

MAUNSEL (FOURTH CO OWNERSHIP) HOUSING SOCIETY LTD
Minutes of the meeting of the Management Committee
Held at 29 Wesley Square
on Monday 10th September 2018 at 7.30pm

Present: Kirsten Tormod Pedersen (KTP), Ben Gladstone (BG), Denise Heywood (DH), Laurence Dorman (LD), Basia Kapp (BK), Murray John (MJ), Jennifer Jeffrey (JJ), Ana Muldoon (AM)

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

		ACTION
1	Apologies – Hilary Arnold (HA), Kirsty Malcolm (KM), Sarah Collinson (SC), Cerys Matthews (CM), Philippa Collie Cousins (PCC), Judith Blakeman (JB), Janice Gabriel (JG).	
2	Minutes of the last meeting - circulated, read and agreed upon by the committee	
3	New Regulation to be passed	MT
4	Update on bike storage	
5	AOB	

3. New Regulation to be passed

MT explained that the new regulation was circulated to the Committee in advance of the meeting, with a view to action being formally agreed upon at the present meeting. MT further explained that she will get in touch with David Fleming, asking him to write to SJ's solicitor to advise of the new regulation. The committee must now decide how many days to give SJ to lay underlay and carpeting – the option has been suggested to be 30 days or 60 days. DH noted that two new tenants have moved in and they have been very quiet. DH wishes it to be noted that she does not want the business with SJ to reflect badly on them, as they have been very considerate. MT suggested sending the noise log, explaining it is understood that there has been new tenants since the log was completed. BG suggested giving SJ the notice of change in regulation, but saying it will be enforced at the change of tenant, or if there is a further noise

complaint. MT suggested the issue is reviewed at the next committee meeting in November. MJ suggested writing to SJ's solicitor via David Fleming (William Heath Solicitors) with the new regulation and the log of complaints, informing SJ of the change in regulation. LD asked whether everyone else should be aware of the new regulation – agreed that it should be sent to all Co-owners. MT to circulate to everyone on the same day as it is sent to SJ's solicitor. MT to quote the clause in the rules from Maunsel that stipulates that the committee may change the regulations. A specific extra letter is to be sent to SJ from David Fleming. BG requested a change to part one, to include "or house" after flat. This was agreed. MT to amend and circulate new regulation to the Committee. Next steps will be to draft an email to all Co-owners, referring them to the clause allowing the committee to make changes to regulations. MT will also ask DF to write covering letter to SJ's solicitor explaining the log of complaints as well as the new regulation.

4. Update on bike storage

MT told the Committee that the four new bike hangers are in place. The people who put forward their interest have been approached but so far 7 have paid. The fee is £75 per annum, plus a £25 deposit for the key. MT re-circulated a form asking those who registered their interest to pay their fee prior to them being installed. MT to send another reminder. DH reported difficulty shutting the cage. MT to go back to the company (Cyclehoops) to see if there is an option to install a hydraulic system to ease the opening and closing. The question was raised what would happen if bike sheds were broken into? MT informed the committee that this would be down to the individual's contents insurance. MT to add this to any communication with the square regarding the bike sheds. It was also raised that the cost of renting a bike shed is high considering the amount for a car parking space is £35. It was explained that this is because of the overall cost of purchasing and installing the bike sheds. MT informed the committee that the costs were circulated at several committee meetings, also at the AGM. Some people have asked for a second space, but the committee will wait for the first wave to pay first.

AOB

- (i) **Noise & anti-social behaviour** – MT suggests this might be less of an issue in the winter, once windows aren't open late at night. Suggestion that the benches might be moved. AG suggested it is odd to have got rid of the brick circle, only to replace it with benches. DH suggested it is better for people to bring out their own chairs as and when they want to sit there. KTP said she doesn't want to get rid of the benches because it will reduce the community feel. BK feels people will do it whether there are benches or not. MT suggested reviewing the issue next committee meeting. AG suggested a trial period of putting the benches into a garden to see if it makes a difference. MJ's fear is that people might congregate at the entrances instead. For removing the benches: 1 (DH). Indifferent: 4. Against: 3. Committee agreed to see if it gets worse.

- (ii) **Gate** – The gate went away to the carpenters. May serve as a greater deterrent once it is back. This is being handled by HA.
- (iii) **Fairy lights** – JB has suggested turning the fairy lights off at night because of insects and birds. LD suggested taking every other bulb out and keeping them for spares, as then there will be less light pollution in the square. MJ suggested removing them and putting them out for special occasions. BG raised that there was never a decision to leave the lights up permanently and that this is something that should be voted upon. Suggestion that there might be a security benefit to having lights in the darker months when coming home late. Compromise voted upon as every other bulb being taken down. LD suggested using lower wattage bulbs and installing a timer switch so they only come on when it is dark. First step is to take every other bulb out. Agreed by the committee.
- (iv) **Service charge** – MT reminded the committee that the service charge is increasing to £200 on 1st October.
- (v) **Insurers** – MT circulated an email last week about insurers. The new insurers are very responsive. Committee agreed they are happy with the change of broker/insurer.
- (vi) **Bins** – BK asked for a reminder to be sent out that people put rubbish into bags, into bins. And it shouldn't go out before bin day. MT to send out an email to the square.
- (vii) **Tables** – Tables were hired for the party. It was asked whether it would be better to buy some and store them throughout the year in the shed. This to be considered at the next meeting.