

The Mansion House Quarterly

AUTUMN Edition

Autumn is with us again and the nights are drawing in. The Mansion House Residents Association (MHRA) Committee has been busy ensuring that the darker days of the year will be illuminated. If you haven't seen them already, go and take a look at the new, replacement lanterns in the Mansion House courtyard area.

The committee is also looking forward to hanging the Christmas lights and all helpers are welcome. Please lend a hand, at the front of Mansion House, if you can, at 11am on Saturday, 30th November.

It's budget time for the UK and in this edition, our treasurer Susan Passmore will be shining a light on Mansion House finances, with an update on progress and plans for the coming financial year.



[John Everett Millais, Autumn Leaves, 1855.](#)

Caire Bott - Editor

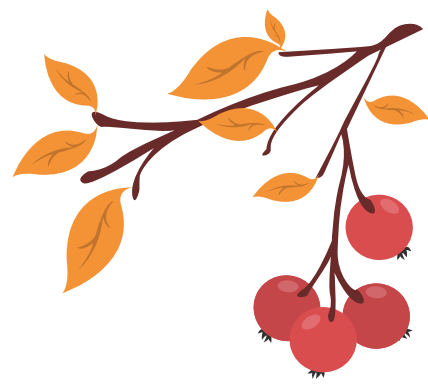


Committee Update

The recent committee meeting on September 17th highlighted several key updates and decisions for the Mansion House community. Notable completed activities included repairing uneven paving stones, removing ivy from affected trees, and installing new solar light fittings and replacement lanterns.

Treasurer Susan Passmore provided a financial update, indicating that this year's expenses are aligning with projections. **Due to inflation and maintenance needs, the committee agreed to increase annual residents' fees to £450 per household starting in May 2025, with future adjustments tied to inflation.** This increase aims to establish a financial reserve for Mansion House.

Additionally, residents are reminded to adhere to the parking arrangements around Mansion House. It is worth reminding everyone that certain parking spaces are assigned to and owned by individual households. This means that owned parking spaces should only be used by others with the owner's permission. Parking space owners expect their spaces to always be free for their own use. Please ensure your visitors and guests do not inadvertently park in these spaces.

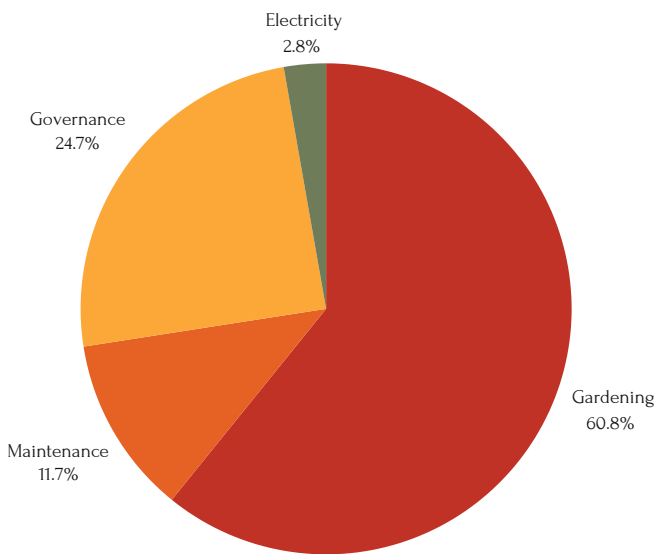


Finance matters!

Report from MHRA treasurer Susan Passmore:

Our 2023-4 financial year ended on 30 September 2024. Our income for the year was £4,899.19 and we have spent a total of £4,269.25.

This comprises of:



Finances 2023-4

Gardening	£2,596.50	Tree/hedge surgeons, leaf clearance, mowing etc.
Maintenance	£500.36	This covered installation of new courtyard lamps.
Governance	£1,054.22	The covered insurance, compliance, bank charges, social events etc
Electricity	£118.17	This will increase next year as previous years' overpayments were used for 6 months of this year.

This financial year (01.10.24 to 30.09.25) we are budgeting for an expenditure of £4,030.

This will be covered by our fee income but does not allow us to build savings towards the major capital work that will need to be done to Mansion House owned areas in coming years.

As a result, the directors have decided that we need to raise the Mansion House fee to £450.00, payable as usual on 1st May 2025. The directors will also review the fee annually from January 2026 to ensure that the fee continues to meet Mansion House needs.

