

Maunsel (Fourth Co-Ownership) Housing Society Ltd.
Committee Meeting held on Monday 10th June 2024 at 7.15pm @ Bay 20

Present: Andy Woodford (AW), Bob Larkins (BL), Cerys Matthews (CM), Denise Heyward (DH), Dominique Van Roey (DVR), George Tormod-Little (GTL), Hilary Arnold (HA), Murray John (MJ), Rick Fisher (RF)

Guests: Marie Travers (MT), Russell Mulchansingh (RM), Olivia Cox - Minute Taker by recording

1	Apologies -	Basia Kapp, Billie Dainton, Jen Jeffrey & Philippa Collie-Cousins
2	Minutes of the last meeting -	BL noted the item at the meeting re: quorum was not included to these minutes.
3	Potential sublet of no. 25	
4	Mice	
5	Sycamore Tree outside no. 25	
6	Finance Committee	MT
7	AOB (i) Garden Party Date (ii) Parking Bays in Bartle Road & Ace Security (iii) Checking Gates for safe secure	MT

3. Potential sublet of no. 25 - Discussion re potential tenants in CM's property, who have an assistance dog. MT discussed the Equality Act 2010 that the Equality Act users of assistance dogs have a right not to be discriminated against based on their condition or disability.

There is a fear that rejecting the application may be considered discriminatory. Suggestion to delay the process without noting the dog as a reason in order for potential tenants to look elsewhere. Suggestion to seek legal advice. MJ suggested informing the potential tenants that

dogs are not allowed but that the Square may be legally obliged to accept the tenant. MT referenced the mental health act and hidden disability act. MT happy to go to David Flemming. RL raised that the Landlords Law is likely to change. HA noted that the WS lease refers to “pets”, which an assistant dog is not.

4. Mice - CM asked the Committee if anyone had recently had more experience of mice than usual. CM has had Pest Control visit at least twice recently following a huge amount of noise. Pest Control reported that there is a problem in the loft space between CM and LD, which is a huge infestation. CM reports keeping her corner as clear as possible of mice, and wondered whether there is need to ask everyone in WS to check for mice in order to potentially do a Square-wide visit from Pest Control. MJ reported an issue with rats previously. DH reported having experienced three mice infestations whilst living in WS. The mice go between the walls in the flats. It was previously decided not to get a square-wide Pest Control visit as the consensus was that they always come back. The only way DH has been able to deal with the issue is to never have food out, and also by making use of a sonar plug-in. There was agreement that using a sonar plug-in has worked for other people. RM suggested buying a job-lot of sonar units to tackle the issue across the whole square. MT has got in touch with RBK&C about the rats in the Bartle Road gardens. MT also approached a separate pest company, who got back in touch offering a free survey, which was completed earlier in the day. The gardeners have reported seeing multiple rats in the car park. The concern is that the rats are entering the Square from Bartle Road. It is believed they are possible nesting under a shed.

5. Sycamore Tree outside no. 25 - HA reported that the sycamore tree is in the wrong place as it is too big for the space but that here is no way WS would be allowed to cut the tree down. However, there is an option to take away all the branches that over-hang the roof. This might help the issue of squirrels. The cost is £576 including VAT. The company will also lift the box elders behind which are preventing cars from parking properly. This involves cutting the lower branches off. They will also tighten the brace on the cherry tree. HA explained that when you cut back a tree, it has a growth spurt, so there is necessity to be very careful when cutting the trees. HA suggested a policy that there should not be tree growth that affects roofs.

6. Finance committee - AW told the Committee that he will be selling his property and leaving WS so will be bringing forward his resignation as Treasurer. HA reminded the Committee that there had been discussion of a potential finance Committee at the previous meeting, in order to share the role of a Treasurer. AW offered a hand-over before he leaves. The updated quarterly accounts are due - MT to chase. One thing that will be a priority for the finance Committee will be a 10-year projection and a budget for next year. AW noted that MT has the income from claw back over the past 15 years, from which the forecast will be done. This will be fed into a projection for what is likely to happen with service charge. The plan is that prior to the AGM, the new finance Committee will present a 10-year projection on expenditure and income, and the budget for next year. AW stressed the need to involve and engage the entire Square and to increase awareness as to how decisions are made. The idea of a residents association was raised again but the committee was reminded that this would have no power, it would be more aimed at the spread of information.

From the finance Committee, one person will present at the AGM but there is no necessity to have a sole Treasurer. The only requirement is to have a secretary. There is also no barrier to how many people can be on the finance Committee.

MT told the Committee that tomorrow is the final part of the roof survey. So far, MT reported that this is looking very positive. There are six different sections where further investigations is being carried out on the roofs. This will feed into the discussion re service charge. MT to provide a report upon completion.

CM is concerned that there is a clique forming and that the finance Committee has an agenda. HA reminded CM that the finance Committee does not make decisions, they inform the Committee which then makes decisions. MT reminded the Committee that if anyone queries an expense or requests further transparency, she is always happy to provide this.

The Committee wishes to thank AW for his work as treasurer.

7. AOB

(i) Garden Party Date - This is usually around the second weekend of September. Decision to go with Saturday 7th September. MT to circulate a send-the-date to the square. If it rains on 7th September, plan to move to 8th September.

(ii) Parking Bays in Bartle Road & Ace Security - RL told the Committee that people are dumping their cars in the parking bays. It has been discussed that it would be a useful income stream if Joe's garage had three bays, for which they would pay. MT noted that this has been suggested before and the proposal was rejected.

MT told the Committee that there are two vans currently being left in the bays. One vehicle has fake plates and the other has no plates. Suggestion to report this to the police. RL has already done this. MT told the Committee that it is possible for the Square to pay for the vehicles to be removed. Ace Security (AS) has ticketed the vehicles but RL is concerned that AS are not on the ball. MT to speak to Ace. Request to ask AS not to use parking bays as a toilet. AS are paid approx. £680 per year. They make more from any tickets on non-permitted cars. RL suggested AS use a notice which says "this vehicle is here illegally and if it remains, the police will be informed". RL suggested putting a CCTV camera at that end of Bartle Road. This was previously investigated and it is allowed if it faces only the parking bays, but it must not record any part of the public highway. RL reported that Nuline has a row of cameras all the way down which look on a public footpath. Suggestion to look into this again. RM confirmed that when he first looked into this around 18 months ago, the price was very reasonable for two cameras, one at each end that overlapped and showed all number plates.

(iii) Checking Gates for safe secure - RL suggested that the gate closures at the Lancaster Road end need to be checked to ensure that they are working properly. The one at the end by CM may need an old fashioned farmers latch over the top. There were previously latches on gates

but some were removed during re-decs because of the noise. Suggestion to look into quieter latches. The concern amongst parents and the wider community is that a child may push open a gate and onto the road. MT to send note round reminding everyone in the square to ensure gates are closed.

RL wishes to minute a vote of thanks to BM and CB for working on the open gardens.