

MAUNSEL (FOURTH CO OWNERSHIP) HOUSING SOCIETY LTD.
Minutes of the meeting of the Management Committee
Held at 31 Wesley Square on Monday, 8th January 2018.

Present: Cerys Matthews (CM), Laurence Dorman (LD), Hilary Arnold (HA), Judith Blakeman (JB), Kirsten Tormod Pedersen (KTP), Murray John (MJ), Philippa Collie Cousins (PCC), Jennifer Jeffrey (JJ), Ana Muldoon (AM), John MacArthur (JM)

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

		ACTION
1	Apologies: Denise Heywood (DH), Ben Gladstone (BG), Kirsty Malcolm (KM), Basia Kapp (BK), Sarah Collinson (SC)	
2	The Minutes of the last meeting required some amendments, so Marie will amend and re-circulate.	MT
3	Ongoing dispute with no. 15 Wesley Square.	MT
4	12 Wesley Square	MT
5	Finance – Budget 2017/18	JM
6	Treasurer – Hanover of the role	JM
7	AGM – Agenda & reports	MT
8	AOB	MT

3. Ongoing dispute with no. 15 Wesley Square

MT reported she responded to Sarah Jane Fairey's (SJF) new solicitor with a deadline of 30th December 2017 to fit underlay and re-carpet no. 15. MT pointed out in her letter that SJF should have permission for the wood flooring now in place. At that time acoustic tests should have been carried out. SJF's solicitors have pointed out in their latest letter that other flats have wood flooring. However, this has already been addressed by MT's previous responses that JMW Barnard would act on any complaints, but there have been none except for at no. 15.

SJF's solicitor responded over the Christmas period, and MT has circulated the letter. Some of the points raised in the letter are factually wrong – e.g. MT does not have a copy of the Deed of Variation for no. 15, M4's former solicitor (Chris Evans) does – MT will respond to SJF's solicitor.

During the April 2017 Committee Meeting, which SJF attended, SJF agreed to provide information on the new flooring. Around the same time a date was requested for some members of the Committee to test acoustic levels in her flat and those of the affected co-owners, Anna Gardiner and Denise Heywood. This was rejected because no members of the Committee are experts in sound testing. MJ reminded the Committee that the central argument is that SJF did not seek approval for the works. Any acoustic test would be very costly for M4.

MT has asked David Fleming to comment on SJF's solicitor's letter. David has suggested that if SJF cannot produce the Deed of Variation, a new Deed of Variation should be prepared, with SJF paying the fees.

MT reports the noise situation from no. 15 is getting worse, with three co-owners now complaining about noise disturbance. The Committee discussed how several other flats have wooden flooring with no disturbance to neighbours. It was agreed that whatever works were carried out 2½ years ago by SJF they have resulted in the acoustics having changed. SJF's solicitor stated that 90-95% of the floor has coverings (e.g. rugs, but this percentage was disputed).

PCC suggested enforcing the right to inspect SJF's property to confirm the floor coverings and underlay in order to avoid costly legal action. JM suggested an edge of the flooring may be visible inside the hot-water tank cupboard where any sound insulation might be seen.

MJ explained to the Committee that there is a difference between the effect of high frequency and low frequency noise. High frequencies can pass through little gaps (e.g. doors, skirting joints), whilst low frequency noise can pass through structures, even concrete. MT suggested the next step is to explain the situation to building surveyor Charles Samuels, who has been dealing with JB's floor. CS to (with SJF's permission) to inspect the flooring at no. 15. This was agreed by the Committee.

4. No. 12 Wesley Square

Following a special meeting on Monday 13th December to discuss RBKC buying number 12. to rehouse former Grenfell Tower residents, HA reported that the Minutes have now been agreed and will be circulated. JM to upload Minutes onto the website.

Carlos Lock emailed MT ahead of this evening's meeting, which has been circulated and was read to the Committee. JB responded to CL's email flagging issues with the Lease in the event of a corporate body buying into Wesley Square. JB argues that a Grenfell resident should receive the Lease from RBKC and become a co-owner rather than have RBKC owning the property and sub-letting to the former Grenfell resident. That way the Wesley Square Lease would be honoured, rather than them living as tenants of RBKC under the Council's terms.

HA reported we will be seeking official counsel from a QC in writing. MT to go back to Cynthia de Maria's solicitors via David Fleming: MT has drafted a response, which

she read to the Committee explaining the Lease terms and Rules that have made the Co-ownership the success it is, and that Maunsel Fourth's requirements be included in the sublet tenancy agreement. There is a series of questions that MT has included to reassure Co-owners. One of the criteria for any sub-let is to have references for each proposed tenant.

MJ proposed a timeline. MT to re-draft email and send in the morning. MT to email entire Co-ownership informing them of the progress and that the Committee is seeking counsel and taking appropriate steps. This will be circulated to the committee first.

HA requested spending £1,500 to get a formal letter from the QC who has been advising us. This was agreed by the Committee unanimously.

MT also to respond to Carlos Lock to reassure him that his concerns are being taken seriously.

The Committee recognised that there are likely to be questions and concerns raised at the AGM. AG suggested arranging for a legal representative to be at the AGM to answer questions.

PCC suggested updating our guidelines as more issues are raised, discussed and solved.

5. Finance – Budget 2017/18

JM issued a revised Budget schedule with two changes since it was first issued in November: Legal Costs increased from £1,000 to £6,000 and redecoration of the entrances at £11,000.

JM proposed increasing the Service Charge from £180 to £200/month from 1st October 2018, this was agreed by the Committee as was the Budget for 2017/18. The vote was carried by a majority to increase the Service Charge with three abstentions. JM further explained that the Service Charge will have been held at £180/month for 2½ years, that inflation has started to increase post Brexit, and we have to plan for the longer-term major expense of renewing the roofs

JM mentioned the over-spend on resurfacing the Lancaster Road and Church entrances and fitting retractable bollards and that co-owners may ask at the AGM why the bollards are not being used. It was explained that on the first day in use, a bollard was bent by a lorry reversing blocking the parking bay as the bollard would not retract. The bollards have since been disabled but are available should parking issues arise again. Since installing the wooden posts there has not been a problem with illegal parking in the bay.

6. Treasurer – Handover of the role

JM to resign from Committee and handover as Treasurer to AM at the AGM. AM to become a signatory at Metro Bank, replacing JM. In October JM and AM will work together on the Budget for next year.

7. AGM – Agenda & Reports

The AGM will be held on Monday 19th Feb at 7.30pm in the Methodist Church. MT to send out the Agenda with last year's Minutes and Committee membership nomination forms.

MT presented a draft an Agenda which was discussed. The Agenda was agreed with JM presenting the Treasurer's report and JB agreed to write a report on the events of the year.

8. AOB

- (i) HA informed that tree surgeons working in the Square on 9th January 2018.
- (ii) MJ raised the issue of the damp patch outside Janice Gabriel's property and suggested there should be levelling. HA argued that in fact it is the tree canopy. To be looked into. JB noted that there is one outside her gate as well.
- (iii) HA proposed a new rule that no one is allowed plant a tree without permission from the Committee as it is difficult to maintain an appropriate size in the long term without the expense of tree surgeons and the involvement of RBKC – trees above a certain size are listed and protected by the Council.
- (iv) JJ reported on a note from Rick Armiger in his new home in Rotterdam and asked if anyone from the Committee has asked him about his two vans that are still parked. MT reported that Rick left keys and paperwork with a neighbour in the square. MT to email reminding him. HA reported there is a Mercedes owned by BG – MT to email BG.

Next Meeting Monday, 9th April.