

MAUNSEL (FOURTH CO OWNERSHIP) HOUSING SOCIETY LTD Minutes of the meeting of the Management Committee on Monday 9th April 2018 at 7.30pm, at 24 Wesley Square.

Present: Judith Blakeman (JB), Sarah Collison (SC), Kirsty Malcom (KM), Murray Johns (MJ), Ben Gladstone (BG), Basia Kapp (BK), Janice Gabriel (JG) Denise Heywood (DH)

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

			ACTION
1	Apologies	Kirsten Pedersen (KP), Cerys Matthews (CM), Jennifer Jeffrey (JJ), Ana Muldoon (AM), Denise Heywood (DH) Laurence Dorman (LD) Philippa Collie Cousins (PCC)	
2	Minutes of the last meeting	Agreed upon. MT to circulate again to refresh everyone's memory.	
3	Ongoing dispute with no. 15 Wesley Square		MT
4	Proposed extension no. 27 Wesley Square		BK
5	Internal redecoration of common parts		MT
6	Bike storage		MT, AM
7	AOB		

3. Ongoing dispute with no. 15 Wesley Square – MT reported that no. 15 has now been inspected by the surveyor. MT summarised the main points and will circulate his report to the committee via email. The report contained recommendations for action, as well as a suggestion that a further report is conducted. His main recommendation is that the owner should commission an acoustic test report and provide the committee with the report. If necessary, SJF should carry out any required works in order to conform to current building regulations, as a minimum. Charles noted that the rugs had been rolled up in one of the bedrooms. MT reported that the next stage is for SJF to carry out all the points that the surveyor has recommended. Looking forward, MT told the committee that David Fleming (DF) has stated that at any point the committee can bring in a new regulation.

MJ raised that this ongoing issue has cost the square a lot of money. The problem is that SJF argues that she complies. BG raised that looking at the lease it states suitable insulated materials are present, which can include a rug. JB suggested raising the issue to an independent complaints committee. MT to produce a log of complaints with timings to SJF's solicitor, along with Charles' report. DH suggested that she would be very happy to pay to have the flat carpeted if SJF would accept it. SJF finalised her deed of variation a long time

ago but she didn't finish the paperwork with Land Registry but because she entered into it, the deed still counts. BG asked MT – if this isn't working, what other options are there? MT wants to bring in a sound specialist for evidence. This will have specific recommendations. This could be enforced, MJ confirmed this would be getting the ambient and increased noises measured. BG suggested the machine is set up and left for a week. MT suggested that their other option is for the committee to impose a new regulation whereby a shareholder may be instructed to make changes off the back of a recurring complaint.

BG summarised that what the committee is missing is the levers required to stimulate change.

MJ asked if RBKC could help, but JB responded that the council is now heavily in debt, so the solution must be a private company. BG asked what is the legal route forcing SJ to put carpet down. DF's response has been to introduce a new regulation.

SC suggested that the residents concerned consistently call noise control in order to ensure there is a log being held.

MT to contact DF and ask for steps on implementing a new regulation.

4. Proposed extension no. 27 Wesley Square – BK explained that she is proposing to put a small extension on the back of her property. It will be 1.9 metres long. BK has agreement from both of her neighbours in principal. BK circulated plans to the committee. BK explained that CM has rendered one side, so BK would render the other side. Other than that she will seek similar bricks. MJ suggested a change to the plans in order to get more space. MT suggested BK sends any final plans to her, so she can distribute to the committee. The next step will be an agreement in principal, before it moves on to planning and building control.

5. Internal redecoration of common parts – MT explained that John has allowed a budget in the current year for this from when he was treasurer of approx. £12,000. MT obtained 2 quotations – one from a company that she has used in the past, and one from CM's builder. The two quotes were £10,450 and £13,200. The committee agreed that this is a management issue and that MT should go ahead with the cheaper quote. MT also reported that the fire risk assessment is due and will be carried out this year. There will be recommendations to be followed. Items like bikes and shoes in common parts and escape routes will be identified. The fire plan with actions will also be circulated at this time.

6. Bike storage – KM circulated proposal for bike storage and summary of choices, costs and locations within the square. KM explained that the plans can commence on the say-so of the committee for 3 sheds, but to put in the extra one it crosses the funding threshold and would therefore need the approval of the entire Co-ownership. MJ raised that it is a lot of money – KM to go back to the company and see if they will reduce cost to the threshold. CM and JJ has requested for two spaces. There is also potential for another three sheds on the other alleyway. These will only be available to resident co-owners. Majority decision to move forward with the initial three sheds. KM suggested upping the cost of the key deposit to £50, to encourage people to be more responsible with the key, since all six bikes in each pod would be accessed by the same key. BG asked how long the sheds will last, since it will

take 10 years to pay for. MT would need to declare the sheds to the building insurers. BG suggested that they run first three as a pilot. AM to be spoken to as treasurer, but agreed in principle.

7. AOB

(i) Metro Bank signatories – Committee approval is needed for AM to be a signatory as treasurer. The address of statements also to be changed. Committee agreed.

(ii) Wesley Square website – John is still happy to continue updating the website, but perhaps AM to be spoken to at the next meeting.

(iii) The Patels buying no. 12 – Earlier today, MT sent round details of a prospective new buyer at no. 12. Approved by committee. MT to contact solicitors and report happy to go ahead with licence to assign.