

MAUNSEL (FOURTH CO OWNERSHIP) HOUSING SOCIETY LTD
Minutes of the meeting of the Management Committee
Held on Monday, 13th June 2016
at 50 Wesley Square at 7:30pm

Present: Philippa Collie Cousins (PCC), Murray John (MJ), Ben Gladstone (BG), Judith Blakeman (JB), Kirsty Malcolm (KM), John MacArthur (JM), Hilary Arnold (HA), Laurence Dorman (LD)

		ACTION
1	Apologies: Basia Kapp, Jennifer Jeffrey, Cerys Matthews, Kirsten Tormod Pedersen, Andy Woodford, Denise Heywood	
2	Minutes of the last meeting - circulated, read and agreed upon by the committee	
3	The Open Garden Square Weekend	MT, JM
4	Defibrillator refresher course	MT, BK
5	Update re: resurfacing of Lancaster Road and church entrance	LD
6	Membership of Westway Trust	
7	AOB	KM, MT

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

3. The Open Garden Square Weekend

HA explained that help will be needed at the bar during the Open Garden Square Weekend. So far, KM has offered to help. Steve is doing teas and coffees. Cakes and savouries are being made. HA explained that the policy on cakes etc will be to pay everyone back what they've invested – after this, the profit will be taken for the garden. MT to send round email explaining this to residents, should they wish to participate. In terms of drinks, there will be Kir Royal served at the bar. Glass to be used rather than plastic. All bottles have been

purchased on a sale or return basis, and will be sold (via raffle tickets) for a recommended donation of: £5 for Kir Royal, £3 for a glass of rose. HA expects around 650 people to attend. JM to get a float of pound coins. HA is concerned that there will not be enough people helping at the bar. HA will ask Spencer (son of a resident) to help on the day. HA has agreed that people can do 1-2 hour shifts rather than the whole day. Joanna and Reg will be in the centre of the square to talk about Wesley Square's history. SC suggested one last email reminding residents of event, with details about the baking policy etc – MT to send.

HA reported that Wesley Square will not get judged during the Open Garden Square weekend – the gardens will be judged a week on Thursday.

HA reported that Simon has mended the gate that someone had backed their scooter into. The scooter driver left his number - HA to ring and suggest a donation to the gardens.

MJ brought the committees attention to an article in the Open Garden Squares Weekend Guidebook which has a photo of Wesley Square.

Chris asked what the law about the incinerator is. HA confirmed that there is no law about garden bonfires in the area. HA reported that the gardens have started to make their own compost, which will be ready for use in the next few weeks.

HA reported that the white bags seem to be working well.

4. Defibrillator refresher course SC noted that it is now 2 years since the initial training course, which is supposed to be refreshed every year. The training company will come back – it is £300 for 12 people. SC put it to the committee that this happen – the committee agreed that having invested in it, the training should be maintained. MT to email round asking for volunteers to be trained on a first come first served. BK to secure a date with the company.

5. Update re: resurfacing of Lancaster Road and church entrance – The decision of whether to go with asphalt or resin-bound surface needs to be made. The committee has been waiting on quotes from various companies (Tommy Coopers, Oakleigh Manor, MultiMac, Railton Build). LD has been chasing this and will continue to chase next week. Cerys has pointed out that she would really like resin-bound to make it feel more secure because of the different colour. MJ would rather there was more consistency, and do other things to make that area more secure. JM voiced concern over a light colour resin due to staining. LD shared the only complete quote (Railton Build) as a benchmark: resin: £49,440 asphalt £. The committee discussed whether this is a decision that should be taken by the whole square as an open vote, or by the committee on behalf of the square. JM summarised that this decision is based on three factors: cost, security, maintenance. After much consideration, a vote was taken with 8 members in favour of asphalt, and a proxy vote for Cerys recorded in favour of resin. KM asked re timings. LD reported that the best time would be when everyone has finished enjoying the summer garden, around October time. Also there will be a waiting list. LD to action this next week.

LD confirmed there will be a rise and fall bollard at each entrance. People who regularly use the bollard will have a fob. For ad hoc use (e.g. deliveries), there will be a combination-controlled key safe with a fob in it, somewhere in the square.

6. Membership of Westway Trust – JB explained that the Westway Trust is very active in the area so it would be worth Wesley Square being a member of their organization. This would mean a representative would be invited to their AGM and able to vote. Wesley Square would have a delegate representing the Square's interests. JB explained there is a process that needs to be followed for this to happen. Bob (new resident in number 41) has the forms already – he is keen to be the representative.

7. AOB

Maxilla Consultation – Very keen to meet with the committee. The next Wesley Square committee meeting is the 2nd Monday in September, which is too late. They are consulting and want to know what residents think. Maxilla is the only bit of public green space in the area – JB of the opinion that it should remain that way. Chris passed round a petition to keep the library. MT to go back to Gary from MC and get a date. Then email the committee.

Bathroom Ventilation no. 2 – MJ has investigated this. After a few months, now seems there is an issue with the vent. According to the lease, everyone's vents are their own responsibility. No. 2 believe it might be a buildings issue though. MT put to committee whether this should be checked during works. MJ reported its only gable ends that have the vent going out of the wall. As committee looks after doors and windows, it was raised that perhaps the vents should be included in this. During investigation, MJ found that since the new windows were installed, the problem has worsened. That's because the relative humidity causes condensation and the new windows are better sealing and he hadn't opened the vents on them. KM suggested the committee pay. It is likely to be £150. Agreed by the committee. KM to mediate. HA keen to enforce that this is a one-off.

Lighting the brick circle – JM & MJ presented quotes for this. Together, the cost would be £817 for cabling plus lighting. MJ suggested this might prevent the need for CCTV. MJ suggested it would be very focused lights just on brick circle. Incandescent white. 90 LEDs. Warm. Agreed to go ahead.

Shurguard - Joanna has been working very hard on the archive filing. There was some in Shurguard, some in her house. Huge pile to be shredded at Shurguard. Company will come and shred on site. Cancel contract with Shurguard and save £106 per month.

Number 5 - Number 5 has sold to a woman called Billie Dainton, with two children. This gives the committee a clawback of £18,100 from the sale. Billie has been in touch and proposes to do some work. MT has a list, including installing new kitchen. At some point, Billie will re-configure the bathroom. She is fully aware of building licence procedure. She won't be moving in until October. In the meantime, she will give everyone the plans. She is coming to the Open Gardens. JM suggested advised her windows were painted not replaced. If she's considering work might want to replace them (she will still have the 1979 ones).

Date of the summer party – Second Saturday in September (10th).

CCTV – MT reported that she obtained two estimates. One was horrible cabling on buildings. Other was digging trenches in the garden. No one liked either. MT approached a third company. They've been very slow in coming back with a quote. MT is still chasing. BG reported that to make it worthwhile, it would need to be a bigger job. However, BG reported that if you want absolute 100 percent reliability, it is the large cost and infrastructure – if the square was happy with just 98 percent reliability, the cost would be far lower and a wireless connection could be used. The camera needs mains power (through the lighting points) but doesn't need an Ethernet connection – can be wireless through someone's internet connection. There also would not need to be an on-site recorder. Could get power out of the lighting points. PCC raised that police very rarely prosecute based on CCTV, but HA enforced that it still would act as a deterrent. PPC also raised that the committee would need majority consent from residents because people are worried about it being intrusive. BG suggested a trial.

Date of next meeting: Monday 12th September 2016