

Maunsel (Fourth Co-Ownership) Housing Society Ltd.
AGM held on Monday 21st February 2021 via Zoom at 7.30pm

Present: Billie Dainton (BD), John MacArthur (JM), Michael Lynas (ML), Rachael Vick (RV), George Tormod (GT), Jennifer Jeffrey (JJ), Carlos Lock (CL), Philippa Collie-Cousins (PCC), Denise Heywood (DH), Benjamin Lamb (BL), Jessica Cussack (JC), Rick Fisher (RF), Marcus Tozini (MT), Kirsty Malcolm (KM), Cerys Matthews (CM), Basia Kapp (BK), Bella Murray (BM), Hilary Arnold (HA), David Kitchen (DK), Kerstin Razzaq (KR), Chris Bushell (CB), Sonia Watson (SW), Sarah Collinson (SC), Robert Larkins (RL), Russell Mulchansingh (RM), David Barrable (DB), Gillie Evans (GE), Murray John (MJ), Sarah Robertson (SR), Shanti Patel (SP), Judith Blakeman (JB), Andy Muldoon (AM), Josh Burrill (JB).

Guests: Olivia Cox - Minute Taker, Marie Travers (MT), Charles Samuels (CS), Raymond Powell (RP)

1	Apologies - Yoko Kudo, Georgina Brown, Steven Swarray, Sarah Jane Fairey.	
2	Minutes of the last meeting - JB noted that the AC has come up as AG. The part referring to the residents association hasn't come up properly. Otherwise all agreed upon.	MT
3	Annual Report - presented by Rachael Vick	
4	Accounts for Year ended 30 September 2021	
5	Exterior repair & redecoration 2022 update – Charles Samuel	MT, CS
6	Treasurer's Report & future expenses – presented by Bella Murray	
7	Appointment of Auditors	MT
8	The resignation and re-election of existing Members	MT

9	Management	MT
10	Garden update	
11	AOB	MT

3. Annual Report - presented by Rachael Vick - RV has noted that PCC has offered to help RV and MT in the meeting. RV ran through the list of things that have happened to the Committee this year.

Key points:

There have been seven meetings this year.

RV became Chair and BM became Treasurer. RV wished to thank AC for her efforts as the previous treasurer.

Fencing was handed over to CS (present on the call), as the previous contractor pulled out. The Committee instructed surveyors after CS' report. CS advised on the flood risk survey and on the timelines for redecs to be on schedule for 2022. Mark Alexander Development Limited was chosen as the best person to move forward with the redecs. There is currently only one quote in for fencing so that is on-going.

A temporary Garden Management Committee was created to work on the long term solution for gardens after resignation of HA. West London Gardens were voted in and over-saw the gardens from June 2020 until the end of the year. There will not be an Open Gardens this year due to scaffolding on the square. RP (on the call) was agreed as the new gardener for the square. There was a person sleeping in the garden for a while - the police and a homeless charity were informed and have dealt with the issue.

There was an application for a dog which was denied. There was further action discussed against a dog not permitted to be on the square.

The Living in WS booklet was discussed and a decision was postponed due to an ongoing issue (to be raised later in the meeting).

SC agreed to continue to oversee the veg patch.

Issues around Ace Security parking have been discussed.

RV thanked the Committee and MT for their efforts around the running of the square.

4. Accounts for Year ended 30 September 2021 - MT reported that these have been circulated prior to the meeting. BM, one other Committee member, and Chris at JMW Barnard will sign these off after the meeting. Any queries should be sent to MT after the meeting. The accounts include all invoices and payment details.

5. Exterior repair & redecoration 2022 update – Charles Samuel - CS explained to the AGM that Mark Alexander has been appointed and instructed to undertake the external rededs and repair works. MA & CS & MT are working out a programme of works at present, and have penciled in a start date of week commencing 14th March. More formal schedule to follow including repairs. Projected completion date is mid-July. Welfare facilities and site set-up on the square is being looked into at present. CS will be sending out letters to everyone regarding the commencement date including info on order of blocks. This will also include contact details of responsible parties. CS will need to do further inspections on a few properties to schedule out repairs - this will be arranged by CS, MT & MA in the next week or so. MT will be providing paperwork including MA's public liability insurance and any hot works, plus general information regarding the works. MT noted that during the project there will be meetings on-site with MA, CS & MT and invited any concerns to be directed through her. MT to provide regular updates as the work goes on.

