

MAUNSEL (FOURTH CO OWNERSHIP) HOUSING SOCIETY LTD Minutes of the meeting of the Management Committee Held on Monday, 8th June 2015 in Wesley Square at 7:30pm

Present: Philippa Collie-Cousins (PCC), Hilary Arnold (HA), Murray John (MJ), Sarah Collinson (SC), John MacArthur (JM), Kirsten Tormod Pedersen (KTP), Basia Kapp (BK), Judith Blakeman (JB)

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

		ACTION
1	Apologies: Jennifer Jeffrey, Laurence Dorman, Ben Gladstone, Denise Heywood, Kirsty Malcolm	
2	Minutes of the last meeting - Read and agreed upon by the committee	
3	Update re: resurfacing and church entrance	MT
4	Sub-letting / Buy to let	MT
5	Licence to Alter no 34	MT
6	Recent parking & boundary issues	
7	Open Garden Square - Sunday 14th June 2015	HA
8	Finance update	
9	AOB	

3. Update re: resurfacing of Lancaster Road and church entrance

MT reported that first notice of intention has been served to all co-owners. There have been no objections, but one comment from Janice, who said that in the entrance by no. 25, she would be interested to know how much the bollard is, as it only affects one car. Janice suggested that a gate would be

better than a bollard as it also deter pedestrians. PCC suggested that a bollard is necessary for access. HA reported that she had previously looked into this and that it is disabled access necessary and not ambulance access at the particular entrance.

The committee discussed this and decided that the entrances have been designed now and there is symmetry between the two. They will be down most of the time, and it'll be special occasions that it gets raised for. The committee will thank Janice for her suggestion and note that it's been put forward to the committee and considered.

JM wondered whether there has there been anything back from St Andrews. MT reported that there has been absolutely no response.

A decision was made to go ahead with the process of installing the bollards.

4. Sub-letting / Buy to let

There has been a recent application from no 21. MT reported that the co-owner has submitted all necessary paperwork and paid his fee. It is a 2 year let, and the Mr & Mrs Seligman will be managing their own property, so MT has all the contact details for the couple. Consent has been given. MT will find out when they will move in, as draft tenancy agreement has been forwarded.

PCC raised an issue regarding the system in place for information sharing. The previous system was that the treasurer, managing agent and one other would have access to confidential details. Everyone gets the notification that something happening but the attachments are kept confidential. PCC noted the possibility of falling foul of data protection, and suggested smaller number of people privy to the information. ACTION: In future, confidential info circulated to JM and PCC only.

JB reported that she now has a definitive answer from the council on sub-letting. A sub-let must be for a minimum of 90 days across the year but doesn't have to be consecutive days.

MT reported that she approached share-holders in violation of this after last meeting. They said their property had been removed from air b n b's website.

5. License to Alter no 34

Dave Kitchen has encountered delays and problems. Wesley Square surveyor wants a permissions from the Thames Water, which has stopped all

progress on the extension (Licence to Alter).

CCTV revealed that the drain over which David's standing conservatory is, is pretty damaged, with grade 3 damage. It needs re-building or repairing. The main outlet from WS is underneath David Kitchen's house. David is frustrated because he was not told about this prior to beginning his extension plans.

MJ explained that although there is already the conservatory above the drain, Thames Water now requires a license before any work is done on top of the drain, due to the fear of flooding. MJ suggested that TW may be liable for repairing drains since they have adopted all private drains.

PCC suggests bringing out TW as an emergency

MT to go back and check whether work was previously done on the drain / manhole cover

MT to cease all agencies working on the Licence To Alter until the issue is resolved of the drain so as to prevent lawyer fees etc from being incurred

6. Recent parking & boundary issues

MT reported that the managing agent from ST A has not come back to MT in any way, so plans are going ahead.

7. Open Garden Square - Sunday 14th June 2015

HA will send out another email tomorrow requesting for volunteers available to help / bake / make drinks etc.

A concern was raised as to access. HA explained that it is mainly ladies from the counties who will be visiting. JM will be checking wristbands / taking money for tickets. Most will arrive with pre-bought tickets.

HA will write a list of all the major plants, available for everyone to look at.

Reg will be available all day to discuss the history of the garden.

HA explained that WS is being judged on Saturday for brighter Kensington and Chelsea. HA will be there all day. Everyone to look out for group of judges and let HA know so she can come and talk to them.

8. Finance update

Clawback from the sale of no. 41 is £12,100. It is under offer at £605,000. The purchaser is a gentleman who has friends in the square already. He is downsizing from Notting Hill.

9. AOB

a) Cerys wants an email to go to the co-owners if anyone is interested in selling to go to her first. Committee happy for email to be circulated but Cerys to clarify if flat, maisonette or house or also ground floor.

b) Dominique has withdrawn her sale.

Dominique told Sarah that if you have a place on with an agent, if they get the asking price, you have to pay the commission, even if you then back out. Usually not until you complete.

c) When Janice emailed about possible gate, also mentioned groups of young men sitting in the bricked area. HA responded that it was discussed at AGM and co-owners agreed to keep it. Suggestion that if there was improved lighting, non-residents may not use it.

d) Next meeting Mon 7th Sept. The Garden Party will be on the following Sunday.