



Manor Fields Estate Limited (MFEL)

Manor Fields Putney Hill London SW15 3NE

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NEWSLETTER – DECEMBER 2021

PARKING

Yellow lines were recently reintroduced on the estate, albeit on a more limited basis than previously. This is on the advice of our health and safety consultants and because a small number of car owners persist in parking on corners or in areas which inhibit access to flat entrances, or by large delivery and emergency vehicles. We ask all car owners to park carefully and considerately.

Garage owners are reminded that garages leases stipulate that they are for the purpose of storing vehicles and not for other storage purposes. By the same token, garages should not be rented to other residents/leaseholders for storage purposes. (Please note that garages cannot be rented to non-leaseholders or non-residents and cannot be sold or transferred to non-leaseholders.)

Any car habitually parked on the estate must be the subject of a valid and current road tax. We are aware of two cars which currently do not satisfy this requirement and those owners will be contacted. We also ask that cars are kept in an acceptably clean condition out of consideration to all residents on the estate. Some complaints have been received by the board on this front.

Please understand that while all car owners prefer to park in close proximity to their flat, this is not always possible due to the layout of the estate and the differing size of the Houses. The company cannot ensure the availability of spaces in any particular location.

VEHICLE PARKING PERMITS

A small number of residents are still not displaying current year parking permits on their car windscreens, despite reminders. This makes it difficult to identify cars that are not parked legitimately on our estate. Please ensure that your permit is displayed and, if necessary, please obtain a fresh 2021 permit from the Estate Office. When the 2022 permits are issued, please display them promptly.

Please also note that day visitors to flats, including health-care providers, are not required to display temporary permits. However, overnight guests must do so, in the cause of estate security management. These permits are easily obtained from the estate office.

EXTERNAL REFURBISHMENT UPDATE

The refurbishment of Gonville House is scheduled to end by Friday 17 December – weather permitting - with the scaffolding starting to be removed, to be clear by Christmas.

A comprehensive Lift Survey has taken place and we await the report which will facilitate future planning detail.

Garage owners will have received further Section 20 notices on the refurbishment of garage doors, work on which will start in the New Year. Funds for this work are already in place in the separate Garage Service Fund to which non-garage owners do not contribute.

The Building and Projects Committee meets regularly with the company's surveyors (normally weekly) to review all works in progress as well as to plan for those required in the future.

LATE NIGHT/EARLY MORNING DELIVERIES

Most residents enjoy the convenience of home deliveries. However, late night/very early morning deliveries to the estate disturb fellow residents. Whilst we appreciate that it is not always possible to request exact delivery times for some parcels, the main offenders during antisocial hours are food deliveries.

Please would all residents take responsibility for not booking supermarket deliveries between 10pm and 8am (as stipulated on the website).

<https://www.manorfields.co.uk/living-here/removals-and-deliveries>).

If you are not already registered to access the internal MFEL website, please do contact the estate office who can arrange for you to do so, at manager@manorfields.co.uk

SKY Q INSTALLATION

A reminder: Please be aware that if you wish to install SKY Q you need to contact the Estate's cabling and systems contractor, Power on Television. Their contact number is 0800 193 7688. Residents wishing to upgrade will need their assistance as the current cabling system in each house is not set up to automatically accommodate Sky Q and the SKY engineers do not have access to the main cabling set up in each stairwell.

ROAD SAFETY – ESTATE 15 MPH SPEED LIMIT

We need – yet again - to remind all drivers that a 15-mph speed limit operates on the estate and is a requirement under the leases. A resident pedestrian experienced another near miss recently. Cars are also far quieter these days, especially hybrids. We have a broad age range on the estate and on behalf of all, young or old, as well as people who may for other reasons not be able to move swiftly:

Please, have regard to the safety and peace of mind of all, and drive slowly and considerately.

CHRISTMAS AND SEASONAL REMINDERS

Firstly, a big thank you: We wish to record our thanks and appreciation to all our team members – office, porters, and gardeners - during a second challenging year. Their flexibility and cooperation have been notable, and we are conscious of their support and dedication, which has been warmly commented on by so many of you.

New residents frequently ask about Christmas boxes and similar and, of course, this is entirely discretionary. Some residents like to reward their porter on an individual basis; others prefer to send a single contribution or gift(s) through the estate office for sharing across the whole estate team. Our colleagues appreciate any thought, however modest.

Christmas Trees: As in previous years, at the end of the season, please place non-plastic trees outside the rear stairwell doors at ground level, from where they can be collected, and subsequently mulched for recycled use within the grounds. Please do NOT leave them outside your individual back doors as to do so would create a trip and fire hazard.

The Office hours over the festive season (this information will also be placed on the notice boards in each stairwell):

Wednesday	22 December:	open as usual
Thursday	23 December:	open as usual
Friday	24 December:	open from 8am to 1pm
Monday	27 December:	closed (rubbish collection will take place)
Tuesday	28 December:	closed
Wednesday	29 December:	open as usual
Thursday	30 December:	open as usual
Friday	31 December:	open from 8am to 1pm
Monday	3 January:	closed
Tuesday	4 January:	open as usual

We wish you all an enjoyable festive period and send our best wishes for a peaceful and healthy 2022.

The MFEL Directors