

Maunsel (Fourth Co-Ownership) Housing Society Ltd.
Committee Meeting held on
Monday 16th January 2023 at 7.30pm @ 28 Wesley Square

Present: Bella Murray (BM), Judith Blakeman (JB), Murray John (MJ), Dominique Van Roey (DVR), George Tormod Little (GTL), Robert Larkins (RL)

Guests: Olivia Cox - Minute Taker, Marie Travers (MT), Russell Mulchansingh, David Kitchen (DK), Shahrzaz Razzaq (SR)

1	Apologies - Rick Fisher (RF), Jen Jeffrey (JJ), Philippa Collie Cousins (PCC), Billie Dainton (BD), Michael Lynas (ML) Denise Heywood (DH) Ben Lamb (BL)	
2	Minutes of the last meeting	MT
3	Charles Samuels - update re: fencing	
4	Bartle Road - Fly-tipping	MT
5	Asbestos update	CS
6	Agenda for the AGM and proposed date	MT
7	AOB Bridge House, Bridge Close - Proposed development	RL, MT

2. Minutes of the last meeting: RL wished it to be noted that the sentence referring to him regarding the AGM is inaccurate. MT to amend.

3. Charles Samuels - update re: fencing

CS reported that the fencing works are around 50% complete. There are some bits and pieces, and also painting still to be done. The weather has affected the painting schedule. There is still some fencing to be replaced along the end of the perimeter fencing. There are also some repairs to be done to JB's fence. MJ requested for a programme to be arranged so that residents know when to expect the workers. CS confirmed that there will be prior notice to residents when access is needed. CS reported that a lot of plants have had to be cut back to facilitate painting, but that this has always been discussed with residents first.

MT told the Committee that the main gate latches need deciding on. MT to circulate a selection. The purpose of the latches is so that the gates close behind people, rather than as a measure to keep people out, although it may also act as a deterrent. CS noted that JB has requested a spring on her gate and asked if there is anyone else who has specific requests.

4. Bartle Road - fly tipping

MT told the Committee that DK and SR have joined the meeting to talk about the fly-tipping that happened before Christmas. There were a couple of instances in 2022 where someone pulled in with a van and unloaded junk. MT told the Committee that she has contacted the Council, but since WS is private land, the responsibility to remove any items falls on WS. At the previous Committee meeting, the idea of installing collapsible bollards was discussed. This was raised because the St Andrews bollards seem to have helped prevent fly-tipping there.

MT addressed the issue of cleaning and tidying the bays, which was previously looked after by Reg. The bays are messy, which might be inviting WS as a location for fly-tipping. MJ reported occasionally going out to pick things up. Recently there have been helium canisters dumped. There is also a concern that traders / taxi drivers use the area as a toilet.

RM has obtained a quote for 2 x CCTV cameras facing over that area. At the Safer Neighbourhoods meeting, JB raised the issue of anti-social behaviour in Bartle Road, but the focus was mainly drugs.

It was suggested that a first step would be to get contractors to come in and clear the area. MT to obtain quotes.

MT suggested getting planters on the empty bays as an interim solution.

DVR suggested bollards that are permanently down, since it may act as a deterrent because people would be concerned they could potentially get locked in if they stop there.

MT suggested getting quotes to surface the area and get bollards, with contractors in to clear the area in the meantime.

CS suggested lighting the area and adding a CCTV camera. RM suggested a motion-activated light to illuminate the bays when someone drives in, plus a sign stating that there is CCTV. There was some concern regarding the impact of this on overlooking properties.

RL told the Committee that the Nuline cameras have been re-vamped. There are motion sensors, and as you approach them, they light up.

JB told the Committee that if there are any drug dealers spotted, to get the make and colour of the car, and registration is possible. MT happy to speak to the police on their behalf.

MJ suggested asking Terry what he thinks regarding the legality of these suggestions.

MT to collate a summary of the above suggestions and get quotes for clearing, bollards, tarmac, and lighting.

5. Asbestos update

MT reminded the Committee that asbestos was discovered in the soffits in WS. Surveys were done and the asbestos was tested, treated and removed just before Christmas at no. 38. The reason the asbestos was removed is because it was exposed. At the moment there is no major need to carry out asbestos removal immediately for the other soffits, but it would be good to be done at some point. The cost of this one removal was £3840 + VAT.

CS viewed the remaining soffits externally to get a quote of how much the removal, repair and redecoration would cost for all remaining soffits. CS has produced a report with a ball-point amount, which comes to £23310 +VAT. This would be for the remaining 18 maisonettes that may have asbestos. CS has also obtained a quote for an asbestos survey (visual inspection), which is £895 + VAT. This would establish which areas are

likely to have been perforated. MT told the Committee that at the moment the asbestos is contained and the only risk is if it becomes disturbed. CS added that the maisonettes with recess lights may potentially have disturbed the asbestos. MJ suggested a total asbestos survey of WS. There was one done in 2006, which identified some areas that are intact and undamaged. MT confirmed that it is likely that there will be a great deal of asbestos removal necessary when the roofs are re-newed. BM suggested that on a financial level it would make sense to do everyone's asbestos removal in one go rather than on a one-by-one basis. Insulation would be a further cost - CS estimates around £550 for each unit.

At the last meeting there was discussion of alerting all residents about the ongoing issue. Some people may choose to independently go ahead with asbestos removal on their property. It was also raised whether there might be a legal responsibility to inform all Co-owners. The concern last time was potential levels of fear / panic if the information was emailed out. CS suggested getting a survey done first before bringing the issue to the AGM, at which point everyone has the opportunity to discuss. CS raised that some people may want thermal insulate. In any report there will also be a risk assessment, detailing exactly what constitutes a risk regarding the asbestos.

MJ wished to note that there is possible asbestos in the roof surrounding the beams, surrounding the flumes of the old boilers, and in the roof in the partition between the units. CS has spoken to E-Bright and they confirmed that the white parts in the roof between the units is not asbestos. MJ also believes that asbestos is in the soffits beneath the roof. CS confirmed that there was a report previously showing that the asbestos in the roof was undamaged. This needs to be added to the asbestos register. There was a report done in 2006 that showed asbestos in the eaves and soffits in mezzanine flats.

BM noted that the service charge is probably going to need to be increased ahead of roof re-decs, which will potentially take place in 7 years time. CS to produce a projected cost. CS requested a brief as to what potential change is likely to be.

6. AGM

Dates were discussed and it was agreed to hold the AGM on Monday 6th March 2023. MT to send accounts to BM in time to create the financial report. MT raised whether the meeting will be in person or by zoom. DH has requested zoom. RL suggested a hybrid option so that people can choose to either attend in person or via a zoom link. MT reported that BayTwenty didn't charge for the rental of the space for the previous AGM.

BL offered his office in People's Hall, but it is quite far away. MT to distribute notice of the date to all co-owners

7. AOB

(i) Bridge House, Bridge Close proposed development project

BM circulated a flyer she received about redevelopment. There are visual implications if it does go ahead. The proposal is six stories. RL went to have a look and it would be two stories higher than any surrounding buildings. RL added that this will increase the stress on street parking and traffic. RL to look into this.

(ii) Number 44

MT told the Committee that she approached number 44 regarding non-payment of service charge and monies owed. This is estimated to be around £3900.00. MT to issue a second letter.

(iii) Royalty Studios

JB went to the safer neighborhoods meeting on 7th Jan as a representative of the square. She told the committee that they are trying to close Royalty Studios. There is a dedicated officer called William and they are measuring the footfall, so JB suggested as many people as possible popping in.