



Manor Fields Estate Limited (MFEL)

Manor Fields Putney Hill London SW15 3NE

Telephone: 020 8788 1017 e-mail: manager@manorfields.co.uk

SUMMER GUIDELINES

June 2023

Dear Residents and Leaseholders,

Thank you to all those who joined us on Saturday for the Summer Party – a very enjoyable event and good for us to meet up with old friends and to welcome new faces.

As we all enjoy the warmer weather over the summer period, this is our annual reminder of our summer guidelines for the Estate in line with the lease requirements. 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 designated quiet areas. Games, including soft ball games, are allowed on the Main Lawn (between the woodland glen and the main drive), 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.

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.

We have a variety of young and old trees some of which are vulnerable for various reasons: climbing or swinging on them can damage them nor is it safe to do so.

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, prompting them to 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.

We ask smokers to take their cigarette stubs away with them, particularly around and under the benches in this area and elsewhere on the estate.

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 barbecue materials and rubbish, must be removed immediately after use.

Pets on the Estate

We recognise this can be an emotive subject for pet and non-pet owners alike.

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 a reminder, the leases require that dogs are kept on a lead at all times within the Estate.

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 feline population has also increased in the last few years. As a reminder, the lease requires that all outside cats must wear a collar and bell. Please comply with this bird friendly measure.

We would also ask that your cats enter and exit by the rear stairwells. Please try to keep them inside between dusk and dawn particularly when young birds are fledging and consider litter trays as an option which our gardeners would welcome.

In summary,

These summer guidelines are in place for the welfare and comfort of all. We appreciate your consideration and cooperation.

Kind regards,

Communications Committee
The Manor Fields Estate Limited