



The Manor Fields Estate Limited (MFEL)

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NEWSLETTER – FEBRUARY 2022

WELCOME TO MANOR FIELDS!

We are conscious that quite a number of flats have changed hands in the last twelve months so wish to welcome all new owners and residents to the Manor Fields community.

SECURITY ON THE ESTATE

Security is an increasing concern to residents everywhere and we take this opportunity to refresh you on current arrangements at Manor Fields.

CCTV is in operation at the Putney Hill main entrance, the Putney Hill north entrance and the Heath Gate entrance. This is a useful tool and has served us well, but CCTV cannot be expected to distinguish between legitimate entrants whether on foot, bike, or car, especially in these days of Covid masks and the ubiquitous wearing of hoodies or similar. A camera is also in operation in the rubbish compactors area behind Girton House to track the “fly-tippers” amongst our community and is proving successful.

The garden lights are designed as a decorative enhancement and not a security measure: a total illumination of the grounds is clearly not viable.

Although some estate agents have been known to describe Manor Fields as having a 24/7 security in operation on our estate, it is the case that the security patrols on Manor Fields have always operated on a 12-hour basis, between 5pm and 5am every night. The security guard patrols hourly (but not necessarily on the hour) or as required in the case of an emergency.

Please note: It is categorically **not** the case that security guards patrol the estate by motorbike, as has been recently asserted by email on 8 February. We deplore misleading assertions of this nature.

CCTV and security patrols are an effective deterrent but cannot totally prevent misdemeanours, vandalism, or other crimes. When spates of vandalism occur, the local police are contacted as in this case and normally increase their patrols on the estate.

A flyer from the Metropolitan Police is attached to this Newsletter. Please note that it urges individuals to contact: -

- SNT Putney (Safer Neighbourhood teams on 0208 785 8874)
- 101 for a non-emergency or
- 999 for an immediate emergency response.

These contacts should be used in the first instance because it is the person witnessing an incident who should be given a crime reference number. Unless the security guard is that witness, they would be providing hearsay rather than witness evidence. Only after calling the police should the Estate Office or Security Guard be contacted. (If the call goes to answerphone, please leave a message which will be dealt with promptly.)

The abuse or destruction of cars or other personal property belonging to any resident on the estate is a matter of great regret to the directors and committee members who are conscious of the distress, inconvenience and expense that this causes.

In some cases last year, items were removed from cars which were left unlocked. Please do not leave your car unlocked however short the period.

Front Doors to the Houses: we continue to exhort residents not to prop open the main doors to the Houses. This practice, particularly in the summer when our younger residents are out at play, is simply not secure. Please have a care for your neighbours in this regard.

The Buildings and Projects Committee is working with our surveyors on an options appraisal for installing gates to the main estate access together with some form of access control to one or more of the existing gates. Once this is completed and reviewed by the board it will be shared with the leaseholders for discussion.

COVID COMPLIANCE

Covid compliance regulations vary on a frequent basis and, while it is not feasible for the company and its employees to monitor and enforce maximum compliance across the estate, we do ask residents and their visitors to comply with them, particularly in the common parts and stairwells and to have regard to other residents' concerns for their personal health and continued safety. Thank you for your cooperation and consideration on this sensitive matter.

2022 VEHICLE PARKING PERMITS

Residents recently received the annual company request to submit their car details to the office in order to receive a permit (this year's is purple) for parking on the estate – no more than two permits per flat and please note that the permits are not transferable. These permits, easily obtained from the estate office and once displayed on windscreens, enable us to monitor parking on the estate and to take appropriate steps to rid us of opportunistic parkers. Please do help by obtaining **and displaying** your permit.

Please also note that day visitors to flats, including health-care providers, are not required to display temporary permits. Overnight guests must do so however in the cause of estate security management.

Any car valeting, however minor, must be carried out in the garage areas, irrespective of whether or not you are a garage owner.

EXTERNAL REFURBISHMENT UPDATE

The refurbishment of Gonville House was completed before Christmas. The Section 20 process is in progress regarding the two remaining Houses – Bede and Keble – as the final instalment of the major refurbishment programme.

Garage owners will have received further Section 20 notices on the refurbishment of garage doors, work on which has now started. Funds for this work are already in place in the dedicated Garage Service Fund to which non-garage owners do not contribute. In this way, no funds are being diverted from other maintenance needs on the estate, including the major refurbishment referred to above.

A detailed condition survey has been carried out on the lifts by an independent engineer and presented to the Buildings and Projects Committee, who are reviewing its recommendations. The committee is in discussion with the engineer on the practicalities of carrying out such a major refurbishment of the lifts. Once a practical scheme has been developed it will be presented to the board and subsequently shared with the leaseholders for discussion.

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 precise delivery times for some parcels, the main offenders during antisocial hours are food deliveries. Please have consideration for your neighbours, particularly those on lower floors.

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>).

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 must remind all drivers that a 15-mph speed limit operates on the estate, which is a requirement under the leases. A resident pedestrian experienced another near miss recently. Cars are much quieter these days, especially electric and hybrid versions. 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 be unable to move swiftly:

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

We thank so many of you for your continued support which we very much appreciate.

With best wishes to all for a healthy and peaceful year to come.

The Directors
The Manor Fields Estate Limited