



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

Manor Fields Putney Hill London SW15 3NE

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### **SUMMER GUIDELINES**

May 2022

Dear Residents and Leaseholders,

Now that some kinder weather is with us (fingers crossed!), we are issuing our annual reminder of some lease requirements and regulations in force on the Estate. Please share as appropriate with tenants and visitors.

#### **GARDENS, GAMES AND SAFETY**

The sunken pond garden and the south lawn (between the Heath Gate and the woodland glen) are two designated quiet areas. Games, including soft ball games, are allowed on the main lawn, but not hard ball games which cause expensive damage to lawns. Putney benefits from many parks and open spaces including Putney Heath, all within a short distance from Manor Fields and which are more suitable for sporting activities and field games for older children.

We have a mixture of young and old trees as expected on an estate of this size and age which are vulnerable for different reasons: climbing or swinging on them can damage them and it is not safe to do so.

Skateboards, roller blades, scooters and bicycles can be used on the Estate roads, but please not on the lawns as they too damage the grass.

Please do not encourage foxes or squirrels by feeding them.

#### **THE POND**

This lovely feature is popular with residents of all ages. It contains many fish which can be seen in the summer months if approached quietly. Noise and movement are threatening to them and they hide at the bottom. Please do not allow children to throw anything into the pond as this has a detrimental effect on the Ph quality of the water and traumatises the fish.

Please ensure that children are supervised in this area: the pond is deeper than they may think; the water is untreated and home to wildlife which may carry disease.

#### **NOISE**

Please be considerate neighbours and keep music or other noise down to a moderate level, particularly at times when windows are open and after 11pm. Please remember that noisy works inside your flats should take place only between the weekday hours of 9am and 5pm.

## **BBQs**

Residents are welcome to use the five designated barbecue areas which have a stone slab and picnic tables. These are indicated on the map attached to this notice. Please keep your cooking to the slabs for safety reasons and do not place hot items on the grass which is easily scorched and combustible in periods of dry weather. Picnic tables are available on a first come first serve basis. All personal property, including the barbecue, and rubbish must be removed immediately after use.

## **Pets on the Estate**

This can be an emotive subject for pet and non-pet owners alike, as well as parents of young children.

Reflecting the policy adopted for some years on British beaches, we ask dog owners not to walk their pets on the main lawn, the south lawn and the pond area from May to the end of September. People sit or lie and children play in these areas and there is a strong objection to dogs being allowed to defecate there especially when a thankfully minimal number of owners have been observed not to pick up. Dogs can still be taken onto grassed areas behind the Houses including the Orchard and Dingley Dell (unless a restriction is posted as with Bede House at the request of many residents in that vicinity).

We quite understand that dogs cannot be expected to wait until they are outside the Estate before relieving themselves. If they are led on the roads and adjacent pavements, the scooping can be done with a minimum of residual traces. The leases require that dogs are kept on a lead at all times.

And what about cats?

The feline population has also increased in the last few years. They are not universally loved, especially by bird lovers. Here are some facts as, unlike dogs:

“Cats are footloose and free. Unlike most other captive animals, the domestic cat has the wonderful status under the laws of most countries of the “right to roam “. In the U.K. they do not have to be securely confined and can roam without any fear or favour or legal repercussions for their actions. They cannot trespass so neither the cats or their owners are liable for anything they may do in the way of damage, soiling or causing nuisance which is extremely annoying for those who hate them.”

**However:** It is a contractual requirement under the leases that all outside cats must wear a collar and bell. Please comply with this bird friendly measure.

Please also **strongly encourage** any cat you have to enter and exit by the rear stairwells. Other residents object to them loitering in the front stairwells. Please try to keep them inside between dusk and dawn particularly when young birds are fledging.

Cats take easily to litter trays. Please consider this option.

## **Finally**

These measures are in place for the ease and comfort of all. Thank you for your consideration and cooperation.

Kind regards,

The Directors  
The Manor Fields Estate Limited