

MAUNSEL (FOURTH CO OWNERSHIP) HOUSING SOCIETY LTD

Minutes of the Committee meeting on

Monday 27th April 2026 at 7.15pm @ Bay 20

Present: Philippa Collie-Cousins (PCC), Basia Kapp (BK), Bella Murray (BM), Bob Larkins (BL), Denise Heywood (DH), Dominique Van Roey (DVR), George Tormod Little (GTL), Hilary Arnold (HA), Jen Jeffrey (JJ)

Guests: Chris Bushell (CB), Sonia Watson (SW), Jesus Cotobal (JC), Elspeth Williams (EW), Russell Mulchansingh (RM), David Kitchen (DK), Marie Travers (MT), Olivia Cox - Minute Taker (by recording)

		ACTION
1	Apologies: Rick Fisher, Cerys Matthews, Murray John	
2	Minutes of the last meeting	
3	Gate security	MT, RM
4	AOB (i) Garden protocol and toys (ii) Boundary wall update (iii) Bartle Road space (iv) Account for reserve account (v) Window cleaning (vi) Allotment	MT

2. Minutes of the last meeting – These were approved by all present.

3. Gate security – MT introduced EW, EW confirmed that WS currently has 13 children under the age of 5. Toddlers move unpredictably and quickly, and there is concern over safety-proofing gates, especially due to limited visibility because of growth in the gardens. Suggestions for gate latches were presented:

- Magnetic mechanism with a top bolt. When the gate is shut, the magnetic automatically latches. To open, you pull a lever which is out of reach of toddlers. This works one-handed, with no keys required. Quiet and reliable. From £40 on Amazon.
- Easy sliding latch on the double gate - simple and easy

BL informed the committee that putting latches on all the gates was discussed at committee meetings in the past. Previously, one latch was installed but was met with resistance from users, as some people struggled with the mechanism. The latch was consequently removed.

HA raised the difficulty of using latches with a pushchair. Suggestion to install a latch on one gate and give all residents the opportunity to try using it.

BM added the idea of having new closures on the gates, since the magnetic latch will rely upon gates being closed after use. Parents are to be made aware that any latch /safety-proofing is not a 100% secure solution.

RM also raised that auto-close hinges are a possibility, which operate using the weight of the gate. This might be marginally more expensive.

It was suggested that the Bartle Road gate should be the one with the trial mechanism, as this is the most difficult one to use. Concern that a few children have run out of the gate near the noticeboard.

BL already has some latches.

Suggestion: latch on the church entrance gate. Magnet on the bulletin board entrance gate.

Decision: buy latches, and ask gardeners to install them. The gardeners will also be responsible for maintaining them.

BL suggested also putting a magnetic catch on the bike shed entrance.

MT to order the magnetic catches.

4. AOB

(i) Garden protocol and toys - MT explained that she received an email about this. Toys have been occasionally left out in the pathway. There are some communal toys that no-one is responsible for, so these are often left scattered around. MT asked if everyone could put all communal toys in a designated tidy space, and all personal toys be taken home after use.

Concern that there is a growing “dumping ground” of toys that are no longer used. HA noted that a lot of people feel very strongly about this and are routinely complaining to the gardeners. Suggestion to “spruce up” the area. Suggestion to email all co-owners with a deadline to remove any toys still wanted from this area, before removal. This has already happened.

PCC suggested that a vote be taken in respect to what Carmen said in her email. PCC asked whether the protocol should be that everything that goes out comes in on the same day. Things can be taken in to the den, but the items have got to reduce.

DH reminded the committee that all kinds of different people use the garden, and that the garden is not just for children. MT to thank Carmen for her email.

BL raised that people who rent properties don't see emails. MT explained that she emails all co-owners - landlords are responsible for sharing this info. BL is concerned that renters will miss important information - for example rubbish collection. MT added that anyone wishing to be added to the email list can speak to her.

