



The Manor Fields Estate Limited

Manor Fields Putney Hill London SW15 3NE
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Newsletter – August 2019

To: Shareholders, Leaseholders and Tenants

PROPERTY

External Refurbishment of the Houses

Phase 2: we are now half way through this phase. The scaffolding is down from Selwyn and Glenalmond Houses; it will be removed shortly from Girton House. Some small residual works may be carried out on some of those Houses, principally at ground level and to interior cills. This enables the contractors to make the best time and cost-efficient use of their carpenters, painters and similar. The remaining Houses included in this phase are Balliol and Harvard (including the estate office). The work continues to remain on schedule. We thank you for your continued cooperation and forbearance.

We have received some enquiries from residents about drainage holes in the window cills and have received the following advice:

Drainage holes drilled through window cills with the intention of letting condensation drain out are no longer considered to be good practice.

Wood surfaces can be protected with either paint or varnish which provide a waterproof barrier. However, it is not possible to treat effectively the inside of drainage holes in this way so water/moisture comes into contact with the unprotected wood surface over time, into which it penetrates and causes rotting. The problem is frequently exacerbated by holes becoming blocked with debris or by insect activity leading to water being trapped inside these holes.

Small quantities of condensation flowing down a window and onto the surface of a properly maintained (regularly painted or varnished) internal cill will stay on the surface, from where it will evaporate.

If a large quantity of condensation occurs however, it should be mopped up and measures introduced to improve the situation: suitable actions could be to improve ventilation or installing double or secondary glazing.

Drainage holes are therefore not being re-introduced during the current works programme.

Garage Works (numbers 76 – 101 and 102 – 111)

Focus continues on the much-needed repair and decoration of the overground garage doors. Work on the lower level outside garage doors is almost complete and work is well underway on the upper level garages included in this phase of the works. We thank owners for facilitating timely access and Maria's logistical skills in organising same – not as easy a task as it may sound!

A REQUEST

We have received quite a number of adverse comments about the increasing practice of placing clothes airers or damp shirts in clear sight of the front windows of flats particularly, but not exclusively, at ground level. Whilst we appreciate that residents may be trying to find a sunny spot to dry clothes, this does not make a good impression on prospective buyers or tenants. Please have a care for the aesthetic appearance of our lovely estate, designed to Arts and Crafts principles, and place drying laundry out of sight. We appreciate all residents' cooperation on this matter.

BOARD DIRECTORS AND COMMITTEE MEMBERS

The current board directors are:

Gráinne Coker (chairman)

Tom Ferguson

Tom Gruber (co-opted with effect from 16 July 2019)

Anthony Heaton-Armstrong (co-opted with effect from 20 August 2019)

Graham Houston

Udo Marggraf

Peter Richardson

Ann Uden

The board is supported by committees whose current members are:

Buildings & Projects: Tom Ferguson, Graham Houston, Udo Marggraf, Heather Oxborrow.

Keith Simms has stood down from this committee and we extend our sincere thanks to him for his contribution over an extremely busy period. A new chairman will be appointed.

Finance: Graham Houston (chair), Tom Ferguson, Dee Noonan, Gordon Whitson, Heather Oxborrow.

Communications: Liz Knook (chair), Gráinne Coker, Breege Greene, Anthony Heaton-Armstrong, Cathie Sherning, Ann Uden.

Gardens: Graham Houston (chair), Gráinne Coker, Valerie Ferguson, Anthony Heaton-Armstrong, Mary Marggraf, Jo Morris.

AGM DATE

The AGM will be held on Saturday 9 November at Prospect House School which is adjacent to the Estate. Further details will be provided in due course.

POND SAFETY FOR ALL, INCLUDING OUR FISH!

The pond is a great attraction to young and old and the sunken garden overall is the subject of many compliments even, recently, from a taxi-driver awaiting his fare. It is important that children

have adult supervision in this area for two reasons a) the safety of the children first and foremost and b) to ensure that children's curiosity and play does not interfere with the habitat and well-being of the fish. Items of wind-swept litter have also had to be removed.

Small branches and even acorns from the nearby oak tree can traumatise our fish (just over 40 at a recent count) and this can prove fatal to them. The acorns are normally swept normally twice - weekly and more frequently if possible and necessary. Please do not let children throw anything into the pond.

Bread and other food items damage the pH quality of the water. Please do not feed the fish.

THE BUNKER

Recent resident arrivals to the Estate may like to know that we have a pretty unique amenity, known as the Bunker, which is used to organise company/community meetings and is available for small private functions. A number of regular weekly exercise classes, such as Pilates and Yoga are also arranged on a private basis for Manor Fields residents. The Bunker has a sink, a fridge and toilet facilities and is run on a discrete cost-recovery basis to cover running costs. If you wish to hold a party or similar private function, please contact the Estate Office for further details including the reasonable charge that is made to cover running costs (electricity, cleaning and similar). Please note that it is available only for private/social use and not for business purposes.

SUMMER PARTY

This year, the weather was again kind to us and many residents enjoyed a lovely afternoon. Our bookstall made good sales; our raffle was well subscribed and our lovely bee-keeper Steve Derry and his wife held their usual stall and sold honey and other pure bees wax products.

The total proceeds that we have collected to our nominated Charity, the Royal Trinity Hospice, amounted to £470.

CHARGING POINTS FOR ELECTRIC CARS

Two charging points are in place at what is known as the petrol station (yes there used to be one on the estate in years gone by!). Please enquire at the Estate Office if you wish to use one.

FASTER BROADBAND AVAILABILITY FOR THE ESTATE

Many residents have expressed interest in faster and more reliable broadband, particularly those living at the west end of the estate. As most of you will be aware, Hyperoptic Limited, based in Shepherds Bush Road, have been canvassing the estate to assess interest in signing up to their full "fibre to the building" broadband facility if installed and have concluded that the level of interest expressed indicates a sufficient level of likely take-up. The installation of fibre optics now underway is carried out by Hyperoptic at their risk and cost and not that of Manor Fields. Once the infrastructure is complete, Hyperoptic will contact individual flats to offer a range of packages to which they can sign up (or not) direct with the service provider, much in the same way as currently with non-terrestrial television services. The estate office is not involved in these arrangements.

MANOR FIELDS ALLOTMENT

The allotment continues to flourish and additional produce has become available through the summer including French and runner beans, yellow courgettes and beetroot. Autumn will bring leeks, bulb fennel, chicory, cabbages and borlotti beans. The weekly sales have become something of a social occasion with regulars and newcomers gathering to buy vegetables, exchange ideas on

how to prepare them and for a chat with other residents. The sales usually take place on a Saturday morning from 10 – 11am at the allotment which is beside the greenhouse behind Bede House. Produce sale details are often put up on the notice boards in the stairwell of each block and an email also goes out to residents who have requested notification.

For further information about the sale dates or to participate in the scheme by being part of the allotment group, please contact Valerie Ferguson at valerieferguson123@gmail.com or telephone her on 020 8789 9976.

AND FINALLY

This and future newsletters will be posted on our internal website for reference, on a rolling twelve-month basis. We thank the leaseholder who made this suggestion.