

MAUNSEL FOURTH (HOUSING CO-OWNERSHIP) SOCIETY LIMITED

ANNUAL REPORT 2014

The major event of 2014 was the cyclical redecorations, with a number of residents having new windows, front doors and bi-fold garden doors installed at the same time. The decorations and allied works were carried out by Mark Alexander Developments Ltd and the window installations by Natural Windows. Damage to the roofs that was identified during the programme was addressed by Heasman Roofing. The only outstanding matters for the moment are to fix the handrail by the steps leading up to the pull-in at Lancaster Road and the installation of bollards to prevent unauthorised parking on our land.

The redecorations project was overseen by Murray John and Joanna Campling, supported by a steering committee of John, Chris and Judith. All the reports of the project are available on the website.

One of the advantages of using residents to manage projects of this nature is that it saves co-owners a lot of money. The same goes for having a resident-led management committee to oversee everything that happens in the Square and to supervise the work of our excellent managing agents, JMW Barnard and Co.

This highlights the advantage that co-owners who let out their properties for their own personal financial gain get, often in contravention of the terms of their lease. The committee will be considering how we can tighten up on this abuse of other co-owners' goodwill and hard work. As was stressed in last year's Annual Report, we are a co-ownership housing society and a friendly society, registered under the *Industrial and Provident Societies Act*. The role of a friendly society is to provide housing for its members.

Maunsel is a mutual, non-profit making society and our Rules and Lease reflect this.

Our neighbours the Notting Hill Methodist Church have a new minister, the Rev. Eric Mustapha. Eric is dynamic and outgoing and is already promoting much change in the activities of the Church. Some may impact upon us, but we have established good communication links with him and his office manager, Michael Ferreira. Residents of the Square attended a special service at the Church to mark the installation of their new organ.

Another new neighbour, the Kensington Aldridge Academy, welcomed its first year "foundation" pupils in September, including one from Wesley Square. Emily and Judith represented the Square at the formal opening on 19 January by the Duchess of Cambridge.

We have also established good links with the Principal, David Benson and several residents have been on tours of the school arranged for people living in the neighbourhood. The academy is very keen to work with the local community and a number of facilities are or shortly will be available at the school.



Our gardens were yet again a prize-winner in the Brighter Kensington & Chelsea gardens competition. We won second prize in the Garden Squares (North) category and Joanna and Judith accepted the trophy from the Mayor of the Royal Borough of Kensington and Chelsea, Cllr Maighread Condon-Simmonds, at the presentation in November.



Congratulations and many thanks are due to our gardening team of Hilary, Reg and Tom and his team.



The garden gates with new signage have now all been installed although there are still problems with residents either leaving the two at the Kingsdown Close end open or locked back. As one of the intentions of these gates is to deter unleashed dogs running into the Square to create havoc, this is not helpful and the problem is being looked into for a suitable remedy. Can everyone please remember to shut the gates in future- especially those who ride their bikes or

push their scooters and buggies regularly through them?

The Square now has its own defibrillator and a number of residents have been trained to use it. The defibrillator is situated in the outdoor cupboard beside No. 9, with thanks to Kirsten. Having one of these close at hand can prove to be a life-saver.

Our summer garden party was yet again a resounding success, with the usual races for children and adults and wonderful food prepared by many co-owners. During the Christmas period the trees and entrances to the Square were wonderfully lit for the celebrations.



Our long standing neighbours, the Bullock family left the Square for Clapham during the year and we welcome Ana and Andy Muldoon in their place. We are also looking forward to meeting our newest resident, Ferdinando Gladstone, when he leaves Italy to make his debut into our frozen northern climate.

At the moment the committee does not have a Chair and a number of members have taken it in turns to run the meetings. We must however place on record our huge thanks to our Treasurer, John Macarthur, who has taken overall responsibility for everything we have done this year and has worked tirelessly on our behalf.