

MAUNSEL (FOURTH CO OWNERSHIP) HOUSING SOCIETY LTD

Minutes of the meeting of the Management Committee Held

on Monday 11th June 2018.

Present: Kirsty Malcolm (KM), Sarah Collison (SC), Hilary Arnold (HA), Ana Muldoon (AM), Denise Heywood (DH), Judith Blakeman (JB), Kirsten Pedersen (KP), Murray Johns (JM)

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

		ACTION
1	Apologies: Laurence Dorman (LD), Ben Gladstone (BG), Basia Kapp (BK), Cerys Matthews (CM), Philippa Collie Cousins (PCC), Jennifer Jeffrey (JJ) Janice Gabriel (JG)	
2	The minutes of the last meeting required some amendments regarding the bike sheds, so Marie will amend and re-circulate.	MT
3	Ongoing dispute with no. 15 Wesley Square	MT
4	Bike storage	MT & KM

3. Ongoing dispute with no. 15 Wesley Square

MT reported that there has been no-one living at number 15 for the last 6 weeks. At the last meeting, MT showed the committee a report from Charles Osnei (Surveyor appointed by Maunsel), there are a number of amendments being made to this. On 19th April, MT emailed the committee about regarding a new regulation about noise as discussed in previous meetings. The new regulation would be worded along the lines of 'in the case of a series of complaints', in reference to wooden flooring/non fitted carpets and underlay. David Flemming will draft this for approval by the committee. Fee will be £400 + VAT for preparing the notice and resolution.

HA reminded the committee that the deed of variation on the lease is weak, and may well need to be re-visited in the future. MT to write to SJF's solicitor with

Charles' report with Charles' recommendations. MT will also send a log spreadsheet of all the complaints over the years relating to number 15.

MT informed the committee that Maunsel Fourth has the legal power to move forward if the new regulation is not adhered to. MT to ask David what the next steps would be once the new regulation is in place.

MT told the committee that until SJF has rectified the issue, no prospective tenant(s) will be approved. AM raised whether the committee might be better off flagging the rule-breaking in SJF having tenants. MT clarified that since the noise issues, SJF has produced the relevant subletting documentation but is not recognised due to the ongoing issue.

4. Bike storage

KM told the committee that the issue of bike storage has been narrowed down to one model, known as the "bike hanger". They are currently in use on nearby estates. The hanger take 6 bikes each. KM calculated on the basis of demand that the square would require four individual hangers. The only real objection was that 4 would push the costs over the consultation threshold. MJ suggested trying for a discount, which was successful. KM has 18 people listed as waiting for the bike hangars. A proposed fourth one has four people already on request. So there is big demand. Committee agreed that plans should go ahead for the bike sheds.

MT suggested that in principal a deposit would be needed to be paid up front, which was met with agreement from AM. The next step will be an installation date as there has already been a site survey.

KM asked the committee who the extra spaces should be given to in the final bin, in the instance that all first-time users have been accommodated. JB suggested that priority should go to people who have to put their bikes in the stairwells. HA reminded the committee that many people in the square won't be aware of the plans for the bike shed. It was agreed that allocation of keys and second keys should wait until the bike sheds have been set up. At this point, the committee will consider a policy of people being able to take a second slot but only until it becomes needed by someone who doesn't already have a spot.

In reference to the keys, KM explained to the committee that there 6 spaces inside each hanger, and there is one common key to each bin. Each person renting a space will lock their own bike individually inside the bin. This means that if one key gets lost to the storage bin, the bikes are not all in danger.

MT to check whether bike sheds will be covered under buildings insurance. MT clarified that individuals would need to get their own bike insurance, or have it under contents insurance. AG further added that bike insurance currently won't cover bikes left outdoors without being inside some sort of secure hangar.

There will be a further charge for each person to rent the key to the hanger their bike is stored in. This will be refunded when they return the key.

MT further informed the committee that there should be no bikes in internal or external walkways due to fire risk. MT will be sending out a fire plan to everyone since a fire risk assessment is due. Next step will be MT informing the Square about plans to go ahead with the bike storage.

KM introduced the idea that a future plan could be adding more bike sheds in increments.

AOB

Recent sales - 12 Wesley Square has completed (welcome to Mr & Mrs Patel). Through the sale had a clawback of £16,000 which has been received into the accounts.

MT has received an email from the Mr & Mrs Patels' son asking for permission to make some renovations (including electrics, replacement of existing light fittings, addition of light fittings. Kitchen – creating a new channel for extractor fan, move gas metre outside and box it up, replacing bath tub with shower, replacing radiators, installing under-floor heating in bathroom and WC). MT reported this should mainly fall under general refurbishments. MT will ask for certificates after for electrics, gas, and building regs. MT to warn them about the communal aerial and phone line etc possibly running through their garden.

TVs – a couple of people reported not being able to get some channels on their TVs. AG commented channels on their TV probably need to re-tune their TV every 6 months.

HA reported that wine for the Open Gardens weekend was left over. JM bought the wine and HA proposed that JM be refunded and the wine used for the Summer Party. The committee unanimously agreed.

HA reported that she has spent quite a lot of money on hose reels out of the gardening budget. This will only be for use by the gardeners. They will be padlocked so they can't be stolen.