



Manor Fields Leaseholder Newsletter

April 2025

Budget for the Financial Year 2025/26

The budget for the financial year 2025/26 has been finalised and will be presented at the 1st May Leaseholder Update Meeting (see meeting details below).

Insurance

These have been renewed for 2025-26.

Copy policies are available on request by email to manager@manorfields.co.uk

Contents insurance must be organised by each Leaseholder/Resident for their respective flat.

Non-Annual Projects Update

Lift Refurbishment Programme

Phase 2 is progressing well and is due to complete in May. The lifts in the following blocks have been modernised:

1-8 Somerville House
9-16 Somerville House
9-16 Bede House
1-8 Baliol House
9-16 Baliol House
1-8 Keble House

Phase 3 is currently being planned. This will be a smaller phase including three lifts in Bede House.

Fire Safety Works -

Project 1 – Flat Entrance Door Upgrades (Leaseholder Responsibility)

Selwyn House was the pilot, and we have received good feedback from Leaseholders. The doors of participating Leaseholders at Harvard House and Somerville House have been assessed in preparation for the necessary work to be carried out.

Details of costs, door options and specifications for the upgrade works will be circulated to all Leaseholders shortly.

Project 2 – Riser Cupboard Fire Sealing and firestopping.

The doors of the electricity cupboards on the ground floor of each hallway must be upgraded to fire doors. The internal walls of the cupboards are being lined with fire resistant materials. The risers are also being fire-stopped to prevent the spread of smoke and fire from flats into communal areas.

Project 3 – Hallway Fire-Resistant Coating

The contractors, Brylane, have applied a darker varnish to woodwork in the hallway of Selwyn House. Positive feedback has been received from residents.



Communal Entrance Doors

The communal entrance doors to each house are undergoing restoration. Now that warmer, dry weather has returned works have resumed on restoring the front doors of remaining houses. The project is on track for completion in May

1-8 Selwyn House – Repair to steps/pathway

Repair work started on the outside steps/pathway of 1-8 Selwyn on 29 April and is anticipated to last 3-4 weeks. A temporary access ramp has been provided.

External Redecoration

Surveyors will be invited to quote for managing the Estate's external redecoration project.

Damp – Ground Floor Flats

A surveyor with expertise in historic buildings have been appointed to examine the extent of damp across the Estate.

They have inspected three flats who have reported damp. Their report is being reviewed. A meeting with the surveyor has been arranged to discuss how to tackle the issue across the estate.

Rear Stairwells – Edge Painting

Following a recent health and safety assessment, it was recommended that the edges of the rear stairwell steps be painted. Quotes are currently being sought.

Drains Survey

Urgent repairs to the drain that serves Bede House have been completed.

Quotes from various drainage companies are being sought to help create a maintenance plan for all the drains on the Estate.

Estate Manager Recruitment

A new Estate Manager has been appointed, and a letter of introduction will be sent to all Leaseholders shortly.

KFH Weekly Drop-Ins

Weekly KFH drop-ins continue every Thursday 9 AM – 10 AM in The Bunker.

Gardens

Recently the gardening team distributed significant amounts of compost onto boundary areas and the beds at the back of the buildings. These less prominent plants will benefit from higher nutrients and increased water retention in the soil.

Perennial wildflower areas were prepared in March and have been sown with seed. The sward and roots will develop over the first growing season but it is next year which should bring the best display.

Look out for the new wired support structure which has been erected onto the south face of prospect house school to support a wisteria shrub.



Chestnut Trees Removed

Sadly, the two Horse Chestnut trees by the Green Man wall became diseased and had to be removed quickly to avoid a safety risk of falling branches. They will be replaced for future generations to enjoy.

Subletting

A Licence to Sublet must be obtained before subletting your flat. It is required by your lease that you apply for a Licence and pay the requisite fee in advance of the rental contract taking effect.

To apply for a Licence to Sublet, please email the Estate Office for an application form: manager@manorfields.co.uk

Meetings

Reminder that there are two meetings in May. Both will be online vis Teams.

- Manor Fields Leaseholder Update Meeting - Thursday 1st May 2025 7pm - 8:30pm
- Manor Fields General Meeting
Monday 12th May 2025 7pm – 9pm

Reminders with Teams links will issued before each meeting.

More Directors Wanted

The Board is looking to recruit more Directors and are particularly looking for Leaseholders with experience in Construction, Finance or Law.

If you are interested, please send an email with a summary of your CV to:

Directors@manorfields.co.uk

Contact Details

Estate Office:

020 8788 1017

manager@manorfields.co.uk

KFH:

020 3542 0200

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