The directors are also discussing how to begin to build a capital expenditure fund and would welcome any ideas at the AGM in January.



A look to the future

MHRA Chairman - Haydn Dunant provides a forward look ...

The days are getting shorter and with the temperature dropping, all the signs are that winter is soon to arrive. The directors are already planning for 2025 and Susan has shared the finance update with you showing the current state of our accounts on page 2.

It is clear that there has been an increase in costs in recent years and the time is right for us to consider a change to the annual fees. We urgently need to build a reserve fund to cope with future costs that may arise in regard to roads, pathways and trees. If we were to have a need to contract work on any of these areas we would not have sufficient funds to cover the costs currently.

If we can establish an annual level of fees that allows us to develop a reserve we can avoid a situation where we would need to collect a substantial sum from each property to meet an unexpected capital cost.

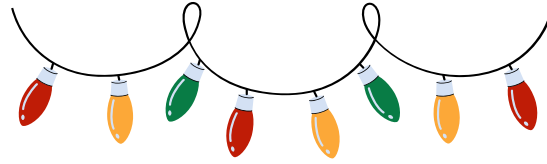
A task on the "list of things to do" was to establish exactly who had which parking space. On the south side, I am indebted to Susan who has found the original land registration documents which clearly shows which property owns which parking space. We are trying to establish the north side assignment of spaces, but we are hopeful that we may be in a position to confirm these shortly.

While we are still a few weeks away from the festive period, I would like to take this opportunity to wish everyone a Merry Christmas and best wishes for 2025.

Did you know?



The people of Kineton were welcomed into the Mansion House Gardens for a huge number of school treats and fetes until well after the second World War, when the house was converted into a Red Cross Hospital.



Social updates

Christmas courtyard lights

The lights will be rigged at 11am on Saturday, 30th November. A request will go out asking for helping hands.



Mansion House Christmas Social

Following the success of the Mansion House Summer BBQ, please join us for Christmas drinks at Number 10 on Saturday, December 7th, at 6.30 pm.

Community Events

- Blokes Curry Night - Shukurs Brasserie - 15th October - 7-10pm
- Ladies Curry Night - Shukurs Brasserie - 23rd October - 7-10pm
- Monster Mash - Sports and Social Club - 26th October - 6.30-11.30pm
- Day Of The Dead Party - Sports and Social Club - Friday 1st November - 8pm
- Bonfire & Fireworks Party - Kineton Junior School - Saturday 2nd November - 5.30 - 7pm
- Live Music - Pavilion - Sports and Social Club - Saturday 9th November - 9pm
- Kineton Victorian Evening - Friday 29th November 2024 - 6-8pm.

[Click here](#) for more events at Kineton Sports and Social club



Courteous canine call...

The MHRA Committee celebrates Mansion House pets as you will see on the next page.

However, we have reason to believe that somebody is allowing their dog to foul the Mansion House green, without picking up.

Please pick up after your dog. Children play on the green; it is also unhygienic for the gardeners when mowing.



Let's get connected!

There is a Whatsapp Group for Mansion House residents.

[Please click here to join the group.](#)

The group is intended for general communication about practical matters in relation to the communal aspects of running Mansion House.

We encourage you to join the group because it's a great way of getting information out to you quickly and should help us all to be neighbourly. If you need any help with Whatsapp just let us know.

For any serious matters, complaints or concerns please contact our Chair, Haydn Dunant directly at dunanth@aol.com



