



Manor Fields Estate Limited (MFEL)

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RESIDENTS & LEASEHOLDERS NEWSLETTER – FEBRUARY 2023

Major Projects

The external refurbishment is reaching its completion with one or two “snagging” matters being finalised. A number of people have worked hard and patiently on this project and we thank all involved.

Keble and Bede House front paths: work is in course to extend the estate-wide border strategy which was hindered by Covid and the refurbishment.

The next major project is, as mentioned previously, the phased refurbishment of the lifts which presents its own interesting challenges. Please be assured that, at each stage of the planning process and implementation, affected residents will be kept informed.

Car Matters

At the request of a number of residents, we ask car owners not to keep their engines idling, in the interests of noise and environmental pollution reduction.

Residents Permits: The issue of the 2023 resident car permits is well underway and we thank all those who responded so promptly and who are now displaying their permit in their windscreen. Non-display leads people to assume that cars are not parked on an authorised basis so we appreciate your co-operation on this aspect. Please remember that permits are available to residents (not absentee landlords) and are not transferable.

Visitors Car Permits: If you have a visitor for one or more nights, please do ask the Estate Office for a visitor permit. This enables staff to know that they do not have to deal with a “rogue parker” who is quite capable of inventing a spurious “visiting flat nn” permit of their own.

Electric Vehicles (EV) Survey Responses: We have received 79 responses to the recent questionnaire which indicates that:

9 EVs already in situ
4 EVs planned in 2023
11 EVs planned within 2 years
12 EVs planned within 3 years
14 EVs planned within 4 years
29 no plans for acquiring an EV

Double yellow lines: this is a “Marmite subject” and the company felt it had no option but to install double yellow lines to the minimum possible to follow guidance from our safety consultants. They are particularly helpful for parents with very young children, as well as elderly or disabled residents. Please do respect them and, in particular, abstain from parking in front of House entrances.

Parcels

An increasing number of parcels are being addressed “care of” the Estate Office, rather than to residents’ flats. The Estate Office accepts parcels only as a matter of courtesy to residents who, on an exceptional basis, are unable to arrange to be at home or make arrangements with their neighbours. However, it does not have the space capacity nor the resource to manage the volume of deliveries currently taking place.

MFEL does not accept liability for loss or damage to any parcels delivered in this way. In particular, residents are asked not to involve the office in accepting delivery of large, bulky, high value, perishable or delicate items.

Fly-Tipping and Disposal of Household Items

The introduction of CCTV and other measures seem to have successfully eradicated the fly-tipping practices in the area of the Compactors, much to the satisfaction of Girton and Balliol House residents. It also means that the company no longer has to arrange removals which is an avoidable cost, the commercial rates for which are greater than those for private individuals.

Wandsworth Council operates an extremely efficient system at Smugglers Way Household Waste and Recycling Centre “the tip” and a copy of their informative leaflet is attached to this newsletter.

Changes of flat ownership

MFEL continues to maintain its normal beat rate of flat ownership. Approximately ten sales occur per year which is typical for our estate. Last year did not vary from this pattern.

And finally!

Many residents will be aware that Transport for London (TFL) ran a survey on possible bus route reductions in 2022. Although this is not a MFEL-specific matter, we thought you would be interested to know that the convenient 14 bus route was the subject of the greatest number of objections to its reduction/removal, followed closely by the 74. Both now appear to have been secured.

Please note that the AGM related documents are on our MFEL website.

Kind regards

Communication Committee

BOOK AHEAD

You must book a slot to visit the
Smugglers Way Household Waste
and Recycling Centre 'the tip'.

To find out more
visit www.wrwa.gov.uk

Please make sure you bring ID with you as staff will
be carrying out random checks throughout the day



Dear Resident,

All residents arriving in a car must book a slot before arriving at the Centre and be able to show ID, if requested by Centre staff.

A booking system was introduced for two main reasons:

1. To reduce the longstanding queuing problems on Smugglers Way.
By controlling the times the Centre is used, staff can redistribute visits which will reduce the peak usage, thereby decreasing queues and lessening the impact on the local community.
2. To ensure that the Centre is only used by residents of the London Boroughs of Hammersmith & Fulham, Lambeth, Wandsworth, the Royal Borough of Kensington and Chelsea and the City of Westminster.

You are receiving this leaflet to ensure you are aware of what you need to do when you visit in future.

- You can book a slot by visiting **www.wrwa.gov.uk**. If you are not able to book online, you can call your local council (Mon to Fri, 9am to 5pm only) and they will book you in:
 - Wandsworth: 020 8871 8558
 - Lambeth: 020 7926 9000
 - Hammersmith and Fulham: 020 8753 1100
 - Kensington and Chelsea: 020 7361 3001
 - Westminster: 020 7641 2000
- You can book up to 7 days in advance and up to 20 minutes before arrival. We expect slots to be generally available except perhaps on the very busiest weekends.
- For larger items you may wish to book a special collection online through your local council (chargeable) or by using the telephone numbers as above.

Please ensure you treat Centre staff with respect.
Abusive behaviour will not be tolerated.

If you have any queries, please visit **www.wrwa.gov.uk**
or call **020 8871 2788**.

