

MAUNSEL (FOURTH CO OWNERSHIP) HOUSING SOCIETY LTD
Minutes of the meeting of the Management Committee
Monday 11th September 2017 at 7.30pm

Present: Denise Heywood (DH), Cerys Matthews (CM), Kirsten Tormod Pedersen (KTP), John MacArthur (JM), Murray John (MJ), Basia Kapp (BK), Philippa Collie-Cousins (PCC), Kirsty Malcolm (KM)

Guests: Katharine Rose - Minute Taker, Marie Travers (MT)

		Action
1.	Apologies: Hilary Arnold, Ana Muldoon, Jennifer Jeffrey, Laurence Dorman, Sarah Collison, Ben Gladstone, Judith Blakeman.	
2.	Minutes of the last meeting: All agreed that they were happy with the recording.	
3.	Finance:	JM
4.	Updates on no. 15 Wesley Square:	MT
5.	Fly update:	MT
6.	The brick circle:	MT, JM

3. Finance:

- JM reported receipt on 10th August of £10,650 clawback from the sale of 19., Richard Armiger's property
- The Garden Party expenses of £220 were under the Budget of £300 and overall was a big success.
- 30th September is the end of M4's financial year.
- At the Committee Meeting on 13th November 2017, JM will present a draft Budget for the year 2017/18 and a Forecast for the year 2018/19.
- In December JM will liaise with MT and GMAK for the annual Audit.
- At the January Committee Meeting the Budget will be agreed and the decision taken to keep the Service charge at £180/month or increase it..
- At the AGM in February JM will present a comparison of last year's Budget against Actual, the Budget for 2017/18 and a Forecast for 2018/19.
- JM gave notice that at the AGM in February next year he will stand down as Treasurer and as a member of the Management Committee.

- The members present at the meeting thanked JM for his time and effort as Treasurer.
- The group asked JM who might succeed him but at this point he had no suggestions.

4. Update on 15 Wesley Square:

- Following the last meeting MT (and Chris) had written to Sarah-Jane Farley about the noise issue and laying underlay and carpet. A response had been received from her husband, Mr Buckley asking for a copy of the minutes of the previous meeting. Asking for a copy of them ahead of unusual protocol. His request was granted and he was sent a copy before they were officially published online.
- The following response asked what they would need to do in order to get permission to sub-let the property; the minutes were granted to him and it was explained to him that the noise issue needed to be dealt with ahead of permissions. As yet there has not been any further dialog.
- No. 15 is already being advertised to rent. The current tenants have given notice and they are looking for new tenants.
- A discourse ensued over whether there would be trouble with new tenants after initial difficulties with the old tenants, that has been solved perhaps due to how often they are away from the property.
- MT closed the point saying she hoped the issue would be addressed so that they could all move forward and grant the permission to sub let if all the correct paperwork was indeed received.

5. Fly Update:

- There does still seem to be a problem, particularly at nos. 12 and 13 Wesley Square with flies, identified as drain/filter flies, although not conclusively.
- MT reported back that they had been carrying out investigations in the form of smoke tests on the soil stack for no. 12, no. 13 will have the same test this coming Wednesday, and CCTV of the drains. Everything seemed to be in normal order, but they investigation is ongoing. Thames Water will also need to address the leaking stop cock to no.12.
- The group concluded that whilst Grenfell could have something to do with the appearance of the flies many members believed to have first spotted the pests prior to Grenfell.
- In an email poll sent out by MT; no.s 25, 30, 35, 38 and 42 all said they had also seen the flies. DH had spotted them in the leisure centre too.
- The group debated possible causes of the infestation, it seemed to most members present that it could be to do with the weather and that hopefully the coming seasonal change would see a decrease in drain flies.
- A gentleman (Jason) from RBKC had too been invited to consider the possibilities but PCC is still awaiting his report.

6. The Brick Circle:

- After a poll sent out by MT to the 50 co owners, there were 36 responses, 19. in favour, 12. against, 2. voting with the majority, 1. wouldn't like to lose the brick circle but will agree if necessary, and 2. would require more ideas rather than go ahead.
- Ideas for what to do with brick circle included triangular edged bricks around the perimeter, suggested by Ben, or perhaps planters as this would hopefully both solve the issue and create good aesthetics.
- The group reviewed the issues, MT suggesting that with the colder weather coming there could be less anti social behaviour in general with people opting to stay indoors.
- Most members of the group stated that they had been affected by the presence in the brick circle, whether it be noise keeping them up in the night (Michael and Billie in particular), JM uses ear plugs over the summer, a discomfort or intimidation created by the presence of figures in the alleyway at night was a predominant concern for several of the women, who unlike MJ did not feel prepared to ask the figures to move on but felt threatened instead. For CM the main concern was the presence of drugs, being used and sold in front of her child feeling very strongly that this should not be condoned in the square or car park.
- CM questioned if there was a better use of space and it was remarked that Shirley uses it. CM asked if the little red bench could be moved for Shirley.
- MJ suggested that if the main issue was ASBOs and drugs then perhaps it was a police issue, particularly post Grenfell when there are many more police present in the area. MT commented that the police should be called more if the neighbours are feeling threatened but she understands the difficulties with this too.
- Who the culprits were was brought into question, MJ remarking that David and Tom sit there, and another member saying too that historically it had been teenagers from the square. CM remained steadfast that it was not appropriate in front of her children regardless of who was "skinning up". Although there was a question of clarification over the difference in appearance of rolling a spliff vs. rolling a cigarette. CM argued that she did not want either to be considered the norm by her children.
- All agreed that this was better than it had once been, no longer are syringes a common sight but there were varying degrees of passion over the problems around the brick circle. Most members worried for the safety of their kids, but it was remarked that if the youths are moved on where do they go? KM remarked that the square had always been an oasis and a cross-through and was unconvinced a rose garden would change this.
- JM drew the conversation to a close reminding the group of the 76% majority in favour of rethinking the brick circle.

Any Other Business:

1. Judith's house: Last week whilst they were doing the CCTV on the drain primarily, the front drain was checked at no. 50 and then they checked the rainwater man hole and the gulley the report stated that everything was clear. MJ thought there was a break in the damp proof membrane.

Perhaps underneath the concrete? Although the remedy is unknown. MJ investigated with a damp metre and found a tiny bit of damp but not a lot indicating that the damp is below the wall, however to the naked eye it looks like there is damp above. He suggested the stones could get taken up and gravel laid down instead to help, but was not conclusive. He proposed that the floor takes on the moisture and due to tight fitting has no room for expansion and so the “bubbling” happens. JM announced they were sure that the house was not built above a stream.

2. The bicycle hub proposal is not ready yet, there were apologies by KM at its delay but it is underway; thinking about two hubs on the side.

Thanks to CM for hosting.