



The Manor Fields Estate Limited

Manor Fields Putney Hill London SW15 3NE
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December Newsletter

8 December 2022

Jubilee Tree Arrival!

The voted winner, a Sugar Maple, finally made its way through Customs and motorway eco-protesters and was installed on the main lawn on 10 November, witnessed by some excited bystanders. It came from the Netherlands whose tree growth industry is known for its breadth and quality.

As previously said, the Cedar of Lebanon was a very close runner-up, and we plan to find a nice young one to plant in 2023 in the vicinity of some older main lawn trees as a Queen Elizabeth II memorial tree. The aim is that as those trees succumb to old age, the Cedar will be establishing in that area.

External Refurbishment Update

Keble House: We are pleased to confirm that the external refurbishment of Keble House is complete and final checks are taking place.

Bede House: External refurbishment for Bede house is progressing and is anticipated to complete in January. The contractors are working to minimise disruption to leaseholders and residents over the festive period.

Lifts Update

As presented at the leaseholder meeting in October, we will be starting the Lift Refurbishments Project in early 2023 with a phased approach over a number of years. We will start with two lifts in 2023 and will be sharing more information with leaseholders about the proposed sequence and the detailed plans in the new year.

Drains and Fatbergs – Reminder (Sourced from Utilities websites)

A fatberg is a large solid mass found in sewers formed by the combination of non-biodegradable solid matter (e. g. wet wipes) and congealed grease or cooking fat. Fatbergs can become very dense as the material solidifies. These elements stick together and increase in size.

Please help by never pouring fats, oils and grease down the sink or flushing wet wipes, disposable nappies, and other sanitary items down the loo. Put the fat into a heat-proof bowl and, when cool, put it in the bin, or simply wipe the pans clean with kitchen towel and bin it.

Amazing items (massed spaghetti and worse!) have been removed from Manor Fields's soil pipes and drains. This incurs totally avoidable cost to leaseholders, inconvenience to residents and can ultimately result in river and marine damage. We continue to ask for your consideration in this matter.

Recent Meetings

A leaseholders meeting took place on 29 October, following which a Questions and Answers document was circulated to all lessees.

The Company AGM took place on 26 November. A subsequent Q&A paper will be circulated, and the AGM documents will be posted on the MFEL website in the normal way.

A reminder that the Board still has vacancies for two directors. If you are interested in participating in this way, please contact the Estate Office in the first instance at manager@manorfields.co.uk.

Christmas and Seasonal Reminders

We send thanks and appreciation to our team members - office, porter, and gardening teams, for their commitment and hard work during another very busy and challenging year.

New residents frequently ask about Christmas boxes or 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:

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 estate. Please do NOT leave trees outside your individual back doors as to do so creates a trip and fire hazard.

Festive Season Estate Office Hours

Monday 19 to Thursday 22 December - open as usual

23 December - the estate office will close at 1pm

26 December - closed

27 December - closed

28 and 29 December - normal hours apply

30 December - the estate office will close at 1pm

2 January 2023 - closed

3 January 2023 onwards: normal hours apply

Notices will be displayed on the House stairwell notice boards to this effect.

Good wishes

On behalf of the MFEL Directors, we wish everyone an enjoyable, happy festive period and send extend our wishes for a peaceful and healthy 2023.

With best wishes to you all,

MFEL Communications Committee