



The Manor Fields Estate Limited
Manor Fields Putney Hill London SW15 3NE
Telephone: 0208 788 1017 email: manager@manorfields.co.uk

Summer 2020

Dear Residents and Leaseholders,

Please find below our annual summer reminder of some of the regulations and lease requirements which apply to all Manor Fields residents and their guests; they are designed to make life safe and enjoyable for all.

All leaseholders and residents are required to respect these simple and longstanding practices and to ensure that their tenants and/or visitors do likewise.

PETS

By way of a reminder, our leases do not permit more than one domestic pet per flat, without permission.

Dogs must be kept on a short lead at all times when walking on the estate.

Dogs can be walked on the roads and pathways and ideally should be taken to Putney Heath for their toileting needs. In the event that they do soil within Manor Fields please ensure that you pick up after them immediately and thoroughly.

For reasons of hygiene dogs are not allowed on the main lawn or in the sunken garden/pond area between 1 May and 30 September. Throughout the year please also avoid all areas on the estate where residents regularly sit and children are known to play.

If you have an outdoor cat, please ensure that it wears a collar and bell. This is a requirement under the lease as well as having a care for birds on the estate.

GARDENS, GAMES AND SAFETY

Our beautiful gardens are a key feature and amenity of the estate. We can all support their preservation and appearance by complying with some basic regulations:

The flowers are for the enjoyment of all - please do not pick them.

Games involving hard balls such as football, cricket, etc., frisbees and similar are not allowed anywhere in the gardens.

Soft balls and toys can be used by young children under adult supervision on the Main Lawn.

Skateboards, roller blades, children scooters and bicycles are allowed to be used on the roads on the Estate provided they are under adult supervision.

Parents and care givers are asked to ensure that children playing outside on the estate grounds are supervised by an adult at all times for their own safety.

Kites and drones or similar should not be flown on the Estate.

Putney benefits from many parks and open spaces on Putney Heath, all within a short distance from Manor Fields, which are more suitable for sporting activities and field games.

Please encourage our younger residents to care for our lovely gardens and for their own safety by not climbing or swinging from the trees and not running on or through the flower beds and other border planting.

Using trees for exercise regimes is prohibited for safety reasons and to protect the trees.

DESIGNATED QUIET AREAS & THE POND

The sunken garden around the ornamental pond and the South lawn area between the Heath Gate and the woodland glen are designated quiet areas (please see map below).

Children taken into these areas must be closely supervised, particularly in the sunken garden: the pond is deeper than you may realise; the pond water is untreated and home to wildlife that may carry disease.

Please do not throw anything into the pond or play in the water.

BBQ's

There are five designated barbecue areas on the Estate. These are indicated on the map below. Please keep your cooking to these areas for safety reasons and, in particular, do not place anything hot on the grass which causes damage and scorching e.g. disposable barbecue foil trays.

Please remove your property and any rubbish from the area when you have finished.

BBQ's should be put away immediately after use and are not to be left out unsupervised in any part of the estate.

The BBQ tables are available on a first come first serve basis and should not be reserved in advance of the time that you wish to use them. In the event that personal belongings are left unattended to "reserve" a table they may be removed by estate staff and disposed of.

OUTDOOR GATHERINGS AND PARTIES

Residents and leaseholders are responsible for supervising any guests they invite onto the Estate and to make them aware of the regulations.

Any gathering or party outdoors should be completed and packed up by 11pm at the latest and guests asked to depart quietly via the main entrance.

Please be aware that noise travels, particularly at night and on hot evenings when many have their windows open. As a matter of courtesy please advise immediate neighbours in advance if a gathering is likely to cause disturbance.

WILDLIFE

Please do not encourage foxes and squirrels by feeding them, leaving food unsupervised or failing to dispose of rubbish in the correct places.

We thank you for your co-operation.

The Directors
The Manor Fields Estate Limited

BBQ Areas

