

MAUNSEL (FOURTH CO OWNERSHIP) HOUSING SOCIETY LTD

Minutes of the committee meeting on Monday 28th April 2025 at 7.15pm @ Bay 20.

Present: Basia Kapp (BK), Robert Larkins (RL), Dominique Van Roey (DVR), George Tormod-Little (GTL), Murray John (MJ), Bella Murray (BM), Russell Mulchansingh (RM)

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

		ACTION
1	Apologies: Jen Jeffrey (JJ), Denise Heyward (DH), Rick Fisher (RF), Hilary Arnold (HA), Philippa Collie-Cousins (PCC), Billie Dainton (BD), Cerys Matthews (CM)	
2	Minutes of the last meeting - RL noted that Joe Powell is down as a councillor but is not one. He is an MP. MT to amend and put on the website.	MT
3	Investigation into further drainage in the Square – Quotation obtained	MT, MJ
4	AOB	MT

3. Investigation into further drainage in the Square – Quotation obtained

MT explained that she circulated in mid March (12th) a company recommended by MJ, called Unda. They have listed their tasks. MT has also chased Hutton & Roston. Unda's fee was £3,295 + VAT. This was discussed and agreed upon at the January meeting. The purpose of this is to get quotes to do a thorough flood risk assessment of where there is likely to be potentially a flood, and what can be done to prevent one - e.g. increasing capacity of down pipes, and things that can be done on the ground. History of flooding in the area and drainage would also be thoroughly looked at. It was noted that this could potentially be a good result, and could be useful for insurance purposes. MJ noted that these reports often come back with numerous recommendations. The main concern lies with nos 31-50. RL raised speaking to Thames Water and the council about the street drains, as they are quite frequently blocked, including the drains by the church which don't seem to be cleaned terribly often. MT will continue to chase Hutton Ruston with a view to making a decision at the June committee meeting. MT to look into a third quote but noted that it is difficult since this is quite a specialised area. MJ to also look into this.

4. AOB

(i) Suggested date for summer party

MT reminded the committee that this is usually the second weekend of September. Agreed for this to be 6th/7th September. Nearer the time, a decision will be made based on weather reports.

(ii) Sub letting – 15 Wesley Square

MT told the committee that Sarah Jane did not submit an application to sub-let. MT has chased SJ on numerous occasions, with no response. SJ has settled her outstanding service charge. The next step would be writing to SJ, giving her 14 days to respond in order to avoid legal action, followed by a solicitor's letter. MT to check the lease as to whether SJ would be liable to pay for this solicitor's letter.

(iii) Bike hangars

MT told the committee that she has put WD40 on the bike hangars, but noted that they all need a sweep out. There was previously an issue with a hangar having 2 larger bikes and it was difficult to get the allocation of 6 bikes to fit. There are currently 2 spare spaces. RL believes that if space becomes more pressing, there might need to be another hangar purchased. MT reminded the committee that this is costly. RL raised the accounts, and that more money is currently made from the bike storage spaces than car parking. MT reminded the committee that she doesn't invoice tenants, but co-owners. There have been instances in the past where tenants have not returned keys to the bike hanger when they leave. In these cases, they do not receive their deposit back and WS purchases a new key. MT has a list of names and who is in which hangar. Money coming in is staggered, as it depends when they began the rental of the space. Users pay a £25 deposit for the key. RL suggested tagging each bike so they are identifiable to the individual. MT confirmed that everyone who has a bike space is currently living in the square. It was raised that there is nothing to stop someone putting multiple bikes in a hangar once they have a key.

PCC has mentioned in the past opening up car spaces to tenants. MT reported that she has had bad experiences in the past where a co-owner has passed a permit to a tenant, who has then passed it on to a friend. RL told the committee that Joe's Garage is happy to pay for parking spaces. MT noted that this has been mentioned in the past and it was not agreed upon. DVR is in support of this idea. Decided this is something to be brought up and discussed at the next committee meeting. There would need to be a cost decided upon, and this would be a potential revenue stream.

(iv) Open Garden Square

MT told the committee that only BM and DH came forward as volunteers, so MT went back to Open gardens and said that WS wouldn't be participating this year. Unfortunately, Open Gardens had already printed the maps, which means people might still come into the Square. Open Gardens have offered to provide marshalls. Ray to be told that WS is not officially in Open Gardens this year but that there may still be visitors. MT noted that next year there needs to be a strong set of volunteers committing from November if WS are to be included.

BM raised the maintenance of flower beds between the parking spaces.

RL raised the area by the church, the electrical sub station. There would need to be a scaffolding tower to get rid of the buddleia. RL noted that they are in breach of their duty by not dealing with it within 8 weeks. RL spoke to them about their works in Ladbroke Grove. MT noted it is UK Power Networks, and multiple maintenance companies.

BM raised the trees being cut back. HA had mentioned tree surgeons coming.

RL asked whether corporate ownership in the square should be monitored. He is concerned that Blackrock have spent millions on property for rental.