

MAUNSEL (FOURTH CO OWNERSHIP) HOUSING SOCIETY LTD

Minutes of the meeting of the Management Committee Held

on Monday, 18th February 2019 at 7.30pm.

Present: Bob Larkin, Denise Heywood, Sarah Collison, Janice Gabriel, Carlos Lock, Russell Mulchansingh, Dominique Van Roey, Judith Blakeman(JB), John MacArthur (JM), David Barrable, Kirsty Malcolm, Hilary Arnold(HA), Steven Abbott, Basia Kapp, Anna Gardiner(AG), Kirsten Tormod Pederson, Rick Fisher, Marcus Tolini, Murray John (MJ), Gillie Evans, Sonia Watson, Chris Bushell, Ana Caludi (AC) , Sarah Edwards, Jennifer Jeffrey, Joanna Campling, Stephen Swarray, Shanti Patel, Laurence Dorman, Richard McDougall, Billie Dainton, Michael Lynas.

Guests: Olivia Cox - Minute Taker, Marie Travers (MT)

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1	Apologies – Georgina Brown, Cerys Matthews, Josh Burrill, Ben Gladstone, Philippa Collie-Cousins, Sharaz Razzaq, Kerstin Razzaq, David Kitchen, Kirsten Kitchen, Chris Ogden-Newton.	
2	Minutes of the last meeting - circulated, read and agreed upon by the committee	
3	Annual Report – presented by Judith Blakeman	
4	Accounts for Year ended 30 September 2018	
5	Treasurer's Report & future expenses	
6	Appointment of Auditors	MT
7	The resignation and re-election of existing members	
8	Management	
9	Garden	
10	AOB Security of the Square	MT

	Dogs in the Square	
	Update on the bike hanger	
	Grenfell Update	

5. Treasurers Report – AC presenter the Treasurer’s Report to residents. Ana explained that the service charge went up on 1st October 2018. The only real point of note is the bike storage, which was new last year. The deposit for the building works for no. 25 & 27 will go back to the relevant parties. On the expenses side, spend was slightly over budget. The issue of legal fees following a noise dispute was raised. MT explained that the best way was considered to have a new legislation, which was decided upon by the Committee in response to the issues of noise complaints. The internal re-decs spend was much lower than the budget. JM explained that the re-decs spend was split over this year and last year. One of the bigger spends was gardens, but HA was still way under budget. Clawback is something that can’t be predicted. HA raised her concern that the renovation of the fences will likely be over budget because of bringing in new contractors etc. HA estimated that the spend might be around £3k. With regards to the up-coming clawback, No. 47 is due to complete shortly.

6. Appointment of Auditors – MT explained that the Square has used Gmac for a number of years but that they are quite expensive. MT asked the Square whether it was preferred that they get another quote, or stay with Gmac. JB proposed remaining since there is a good working relationship. Vote taken and it was agreed that Gmac would be retained. JB suggested the Square speak to Gmac throughout the year to find out why the price is so much higher.

7. The resignation and re-election of existing members – MT reported that there are two parties who have expressed an interest in joining the Committee. MT explained that the rules of the Committee states there is a limit of 15 people in the Committee. Dominique & Kerstin Kitchen.. The rules of the Committee allow for a ballot if there are more candidates than spaces. A quarter of the Committee has to resign each year. MT told the Square that if numbers remain high and there is interest from new members, a ballot may be organized. There is also the option to attend Committee meetings as a guest. It was suggested that if a Committee member cannot commit to attending at least half of the Committee meetings throughout the year, it should be put to that member that perhaps they ought to resign. MT to circulate the rules to all co-owners. It was asked whether there should be a procedure in place to allow new people to join the Committee. The Square was reminded that the rules state that anyone seeking to join the committee must fill out a form. AC suggested forming a sub-committee to work out a fairer way to organize the Committee – eg increasing the number of members / changing term length. MT reported that the ballot papers were circulated in advance (January). Ballot to be organized to choose the 15 committee members out of the 17. HA suggested everyone who wants to be on the Committee should write a short paragraph explaining why they should be on the Committee – including current Committee members. Everyone proposing themselves should have a tally of how many meetings they attended the previous year, as well as information on what sort of unit they are in, and whether they own or rent their property. This would make the decision fairer.

8. Management – MT explained that she will remain the property manager of the Square, and wished to let residents know that at any point they require help or assistance (e.g. between neighbours / building issues), MT is available to help.

9. Gardens – HA wanted to let everyone know that the hoses are not padlocked – everyone can use them. Tom Boyne is no longer working with the Square, and has been replaced by Stephen who will be in the Square 2 days a week. HA reported that he is very dedicated and very tidy. Young Tom (tree surgeon) is also working well. HA floated whether the Square should continue to employ Reg. HA apologized about the gate at the Lancaster Road entrance and reported that it will be in place in the next couple of weeks. HA is giving Open Garden Square a break for this year, and will consider doing it again next year. The fences need attention, so HA and MT will look for a new contractor. HA reported that the square has won a special award because of the efforts taken in the wake of Grenfell. AG asked about the leaning wall. There used to be a company that would come in and monitor the situation. It was asked about pollutants in the soil post-Grenfell. There is no evidence either way, so HA asked the square to decide whether they want to grow vegetables next year or not. It is very complicated to test for soil pollutants, especially because there is no control to measure against. It was agreed that this year there would be flowers grown rather than vegetables.

10. AOB

- (i) Security of the Square** – SR & KR asked MT to read out a note to the square regarding a series of thefts from their garden. SR & KR asked to initiate a vote for an entry and exit system – e.g. key fob, code or buzzer. Michael (no. 8) raised the issue of noise, particularly at night. In the summer months, people use the garden as a place to hang out. Michael asked for a vote to be taken after a definitive plan is suggested. BG informed the square that he saw opportunistic-style thieves scouting out the square. The idea of a camera was floated. HA suggested putting some money behind asking an expert to assess the Square's security needs and options. It was raised that one whole side of the Square is owned by St Andrews Square so they would need to be involved in any decision-making process. Vote taken as to whether or not the square wants to investigate further. It was unanimously agreed.
- (ii) Dogs in the Square** – MT read the lease paragraph to the Square regarding pets. The lease states that no live animal shall be kept on the square without permission. MT told the square that there is such a thing as a pet license, which is a legal document which the applicant has to adhere to. MT to look into this. It was raised that there is a double standard in that there are several cats in the Square, all of whom contribute to the issues of mess and noise. DH raised that dogs would be very problematic in flats because of the shared communal space. Cleaning of the stairwells is up to the good-will of residents, and dogs in the communal areas are likely to raise tensions.
- (iii) Update on the bike hanger** – At the time, 18 people expressed interest in renting a slot in the hanger. Only 10 people have filled the spaces. MT asked residents to fill the 24 spaces and speak with her to any interest. It was asked if flat owners could have a reduction since they don't have the space to store bikes. MJ asked if options be looked at in the next Committee meeting – e.g. the payback being over a longer period of time, with immediate cost regain being lower.
- (iv) Grenfell Update** – There will be members from RBKC coming in to talk about Grenfell. They want to come into communities to update everybody.
- (v) The North Kensington Community Energy Scheme** – Membership costs £1 and you get a say in how the company is run.