

MAUNSEL (FOURTH CO OWNERSHIP) HOUSING SOCIETY LTD

Minutes of the meeting of the Management Committee Held on Monday, 26th November 2018.

Present: Kirsten Tormod Pedersen (KTP), Ben Gladstone (BG), Laurence Dorman (LD), Kristy Malcolm (KM), Sarah Collinson (SC), Hilary Arnold (HA), Basia Kapp (BK), Judith Blakeman (JB)

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

		ACTION
1	Apologies – Hilary Arnold (HA), Cerys Matthews (CM), Philippa Collie Cousins (PCC), Denise Heywood (DH), Janice Gabriel (JG), Murray John (MJ), Jennifer Jeffries (JJ), Ana Muldoon (AM)	
2	Minutes of the last meeting - circulated, read and agreed upon by the committee	
3	Dates for next year – new diary dates plus AGM date	MT
4	Security of the square	MT
5	AOB	SC

3. Dates for next year - Prior to the meeting, MT circulated dates to the committee. After the meeting, this will be circulated to everyone else in the square.

4. Security of the square – MT drew the committee's attention to the issue of security of the square following Shahrzad's email regarding the opportunist theft of a bike in the Square. HA flagged this as an issue to be raised at the AGM.

BG suggested that one option for greater security was a locked gate, the other being CCTV. LD furthered that if the gates were higher it would stop people without intent from getting in. HA disagreed with this for aesthetic reasons. LD suggested instead it could be a trellis. BG suggested a big enough barrier would be locking the gates to begin with, prior to raising the fences.

Previously, CCTV has been looked into. MT reported the two options were either a very large unit, or a wireless one using someone in the square's internet – the latter was considered to be the most cost effective option. HA reminded the committee that the police have told the committee previously that it is putting residents in more danger having to stop and unlock a gate since they are hanging around and therefore more of a target briefly.

MT reported St Andrews Square's managing agent has mentioned a gate off Bartle Road by JB's property in the past. AG asked if it was possible to look up St Andrews' planning application before the AGM.

AG reported that she has CCTV around her studio, and the police closed the case immediately after a burglary two years ago. The police have said that it is incredibly hard to use CCTV evidence in court. AG suggested that residents may find CCTV reassuring but that it may not be much of a preventative.

LD suggested that perhaps there could be one entrance for deliveries, and the other three could be locked. That would mean there wouldn't be the public access that allows the square to be used as a short cut. It would also mean that there were not so many options for people to flee. MT flagged that all gates would need a quick release button in case of fire. JB noted that if the gates were above a certain height then the committee would have to apply to the council for planning permission.

MT to look up St Andrews planning applications in case they have put one in for Bartle Road without asking the committee.

AGM to be used to inform residents that the committee doesn't think CCTV is a viable option. Instead, suggest the idea of three gates being locked. LD suggested the square would need an update of what is available.

MT informed the committee that about three years ago she met with the police. Their solution was CCTV. At that time, there was part funding available, but this is possibly no longer available.

HA raised that the ambulance access would need to not be locked. It was agreed that the committee requires expert advice.

MT raised the issue of the benches on the square. HA is strongly against the idea of removing the benches. It was previously discussed that the benches might be moved into people's front gardens during the winter. MT reported that she received a complaint about some girls being rude to residents and leaving rubbish on the benches. HA argued that if people didn't have the benches to sit on, then people would just sit on the grass. A huge number of people use the benches. HA suggested the issue is taken to the AGM.

SC suggested that the benches are moved into a more prominent location rather than in the shadows.

Options to be thought through and researched before presenting to the AGM.

AOB

- (i) **Grenfell Memorial Trophy** - MT informed the committee that JB forwarded an email to say that the Grenfell Memorial Trophy to recognize the resilience and hard work of residents through gardening had gone to Wesley Square. HA reported that she has also applied for funding of £5000 for all the greening of the car parks that goes on.
- (ii) **Thomas Frances Gardens** – HA reported that these have been replaced by two new gardeners, Tom and Stephen. Ha reported that this is the first year all the leaves have been raked and car parks have all be cleared. HA reported that people have been parking there over-night because there is often a lot of rubbish left out in the morning. SC reported that there is often one car that sits there and she suspects this might be a dealer. SC to make notes on number plate etc when she notices the car in question.
- (iii) **Reg** – HA raised the issue of Reg, who is paid £6k per year. HA wants to bring the continued payment to AGM. JB reminded the committee that this has actually already been agreed by the residents in perpetuity.
- (iv) **Fire Risk Assessment** - MT reported that internal decoration of the common parts has been completed to a great success. New signs are in place and clutter has been cleared. MT is about to do a fire risk assessment. There will be another reminder going around to the Square.
- (v) **Bike sheds** – KM told the committee that the bike sheds are supposed to house 24 bikes, but only 9 people have signed up. MT confirmed that prior to installation, 18 people had confirmed they would use the spots on the basis of the price. BG suggested that the 15 spare spaces be offered to tenants. MT to email / letter to everyone opening up the spaces, so co-owners can have multiple spaces, and tenants can also have spaces.
- (vi) **Fire** – KM suggested if people can't afford to pay for a space and their bike poses a fire risk on an internal staircase, should the committee waive the fee?
- (vii) **Mugging** - KM reported her recent attack in the Square. JB reported that there were two stabbings in the same week – one of which resulted in life-threatening injuries. There is a Safer Neighbourhoods meeting in two weeks on Saturday at 2pm. KM is against circulating the news to the whole square. JB suggested that the committee waits until after the Safer Neighbourhoods meeting. SC suggested that the incident happened, but not necessarily naming names. BG suggested that now that it has been raised, it can't be sat upon. Vote taken. 4 in favour. 3 against. Decision taken to tell the square. MT to draft something.
- (viii) **Reg** – KM raised that it is Reg's birthday (88) this year (9th Dec). Perhaps there could be present? Would the committee sign a card? Yes. HA reported that every year they take Reg out for dinner.

- (ix) **Deed of variation** – MT has the deed of variation for SJ. The Square's solicitor has said that this can't be withheld. Her paperwork wasn't finalized with land registry when everyone else did. Her solicitors want to do that now. This was co-signed by JB.