **Security**

In response to leaseholder enquiries, we want to confirm that the Estate Office never issues House front door keys to delivery agents, political canvassers, leaflet distributors or similar. If such people get into the Houses, it will be because a resident has let them in or because the House door has been propped open, which should never occur. We ask all residents to comply with this policy for the comfort and security of all and to ensure compliance with the terms of our insurance policy.

#### **Door Closers**

Replacement closers (springs) to the House front doors have recently been fitted. They are resistant to temperature changes which affected the previous ones during particularly in spring and autumn.

#### **Lift Doors**

We ask all residents not to prop open lift doors for more than a couple of minutes if they have several bags of shopping etc that they wish to take upstairs. Please bring them all in from your car before loading the lift. To do otherwise causes the lift mechanism to “trip” resulting in a call-out charge from our lift maintenance providers. The minimum call-out charge (borne by leaseholders) is £205.00 plus VAT which is entirely avoidable. We thank you for your cooperation.

### **Keble and Bede House Refurbishment**

This last phase of the Estate external refurbishment is well underway and continues to run to schedule for completion in 2022. We all have to endure the inconvenience and disturbance that this causes in order to maintain the fabric of the buildings and thank you for your cooperation and understanding.

### **Garage and Communal car space rental**

The company owns a small number of garages and spaces in the communal garage which it rents only to leaseholders or their tenants. The charge for either of these is £100 per month. The garages are currently all taken but communal space is available. If you wish to take advantage of this, please contact the Estate Office.

### **The Gardens**

After a pretty challenging summer, we greatly welcome more measured temperatures and some lovely autumn colours.

We want to thank the very many of you who sent their compliments on the comprehensive May Garden Newsletter – much appreciated by our hard-working garden team. The next one is planned for the turn of the year.

Earlier this year, the gardening committee invited views on the selection of a Queen's Jubilee Tree, to be planted by the main drive this autumn. The largest number of votes went in favour of a Sugar Maple. The Cedar of Lebanon, however, was a close runner up and we plan to plant one as a Queen's Memorial Tree in a suitable position, also on the Main Lawn.

### **Road Safety**

We continue our appeal for everyone to observe the 15MPH limit that operates on the estate. It is a requirement under our leases and is a courtesy to other residents. We are still experiencing the odd “near miss”.

We wish you all a safe and healthy autumn.