

Maunsel (Fourth Co-Ownership) Housing Society Ltd.
Committee Meeting held on Monday 11th April 2022 via Zoom at 7.30pm

Present: Judith Blakeman (JB), Denise Heywood (DH), Robert Larkins (RL), Basia Kapp (BK), Bella Murray (BM), Denise Heywood (DH) Sarah Collinson (SC), Dominique Van Roey (DVR), Rick Fisher (RF), George, Bella Murray (BM), Jennifer Jeffrey (JJ)

Guests: Olivia Cox - Minute Taker, Marie Travers (MT), Charles Samuels (CS) Russell Mulchansingh (RM)

1	Apologies - Michael Lynas (ML), Benjamin Lamb (BL), Philippa Collie-Cousins (PCC)	
2	Minutes of the last meeting - agreed upon. Section 5 regarding the dog - comments need to be amended from BK to JJ.	MT
3	Update External Repair & Decoration	CS
4	New Chair	MT
5	Trees	MT
6	New Signatories for Metro Bank	BM
7	Any Other Business (i) Communal Aerial	MT

	(ii) No dogs notice – Judith (iii) The virtues of undertaking an energy use audit - Bob	
--	--	--

3. Update External Repair & Decoration: CS explained the progress of the works to the committee. Scaffolding is on blocks one and two.

Block 1: CS estimates another 1.5- 2 weeks on block 1. Repairs have been done to some of the porches and there has been a good amount of gutter repairs and removal of moss on the roof.

Block 2: CS estimates around 30% of works have been done, with around another 2-3 weeks until completion. CS noted that the weather can impact this estimation. There have been a couple of issues regarding roof coverings, which will be dealt with once the scaffolding is down.

Block 3: CS explained that the scaffolding began today, and should be completed by the end of the week. Repairs and redecs will then begin on this block. There shouldn't be too much to be done on block 3, since many of the windows and doors are Natural Windows. There are only a couple requiring new installation. Scaffolding to the front of block 3 will go up after Easter, in around 2-3 weeks. Porch repairs have mainly been completed, but there is some structural movement on block 3 where they seem to be coming away from the main elevation of the building, particularly around HA's flat, on the end of the block. CS has inspected the porches where there appears to be structural movement. RL noted that staircases are not tied on to the main structure. CS noted there seems to be some settlement. The structural engineer is due to come back with a report on this, which is expected this week. CS to report back on any future repairs needed on the roofs. MT noted that there have been no leaks reported from the roofs. CS explained that Mark Alexander may be able to remove a lot of the moss, which should prolong the life of the current tiles, and will bring the cost down.

CS summarised that the contractors are progressing well. H&S is satisfactory. CS invited any feedback from the committee / residents. JB asked when the gate posts were due to be fixed. CS explained that he is trying to obtain another price currently. CS suggested doing sporadic repairs if the posts are impacting H&S. BM is keen to proceed with finding quotes for the fencing, rather than asking Mark to work beyond the porches.

So far, CS has only one quote and this needs to be looked at in more detail. CS to prioritise this. RL asked if MA is prepared to quote separately for the fences. CS reported he is quite clear that he doesn't want to do this. CS explained that the issue he is facing is contractors not wanting to take on the job as they feel it is too much work. CS has a specification, based on MJ's original estimation. This is available on the website.

MT told the Committee that she and CS are meeting with the contractors at 10am in the Square. All are welcome to attend.

4. New Chair: MT explained that RV resigned at the AGM. At this point, MT also welcomed George, who is a new member of the Committee. MT asked the Committee if there is anyone wishing to put themselves forward as Chair. BM is happy to become Chair if someone else wishes to become Treasurer. Decision made to review this in June. JB wished to note that she was Chair for over ten years. BM suggested working alongside MT until the June meeting. BG and ML have both expressed interest in being Treasurer in the past. MT to highlight the role of Chair when the minutes are circulated, asking for any volunteers - either for chair, or to take over from BM as Treasurer.

5. Trees: BM explained that a quote from Tom Boswell has come through for the tree that came down after the storm. This was extensive, and came to £7,200. Ray and BM have worked together to assess needs, and have reduced necessary work to two trees (cherry tree leaning next to the brick area, and the Rubinia next to the shed). Options are to reduce the trees or completely get rid of them. Ray believes the best course of action would be to get rid of the cherry tree, and reduce the Rubinia. This would be £2,300. RL suggested seeing what happens when the cherry tree comes into leaf, since last year it seemed in places to be already dead. MT to check whether planning permission from the Council is necessary in order to fell a tree. BM requested a vote on whether or not to get rid of the tree. George added his support to removing the tree, since there is already a support in place. MT to send email to all Co-Owners explaining the situation, since keeping the tree safe will incurring on-going costs with the natural conclusion being it will need to be removed eventually. MT to include a photo of the tree in its current state. RL explained to the Committee that cherry trees do have a limited life, and this particular one is showing signs of distress. On a separate note, JB believes that BM's email has been hacked.

