



The Manor Fields Estate Limited

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

To: Shareholders, Leaseholders and Tenants



The speed limit on the estate is 15 mph. PLEASE DRIVE CAREFULLY!

Board Directors and Committee Members

The current board directors are:

Gráinne Coker (chairman)

Tom Ferguson

Graham Houston

Udo Marggraf

Peter Richardson

Ann Uden

The board is supported by committees whose current members are:

Buildings & Projects: Keith Simms (chair), Tom Ferguson, Graham Houston, Udo Marggraf, Heather Oxborrow,

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

Communications: Gráinne Coker (chair), Breege Greene; Liz Knook, Cathie Sherning, Ann Uden.

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

We were delighted to accept Breege Greene's offer to join the Comms Committee.

Informal Discussion Meeting – Invitation to Leaseholders

Following very positive feedback from an informal meeting held after the adjourned AGM meeting on 1 December 2018, as many directors and committee members as possible will be available in the Bunker on **Tuesday 19 March from 7pm** for an hour or so to have a further informal meeting with leaseholders. A glass or two of wine will be served.

Bunker evenings, to which all residents and leaseholders are invited, will continue to take place on other dates.

External Refurbishment and Garage Works

Phase 1 of the external refurbishment has concluded with very positive feedback from affected residents and leaseholders.

Phase 2: Rosewood Limited, who provided very good quality work on Phase 1, also submitted the most competitive tender for Phase 2 and have been appointed and the work will start shortly, beginning with Selwyn House. Residents of the affected Houses (Selwyn, Glenalmond, Girton, Balliol and Harvard) have been informed.

Glenalmond Garages

Works are almost completed despite some delays along the way. This was never a simple project but the Phase 1 replacement contractors, UK Gunite, have provided a quality service finalising the roof renewal and, subsequently as Phase 2 contractors, addressing the concrete spalling in the interior areas. Some final “snagging” issues are in progress.

And then the bees:

Our bees hope to return sometime during or before the spring and a little access area has been created for them and our lovely bee keeper – Steve Derry - who provides the Manor Fields honey on a non-profit basis.

Residents Parking Permits

Annual resident permits are currently being issued. We remind you that permits are available only to actual residents. Manor Fields does not provide a parking facility for non-residents or residents' friends. Permits are not transferable. Temporary permits for residents' guests are available from the Estate Office.

Good Neighbours

We would like to remind you of the following:

- **Car-owners/drivers:** Please park “economically” in the spaces available to maximise spaces for other residents and not on corners which block visibility for other drivers and pedestrians;
- **Please drive slowly;** we have many young families on our estate. The speed limit is 15 mph.
- **All residents:** Please arrange home deliveries within sociable hours as a courtesy to your neighbours. Deliveries should not be booked before 9am and after 10pm.
- **Waste disposal:** A recent drain blockage resulted in three black plastic sacks of wet wipes and other items being removed from the back-road drains of several Houses. This creates a totally avoidable inconvenience to ground floor neighbours when a reflux occurs into their flat as well as an avoidable expense to leaseholders who bear the service charge costs. Please do not dispose of anything other than human waste and toilet paper down your toilets.

Trinity Hospice

Trinity Hospice's continues to be Manor Fields' nominated charity. Their fundraising team recently wrote to tell us that our fundraising since 2010 has now passed the £5,000 threshold. We are delighted to pass on their heartfelt thanks.

And finally: While we are not quite out of the woods on the winter front, it is good to see the days lengthening and new growth appearing in the gardens. A garden newsletter will be issued in the near future.