

MAUNSEL (FOURTH CO OWNERSHIP) HOUSING SOCIETY LTD
Minutes of the committee meeting
on Monday 16th June 2025 at 7.15pm @ Bay 20

Present: Bella Murray (BM), Robert Larkins (RL), Basia Kapp (BK), Murray John (MJ) Denise Heywood (DH), Russell Mulchansingh (RM)

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

		ACTION
1	Apologies: Jen Jeffrey (JJ) Rick Fisher (RF) Billie Dainton (BD) Hilary Arnold (HA) George Tormod Little (GTL) Philippa Collie-Cousins (PCC) Cerys Matthews (CM) Dominique Van Roey (DVR)	
2	Minutes of the last meeting - RL noted a couple of things to be carried forward to the next meeting and wondered if they were appropriate to be discussed in this meeting. The one discussed was: letting out car parking spaces to a nearby company (continued below). Meeting minutes agreed upon.	MT
3	Investigation into further drainage in the Square – Quotation obtained	MT
4	UK Power Networks/substation	MT
5	Security of the Square/Gating	MT

6	AOB (i) Reminder for summer party (ii) Met Police Proposed Meeting re: Bartle Road	
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2. Continuation

MJ suggested a study and report to ascertain what they would potentially pay. There would be extra issues to consider e.g cost of bollards. MT told the committee a couple of new families have purchased and they are likely to have cars. The annual permit renewal is due to be sent out soon - MT to create a report on how many residential permits are purchased. MT noted that there should always be a few spare spaces for visitors / contractors. The idea of this isn't specifically to raise income, but to deter dumping / littering in unused spaces. RL noted that the income from bike hangars exceeds that from car parking spaces. PCC previously raised the idea of tenants having access to spaces. MT told the committee that an issue with this isn't that tenants may continue to park there once they've left the square. MT suggested waiting to see what numbers are like for renewal, and re-visit this later in the year.

3. Investigation into further drainage in the Square – Quotation obtained

MT explained that she has approached three companies regarding this. The only one to come back with a fee proposal is Under. MT is expecting a second fee proposal from another company by the end of the week.

4. UK Power Networks / substation

MT told the committee that she has been chasing UK Power Networks consistently. They started taking off tender works and removed the buddleia, then realised that it was a more intensive job, so needed to get a quote. Now waiting for a date to finalise the works. RL suggested considering a complaint to OFGEM.

RL noted that the other issue with the substation is that water damage from the poor roof structure has caused a deflection in the brick causing, which has moved noticeably and has caused the cracking in the render.

RL mentioned that the guy doing the maintenance said that the wall closest to Cerys' had some kind of transformer in it. They've knocked out a door in the brick work to get the transformer out.

MT to continue chasing. As soon as the works are finished, MT will organise reinstating the sign and the dummy CCTV.

5. Security of the Square / gating

BM told the square that this has been raised on the Square's WhatsApp group, and read the messages. This started with Sarah noticing that a magnet had been added to a gate, with concerns re difficulty opening the gate. RL told the committee that he added the magnet to the gate. He reported that this was run past everyone previously, after a discussion that a handyman was going to charge a considerable sum to fit catches. RL fitted the catch approximately 6-8 weeks ago. MT to have a look.

The benefit of the magnets is to prevent kids running out of the Square. Suggestion that a vote could be taken amongst parents in the Square.

RL noted that St Andrews are more open to discussions re a gate with a fob / pin pad at the top of the steps. There are concerns that this may be expensive. RL told the committee that the gardeners found people smoking dope in the garden. There were also three kids in the alleyway in Bartle Road.

MJ told the committee that the last decision was to have gates that automatically close so that people have to make a conscious effort to enter the square, as well as signage. These measures appear to have helped.

DH confirmed that parents should be responsible for their own children.

6. AOB

(i) Reminder for summer party

MT to send out another reminder and put a flyer in everyone's door.

(ii) Met Police proposed meeting re Bartle Road

MT told the committee that she will be meeting with the new ward officer, Melissa. St Andrews square management will also be there, but this is not open to leaseholders at the moment. This is being held on Wednesday morning at 10.30am, via teams.

MT to find out if Jake is still around. RL also would like to know what the current legal situation is with nitrous oxide.

Jesus has suggested a keypad with a code that is advertised, with a note asking people not to enter unless authorised.

MJ asked if it's ok to confront trespassers. RL reported that a lot of the people who let out their property in Bartle Road tell their tenants that they have access to the WS garden.

MT to highlight the following concerns during the meeting: vehicle dumping, fly tipping, nitric oxide canisters.

RL said that used hypodermic syringes have been found by the gardeners in Bartle Road. The concern is that this could also be the case in the Square. There is also evidence of human feces in the Square and in Bartle Road.

RL's suggestion is having new gates that are taller, at all entry points. He noted that having St Andrews on board would be very useful for this. Also noted that Bowood tends to have a lot of conflict. MT told the committee that gates would require an entry phone / intercom connected to everyone's property, for deliveries / guests. Suggestion to go through the process and get quotes. MJ raised the need for a design first.

A couple of years ago, a quote was obtained for two cameras onto the Bartle Road parking spaces. At the time of this discussion, it was raised that other measures might be more effective, e.g. a motion sensor light in the particular bays / a sign on the tree informing people: "you are on CCTV". MT is hoping that Melissa will work in conjunction with the council re measures, such as more streetlights.

RL noted that one of the St Andrews residents is a councillor and has been quite active dealing with vehicles by the railway bridge, as well as the ones parking in WS.

Previously MT was talking with Jake (police) and then RBK&C. She would pass on registration numbers of cars, but sometimes these were fake. The cars would then be removed.

MJ told the committee that you would need high walling / fencing if you were to have high gates. This would impact particular leaseholders' gardens / properties. It was reminded that the issue is more keeping out opportunists / incidental users (dog walkers / people using it as a cut through), rather than determined criminals.

MT reported that even with a fob system, some people would still be able to slip in.

RM had someone walk into his house last year with a big stick of wood. The intruder grabbed stuff from the house as he left. RL told the committee that after this, the same guy burgled three houses in Bartle Road.

Decision to continue with RM's survey of the lights. Decision re magnet on gate issue: everyone to go through the gate and try it.