6. Treasurer's Report & future expenses – presented by Bella Murray - BM explained that everyone has had a copy of the accounts ahead of the meeting.

Key points:

Service charges have all been paid for the year
Clawback on sales is much more than last year due to 2 sales
Ground rent is all paid up
Less parking fees but more bike storage
Light and heat, cleaning and water rates is the same as last year
One-off cost for CCTV
Landscaping is less than last year as there wasn't a gardener for an interim period. Next year the budget is £20,000, to include last payment from WLG
Building insurance has gone up
Repairs and maintenance has gone up - drains work, electrics (only done every 5 years)
Health & safety, entry phone, window cleaning - same as last year
Audit fees & management fees - same
Meetings - same
At the end of the year, there was £65,000 extra after expenses. There is £431,184 currently in the bank.
Key expenses for this year are rededs and fencing.
BM summarised that currently the square is making more than it is spending.

7. Appointment of Auditors - MT explained that the current auditors for the square are LBS Livingstone. MT has no complaints with LBS and asked if everyone is happy to re-appoint. Agreed.

8. The resignation and re-election of existing Members - MT explained that in normal circumstances one third of the Committee has to stand down and potentially be re-elected. This year's resignations: KM, AC, CM, RV, BK, SC.
MT has been approached by some people who would like to be nominated: BD, RGL, RF.
MT extended her thanks to resigning Committee members for their hard work this year.

9. Management - MT explained the relationship between Wesley Square and JMW Barnard Management.

10. Garden update - RP thanked everyone for a warm welcome to the square. RP explained what they are looking to action:

A bit more colour with plants to break up the green

On-going display of bulbs through the year

Brick circle - RP is thinking of creating planting with some colour. Initially this will be purples and pinks. RP wants to try to encourage some beneficial wildlife to the area - e.g. butterflies and bees. The rose area is somewhere that will get a lot of sun so RP would like to introduce a hot boarder - reds, yellows, oranges, brights. RP noted that plants need to be quite hardy in WS.

RP reported that last week, the mulching of the borders was completed. Rose pruning is about two thirds of the way through. RP will be looking at the tree that has come down to see what can be done.

RP would appreciate any residents' helping with watering. RV confirmed that support can be organised by the Committee.

11. AOB:

(i) Displaying of propaganda - MT explained that one of the Committee meetings discussed the displaying of certain political items, and it was felt that this should be brought to the AGM. HA raised that we live in a democracy and should be free to display notices as they wish. HA feels it may be illegal to enforce not displaying notices of support. One Committee member felt that some propaganda may offend certain residents. MT reported that she has never received complaints regarding this. Chris noted that he has lived in the Square a long time and has never been offended. MJ read the definition of propaganda to the committee, which highlights misleading information. RV explained that this issue came up from the Living In Wesley Square sub-committee. This point was quite contended by the Committee over two meetings. RV explained that this was in the first instance the issue of people showing things in their windows. RL wishes any issues to be raised only with a name rather than anonymous contributions. JB clarified that the propaganda concern that was expressed was due to her sign supporting

Grenfell residents. SC wished to say that if displaying propaganda is legal nationally, she doesn't believe the square should be enforcing this sort of rule. ML noted that many things in the LIWS document are guidelines for how the community lives together, rather than legal rules. GE believes that support for Grenfell should not be seen as propaganda, and further believes that a vote is not appropriate. HA raised that the guidelines do not have to be followed - only the lease says what people can and can't do. PCC noted there is freedom of speech in this country and therefore it is not legal to enforce not putting up propaganda. RV suggested leaving this to a future committee meeting to decide whether this could be a guideline in the LIWS booklet.

Drains - Chris raised the issue of the drains, to emphasis the importance of doing drains at least once a year since this impacts everyone on the square. Further, a good idea is not to do it when a lot of people are away since access is an issue. Chris proposes doing this earlier in the year. MT to wait until external works are carried out and then action tihs. MT further invited everyone to report any blocked drains in surround roads around the Square as she can take this to the council.

ML wished to note his thanks to RV for all her work and support over the year. This was echoed by the quorum.