6. New Signatories for Metro Bank: BM explained that the Metro bank account now has her address for the statements, which are then sent on to MT. Signatories need to be updated - BM suggested John, Chris and Joanna to be removed since they are no longer on the Committee. RL believes having only active Committee members as

signatories is not necessary (JB agreed). Decision reached that John and Chris to remain as signatories for the time being. JB to remain, and BM to be added. BM asked if anyone else would like to be a signatory. BM explained that day to day finances are run through Barclays - the Metro Bank is more of a savings account.

7. AOB

(i) Communal Aerial: MT updated the committee that when the scaffolding went up, DH wasn't able to get certain channels. MT got Sentriescan to attend the square, who reported that in the site of the communal area is the scaffolding for Clarendon Walk. Sentriescan reported that this cannot be fixed until the scaffolding comes down. This is not due to happen for 4-6 months. MT spoke to RBK&C who put MT in touch with a contractor. Ward Aerials are coming back on 20th April to fit an equaliser. They will meet with the contractor to see if there is any interim solution. MT reinforced that it is not the WS scaffolding affecting channels. DH noted that Carlos is missing a few channels. JJ is also having issues with Freeview. RM told the Committee that he has been having significant problems with signal for a few months. Since the scaffolding went up, they do not have a single working channel. RM had someone come out, who believes there are other factors

- Old antenna for WS which is not designed to cope with volume of digital traffic.
- Distribution box has never been updated to cope with digital channels.
- The cable that runs underground at the backs of houses is likely to have been damaged or compressed by works at backs of buildings, ie rear extensions.

In the interim before the scaffolding comes down, a device can be fitted to help with the signal problem.

MT to keep the Committee posted.

RF told the committee that if people have an old TV (not smart TV), an Amazon Firewire can be bought to turn it into a smart TV.

RL noted that if there is a buried cable, perhaps it is a good time to change this to running a cable under the eaves of the roof instead while the scaffolding is still up. RM agreed with this.

(ii) No dogs notice – Judith: JB told the Committee that she would like a no dogs sign since there is someone who has been walking his dog in the square. When confronted, the man in question replied that there was no sign saying that he couldn't do this. Committee in agreement to have a nice sign put up. RL raised that there is still the access to the square part of the Living In Wesley Square booklet to be decided upon. MT explained that there are signs on the Square stating private square. MT asked whether a no dogs sign should be in-keeping with current signs. Agreed it should be a small sign showing a dog with a

cross through it. MT to circulate potential sign to everyone. George noted there needs another sign to be put up for the defib in their cupboard. RL then asked if there needs to be another defib training session. MT reported that this was paused due to COVID.

(iii) The virtues of undertaking an energy use audit - Bob: RL explained that there are lots of common electricity points, and asked if the most energy efficient decisions have been made - eg LED bulbs, motion sensor switch on lights in flats in order to cut down on usage. MT to look into this by gathering quotes from electricians for motion sensor bulbs to the flats staircases. RL further proposed different tiles being considered when it comes to re-roofing, in order to future-proof WS. RL wishes to quantify whether and where exactly savings can be made. MT to approach local electrical companies. MT believes moving over to LED for the external fittings would require new light fittings which would be a very costly project. BM reported that WS electrical bills for common areas are not particularly high. MT reported that there is an annual report produced in order to better plan regarding energy suppliers. George added support to switching to LED bulbs, considering the sustainability / environmental side.

BM raised the homeless person in the shed, who has been running a cable from the WS electricity source to use a kettle, and possibly other devices. BM asked MT to find out whether he is still using the shed. BM has previously spoken to the builders about this, since they have been stacking wood against the shed and there was concern that the man could become trapped if he was in the shed at the time. BM told the Committee that the builders have seen the homeless man coming and going several times. His activities tend to be late at night. Last year, the police and charities were contacted to try and move the man on and help him to get set-up somewhere appropriate. BM asked MT for a plan of action and suggested clearing the man's stuff out of the shed and locking the shed with a new padlock (it seems that the homeless man has attached his own padlock to the shed in order to secure his belongings). RL suggested having a camera in the shed area. MT to visit the shed tomorrow morning and take pictures of the lock. RL asked whether WS need to leave some sort of notice before moving the man's stuff out. BM told the Committee that this was given by the police last year, but the man did not leave.