



## **Manor Fields Estate Limited (MFEL)**

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### **RESIDENTS & LEASEHOLDERS NEWSLETTER – MAY 2023**

#### **Summer Party**

A quick reminder that the Summer Party is taking place on Saturday 10 June 2pm – 5pm. If you would like to attend this popular event, please inform the Estate Office no later than 31<sup>st</sup> May (if you have not already done so) for catering planning purposes.

This is a great way for new and longstanding residents to meet up or renew existing acquaintances. Directors will be joining the event and look forward to seeing you there.

We will have the usual bookstall so if you have any books to donate, please take them to the Estate Office.

#### **Sustainability**

Most of our residents will be aware of the conversations about sustainability and the need to reduce our carbon footprint but it is not always clear what this actually means to our day to day lives or how to go about making significant changes. The impact of this on Manor Fields as a business and on us all as residents and individuals is however an important and relevant question. How does this 1930's development adapt and remain a desirable and suitable place to live whilst addressing issues such as updates in energy efficiency, the adaptations required to allow for electric cars and the more efficient management of water, our urban environment and waste reduction? All of these things have a direct impact on the long-term viability of Manor Fields, the value of our properties and the well-being of our residents.

To that end the Board have established a Sustainability Committee. The purpose of this group is to advise the Board on the development of a long-term plan which meets the statutory requirements for businesses to reach net zero carbon emission targets by 2050. However, in the broader context this is also about the longevity of the estate, the adaptation of new technologies to enhance the environment and the services available for residents, and the consequent impact on ensuring that Manor Fields continues to be an attractive investment and a desirable place to live. The committee will be engaging with outside experts and agencies, the local council, residents and staff to establish an agreed way forward and an evolving and practical long term sustainability plan for our future.

The committee members are currently John Chrastek (Chair), Graham Houston, Gordon Power and Cathie Sherning. They will all be at the upcoming summer party, and look forward to talking with residents about the initial steps that are being taken and canvassing ideas and input.

## **Electronic versus Paper Communications**

We should like to encourage leaseholders who continue to receive company communications in paper form to consider changing to receiving them via e-mail where possible. This reduces cost as well as helping the environment. Please let the Estate Office know if you can/are willing to do so.

## **Buildings and Projects Update**

The major works at Bede are now finished, and this completes this cycle of refurbishment works across the estate.

The 12-month inspection of Gonville has been carried out and snagging activities identified were completed at no cost to the estate.

The Section 20 notice for the MF Lifts Refurbishment Project will be issued during the month of May to get this project formally started, with the first 2 lifts in 11 - 20 Girton House and 11 - 20 Glenalmond House. The remaining lifts will be done in 2 subsequent phases.

## **Sub-letting**

If you are planning to rent your apartment, Leaseholders are reminded of their requirement under the lease to enter into a sub-letting Licence with the tenant. The standard for this (authorised by the Company and its legal advisors) is available from KFH. Please contact the office in the first instance.

## **The Bunker**

A reminder that The Bunker is a facility available for hire for private use to all residents at £75.00 per booking. Situated behind Girton House, it consists of a room, wi-fi facility, sink, fridge and WC. Please note that our insurance policy precludes use for business meeting purposes.

## **The Pond**

The pond water quality continues to be of good quality measured monthly by Chris Holt, our resident freshwater ecology expert. We are most grateful for his ongoing support and advice.

Some of you are aware that we currently have two breeding duck residents. Stuart and Zoltan from our gardening team have installed a duck house in the pond to provide the ducks and any offspring with a safe refuge from predators. This is at experimental stage which, if successful, will be followed by further improvements and decorative refinements so please bear with us. Materials to date have been provided at no cost to the company or leaseholders. We thank Stuart and Zoltan for their enthusiasm.



The pond contains some forty or so fish. This is not always obvious as they tend to dive to the bottom when sensing noise or human presence (shadow) close to the pond. We make two requests on behalf of our avian and fish friends:

- Please do not let our younger residents throw anything into the pond as it traumatises the fish which can have mortal results. (Smacking or bashing the water is the way fish poachers used to stun fish up to the water surface in order to steal them.)
- Please do not put bread (or similar) into the pond or the two urns at each end: bread fills birds' stomachs but has little or no protein value which they need to survive. The gardeners then have the added task of cleaning out the urns.

A garden newsletter will also be issued in due course.

### **Safety: Communal Areas**

Residents are reminded that, under the terms of the lease or any sub-letting arrangement, they are not permitted to leave any items - e.g., footwear, buggies, luggage - outside individual flat front doors or in any other communal areas.

This is very important from a fire safety perspective and we are required to enforce this regulation by both our insurers and safety consultants.

In future, we will be removing items left in the communal areas to ensure compliance.

### **Parking on the Estate**

The rules on parking on the Estate are set out on our website and can be accessed via the following link.

<https://www.manorfields.co.uk/living-here/parking/>

We draw your attention to the third paragraph which addresses what can and can't be parked on the Estate as we have had a number of enquiries on this subject.

Kind regards

Communication Committee