Pet Profile



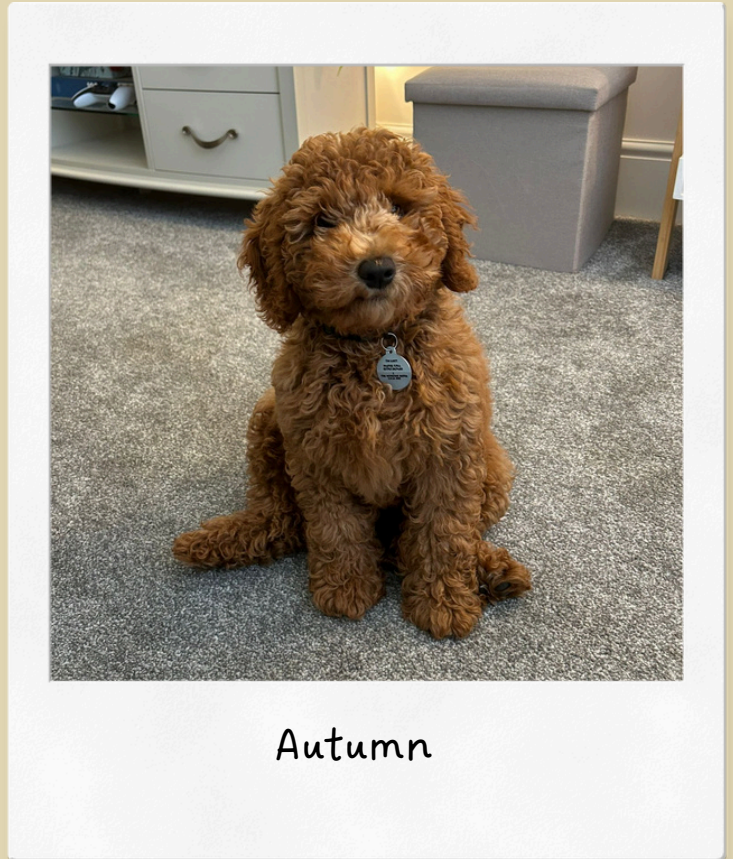
The Dunant household has a new member. Meet Autumn....

After a short illness, we sadly lost our beloved dog, Poppy in July. The house seemed really empty without her and while our elderly cat Louis is still very healthy, we decided that another dog was required. And so, we have recently welcomed to number 7, a 12 week old Australian Labradoodle called Autumn.

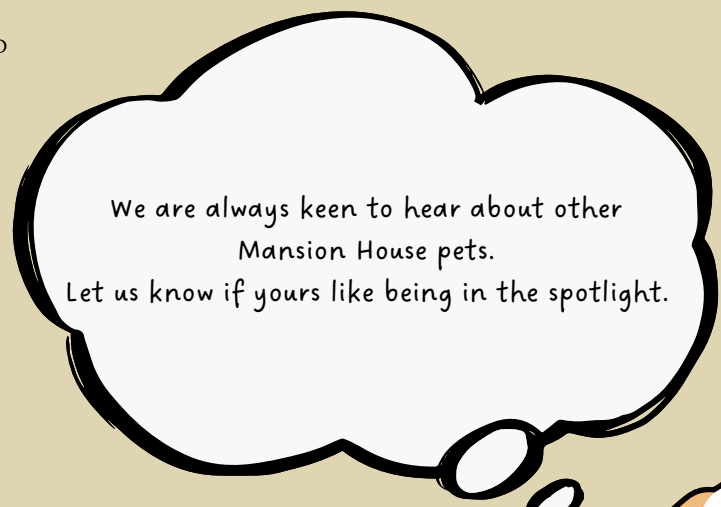
Autumn is very affectionate and is settling in well. Toilet training is underway so should you hear either of us encouraging her in the garden with “go toilet”, do not be concerned!

She sleeps through the night, which is a huge bonus but her relationship with Louis has not progressed beyond Louis hissing loudly and Autumn bouncing around!

At the moment she wins the award for the cutest pet living at Mansion House. Do keep your eyes out when you are out and about on the estate as you may be lucky enough to catch a glimpse of her on her morning constitutionals. Do please stop and say hello. She loves a fuss.



Autumn



We are always keen to hear about other Mansion House pets.
Let us know if yours like being in the spotlight.





Contact information

To contact the Mansion House Residents Association Committee please email:
caro.mackay@hotmail.co.uk

In an emergency please call Mansion House Chair - Haydn Dunant on 07808 942426.

Norton Grange Residents Association www.nortongrange.org

Want to request changes?

If you want to apply for changes on your property, please access the [BC1 form on the Norton Grange website.](#)

Recommended workpeople

Hedge cutting and patio cleaning - TGW Gardening Services - Tom - 07856 803955

High-end carpentry including Bathrooms and Kitchens - [Featherbow](#) - Mick - 07713 554259

Electrician - Robert Williams - 01327 317210

Bathrooms and kitchens - [Eau Bathrooms](#) - Simon - 01295 477477

Curtains - [Nifty Needle](#) - Tracey - 07976 534537

Painting and Decorating - Girl Friday - Lorna Johnson - 07958 594098

Please let us know about workpeople that you like and trust and we will include them in this listing in the next edition.

Safer Neighbourhood Team

Did you know that there is a community policing unit serving our area? [Find contact details and up to date information here.](#)

