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Manorism

THE NEWSLETTER OF THE MANOR FARM (SEER GREEN) MANAGEMENT COMPANY LIMITED

ISSUE 31 - SPRING 2023

Spring has sprung!



Treework

During the last year Fineland Forestry have pruned and reshaped all the silver birch trees and most of the rowan trees. The estate is now looking much neater as a result of this work. The cost of this, along with the regular garden maintenance, is covered by the annual service charge.

Annual service charge

All shareholders should now have received the invoice for this year's service charge. If you pay the bill by close of business on Monday 17th April 2023 you will be eligible for the £25 discount.

Annual Service Charge – April 2023	
£120	Provisional Annual Service Charge due in advance on 1 April; invoices are despatched on 1 April
- £25	£25 Prompt payment discount may be deducted only if payment is received by close of business on 17 April 2023
+ £15	Late payment fee automatically due for payments received after close of business on 17 April 2023 . The Company reserves the right to involve again the Small Claims Court where deemed necessary, though each case will be considered on its merits.
Supplementary Service Charge	
£100	Supplementary Service Charge for transfer of property, payable by the vendor. Please note that an explanation of the transfer process where it connects with the Company and all the documents necessary to obtain the Company's consent to the transfer are available on this website's transfer page.

Manor Farm website

Full details of service charges, previous Manorisms and other useful information can be found on our website seergreen.org.uk



Green bins

Have you considered getting a green garden waste bin? They cost just £50 per year and they are collected every 2 weeks with the recycling and are available from [Buckinghamshire Council](https://www.buckinghamshire.gov.uk).

Click [here](#) to get the latest bin collection calendar.

Post Office

A reminder that there is a pop up Post Office at the Baptist Church every Tuesday from 10am to 1pm.

Pot holes

These can be reported to the council using the fix my street website.

<https://www.fixmystreet.com/>

You can also report broken street lighting & fly-tipping here.



Spring show & plant sale

Seer Green Gardeners are having a bring and buy plant sale at their annual Spring Show on **Saturday 15th April** between 2.30 to 4pm. Please take any plants, cuttings, seeds or seedlings to the Baptist Church between 9 and 10.45am. In the afternoon there will also be a tea bar serving delicious home-made cakes. Full details at seergreengardeners.org



Double yellow lines

Buckinghamshire Council are considering introducing double yellow lines at various other locations in the village, one of which is the corner of Stable Lane and School Lane. The consultaion period is now over but you can look at their plans [here](#).

Did you know?

Potkiln Lane is named after one of the last kilns in the county to produce hand-made pottery. It was owned by Mr Frederick Saunders at the location of the present builders merchants. In fact it was called Hussey & Saunders until recently when it acquired by Lords. (<https://www.lifeinseergreen.org/village-history/>)

Covenant breaches

What is a restrictive covenant?

Restrictive covenants are binding conditions that are written into a property's deeds or contract by a seller to determine what a homeowner **can or cannot do with their house or land under**

particular circumstances. They can cover a wide range of issues, but the most common examples tend to include

- preventing owners from making alterations to a property (such as building an extension or converting a house into flats, for example)
- preventing buildings or other substantial structures from being erected on a section of land or
- preventing trades or businesses from operating on the land.

What is in place for the Manor Farm Estate?

The deed of undertaking, as contained on the web site seergreen.org.uk/deeds.html, outlines what each of the undertakings are for the entire estate and references the estate map for this purpose (details can be found on the web site here seergreen.org.uk/map.html).

This undertaking covers the complete estate, including communal areas and individual property land, and has been defined on the estate map using coloured areas.

The areas pertaining to each property area those coloured in BLUE.

The following is an extract of this undertaking for the blue land:

'The blue land shall be laid down to grass with or without flower beds and shall be mown and maintained as such properly cultivated in a neat and tidy condition as amenity areas for the benefit of the estate provided that in the event that any of the blue land shall be conveyed or transferred to a Purchaser or Purchasers of any dwellinghouse adjoining such blue land the Company will procure that in the Conveyance or Transfer of such a dwellinghouse the Purchaser or Purchasers shall enter into a covenant for the benefit of remainder of the estate providing for the use and maintenance of the blue land in the terms aforesaid.'

How are property owners controlled by the covenant?

Each property owner, as part of the property purchase, are required to sign the deed of undertaking Deed Signing sheet.

- Issuing a share certificate of 4 ordinary shares in the Manor Farm Management Company
- Updating Companies House with the new shareholder details
- Issuing a Letter of Consent for the property transfer to the purchaser's solicitor for Land Registry processing
- Updating the shareholder register for the Manor Farm Management Company

This is part of the overall property transfer process covering:

The act of signing the Deed of Undertaking ensures that each property owner will comply with the restrictive covenant for their respective property.

Without the signed document the management company cannot complete the property transfer process as detailed above.

What is the current status of the estate

It has been observed that a number of properties are altering their front garden areas with a mixture of the following:

- Extended car parking areas (driveways)
- Concrete paving slabs
- Gravelled and/or stone chipping areas
- Permanent boundary walls

While this list is not extensive these are predominately the greatest number of alterations observed.

What are the Manor Farm Management Company options for property breaches?

It is not the intention of the directors of the company to continually discuss and attempt to rectify each property that is considered to have 'breached' the covenant.

However it is the duty of the company to ensure that each property in breach shall bring this issue to the attention of the property owner and request that they take appropriate actions.

This action will be in the form a letter outlining what the issue is and noting that the owner has been informed.

A register of these properties in breach will also be kept on the company records to record when the notice was issued and any agreed actions to be undertaken.

Courteous parking

Parking is always a contentious issue in any community.

If you feel that a vehicle is parked dangerously then try to speak to the owner of the vehicle in person or maybe leave a note on the car.

The other option is to report it to the Police on the 101 number, or via the neighbourhood Policing Team chalfontsnhpt@thamesvalley.pnn.police.uk

White lines have now been painted on the corner of Stable Lane and School Lane to show people where not to park - this does seem to have helped the situation.

The Farmers Way car park is for Manor Farm residents and their visitors only. Signage has been erected in the car park to clarify this.

Please let the directors know if anyone is using the car park who isn't entitled to mfco@seergreen.org.uk

If you would like us to include anything in future editions of Manorism, or if you would like to be part of the committee, please do get in touch - admin@seergreen.org.uk



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