(ii) Boundary wall update - MT told the Committee that she received a brief update earlier from Steven saying he has finalised the specification and will be looking to go out to tender and get into discussions with RBK&C. He is not convinced that a party wall notice will be required by RBK&C. MT has mentioned that WS were advised previously that a notice was required to be served ahead of work. Steven can serve a section 1 notice on a precautionary basis. This applies to a new building with a line of junction. Steven also came back to say he has spoken with Clive Watson (structural engineer who did the initial reports on the boundary wall). He wants to take further investigations after the demolition of a section of the wall. The problem with this approach is there is then further cost which falls within the section 20 limit. Only then would he be able to specify the permanent repair and tender. The upshot is that from the initial demolition to the completion of the works, it could be many more months with a temporary hoarding present.

Suggestion of an alternative strategy: specify and tender a comprehensive repair including replacement of the foundations with phase one of that being demolition of the wall and further investigation. Then would be in a position to omit sections of the work if the demolition proved fruitful. MT to circulate the first consultation notice tomorrow. PCC requested an online meeting. MT suggested the next step would be circulating specifications before opening up a zoom option for relative / interested co-owners. All agreed.

(iii) Bartle Road Space - Last Friday, DK was packing to go to Wales and someone parked next to his car. The driver got out, jacked up his car and stole his catalytic converter. He phoned the police. There has been a previous suggestion to set-up a sub-committee. Police responded a few days later. Local businesses have been approached to attempt to get CCTV images of the car / occupants (they were wearing masks). Suggestion to have something preventative to stop people from parking in these spaces. There is a feeling that it has become a hot-bed for crime. There is also the issue of rats because people are dumping food waste out of their cars here.

Suggestion to have a sub-committee to start talking about the issue and try to find a creative response. PCC suggested getting an indication of who would want to join this sub-committee. MT has previously sent an email. MT and DK to liaise. Voted and agreed by committee. HA flagged that a member of the committee must be on the sub-committee. HA volunteered to do this, as did BL.

MT told the committee that a quote was previously obtained for a CCTV camera on Bartle Road, and asked whether it was time to act on this. MT further mentioned that this might be a good deterrent. Currently, the parking space is in a gap between other cameras at the care home and the garage. MT has contacts at StreetLine and Jake (local met officer) who have been helpful in the past.

BL noted that gardeners have found a lot of stolen property in the Bartle Road. They have taken photographs and shared them with MT. MT to send an email to Holly, Jake's replacement.

(iv) Account for reserve account - MT told the committee that the finance sub-committee looked into accounts.

HA explained what they have been looking at:

1. Ways to invest money (high interest)

HA asked if there are any other banks people wish to suggest.

The committee will be informed before any money is moved, and kept abreast of any plans. Suggestion that this needs to be actioned sooner rather than later.

HA requested signatories. These were noted.

(v) Window cleaning - BM raised window cleaning and whether people were happy with the results. RF reported mixed opinions from co-owners he has spoken to.

RF raised that some tenants weren't aware of the window cleaning so left their windows open.

(vi) Vegetable Patch - The issue of the veg patch was raised, following up from the AGM. The location was due to be changed, but people are not happy about the move. HA re-iterated that this is the only place suitable for a vegetable patch. The three herb gardens are at the end of their lives and very over-grown. HA further told the committee that all three bay trees need to come out because they are almost too large to prune. HA suggested replacing these with something that would maintain the symmetry.

Suggestion to soften the edges of the bed a bit by scalloping.

BL raised the renters' rights act in relation to dogs, and the health and safety consideration in relation to using the garden as a toilet. MT has been approached by someone regarding keeping a dog. She confirmed that permission is needed to have a cat, and that dogs are not allowed. BL raised the penalties of the renters' rights acts, and suggested WS is currently in breach of the current legislation. PCC suggested discussing this properly at the next meeting. MT reminded the committee that assistance / service dogs are allowed.