

MAUNSEL (FOURTH CO OWNERSHIP) HOUSING SOCIETY LTD
Minutes of the meeting of the Management Committee Held
on Wednesday 9th September 2020 via Zoom at 7.30pm.

Present: Judith Blakeman (JB), Kirsty Malcolm (KM), Jen Jeffrey (JJ), Sarah Collinson (SC), Basia Kapp (BK), Janice Gabriel (JG), Hilary Arnold (HA), Kirsty Malcolm (KM), Rachael Vick (RV), Murray John (MJ), Denise Heywood (DH), Dominique Van Roey (DVR), Denise Heywood (DH), Janice Gabriel (JG)

Guests:

Marie Travers (MT), Russell (RM), Bob Larkin (RL), Michael Lynas (ML),

		ACTION
1	Apologies: Philippa Collie Cousins Ben Gladstone	
2	Minutes of the last meeting – Read and agreed upon by the committee	
3	Noise issues	MT
4	Re-decs	MT
5	Fences	MT
6	AOB (i) (ii)	MT

3. Noise issues during lockdown – MT reported complaints during lockdown with two further this week. Michael is joining the meeting to give an insight into this. MT reported that there was a complaint from Sarah Edwards about the tenants at number 13. Another tenant has also emailed this week to say noise levels were really high making it hard to work from home. MT invited the Committee to contribute. DH added that she is very badly affected when they are in the garden, and as they are below her flat. The noise is constant and there is screaming day and night, it is very distressing. JB added that the noise complaints are happening right across the borough. PCC was due to speak to the tenants after the last meeting, so the committee is awaiting a report back from PCC. DH suggested that perhaps this hasn't happened and that the letter that the Committee has received reflects the constant conflict and unsuitability of the

tenants to be living in a Square such as WS. JB suggested that the tenants cannot be evicted at the moment. JB further noted that any such action would require evidence, which should be logged through noise and nuisance department at RBK & C. JB stated there is nothing that can be done as a Committee until PCC reports back. DH requested an amount of pressure to be placed onto PCC for a resolution. DH reminded the Committee that they are gathered to provide support for the Wesley Square leaseholders. MJ added that the deeply disturbing aspect of the issue is that the letter from number 13 implies there is a racist element at work. SC suggested care must be taken in responding to the letter, which may have been written at a difficult moment. MT reported that the email read very uncomfortably and said she doesn't feel there is any racism or bullying in the Square. The writer of the letter did apologise to the people named in the letter. The next step should be for PCC to take responsibility for her tenants. MT reminded the Committee that PCC has a legal contract with her tenants, the Committee does not. DH said that there no longer seems to be a community spirit and that it feels as though the Square has got out of control. MT reminded the Committee that that is the responsibility of the Co-Owner. It was added that this was suggested as a temporary solution and no-one believed the family would stay as long as this. The worry is that they can refuse other places and the family is unlikely to want to move. JB reported that the family does want to move but the problem is the council does not have any available properties of an adequate size. The family cannot go back to the original flat because of the trauma of the children on the night of the fire. JB reported that she has already approached the Council and they are aware of the situation. Everyone affected by the Grenfell Fire has a key worker. The children who are traumatised have access to a counselor and child psychologist. It was added that the Committee cannot put themselves in the position of the families affected by the fire. The family was involved in a second fire after Grenfall. DH reminded the Committee that the family has been here for two years and were welcomed hugely by the Square. The family has not been amenable to the way of life of WS and have abused the people around them. MT suggested that she approach PCC explaining there were two complaints this week and ask her for a resolution that will work for both sides. HA said there is very little that there is very little that the Committee can do in this situation since it has very little jurisdiction over the situation. KM suggested a slightly more concrete solution. She reported that she went to see the church next door, Latimer Christian Centre, Bay20, and one other, in the hope that one of them might store the trampoline. She is waiting to hear back from one to see if this might work, so that the children can still have access to the trampoline. In the last couple of weeks a few people have asked Michael to raise noise issues. He has experienced a lot of noise and reported that he tends to keep window and doors shut during the day as it is so hard to concentrate with all the shrieking and screaming – both from the trampoline, and also in the garden. There is also the issue that a small pathway is being used as a racetrack for cycles etc, which is a safety issue. There are some people in the Square who are quite frail and it is worrying that they could be hit. Michael also raised that there are some rules in the Square already eg regarding ball games –

and wondered whether these could be enforced. HA reported that the reason for the rules in the Square is that if someone got injured, the Committee would be personally liable. Michael suggested that the same should go for bikes on paths, since bikes are not allowed on pavements outside the Square. HA countered that putting that sort of rule in place is very complicated. MJ asked how the committee could put the discussion into a practical way to alleviate the solution. One co-owner is very upset as he has had to put the property on the market as he no longer wants to live on the Square. MJ further stated that the family cannot be evicted as a court of law will throw it out. Michael made reference to the lease that states no sub-letting without committee consent, no sub-letting to social landlords, and no excessive noise and asked if this can be enforced. MJ countered that this has been an issue in the past and it is very difficult to solve. JB said that the sub-let was approved and it is not a social contract, it is a private let. The council has got them on their list for social housing, but since they have a property they are lower priority. HA reminded the committee that this was discussed at great lengths ahead of giving approval. DH reported having checked the minutes from previous meetings and there was no discussion. MT explained that applications for a sub-let come in regularly and often it is a tight turnaround. So each application for sub-let doesn't come to the Committee to make a decision. MT gathers copies of passports, references and a Committee sub-committee vets these. The Sub-Committee is JB, PCC and AC. JB suggested that there is an issue here as she is the only person on the Sub-Committee who actually lives in the Square. MT agreed and told the committee that she sent an email out prior to the meeting and KM has kindly agreed to also be on the vetting Sub-Committee. MT to go back to PCC and impress upon her that it is her responsibility to come up with a solution for everyone that allows everyone to live together without constant issues. DH asked MT to remind PCC that there are already four noise complaints, which makes six in total. It needs to be made clear to PCC that it is six different properties whose lives are being ruined by what is happening at number 13.

4. Thinking ahead to next years re-decs – MT circulated a proposal from Charles Samuel. At the last AGM it was suggested there is a drone survey of the roofs to see if they potentially need to be included in the re-decs. There haven't been complaints of roof leaks recently and where there have been issues e.g. leaky gutters these have been resolved quickly. Charles' quote was £1500 plus VAT. HA reported there are drone surveys that can do everything, inc tree roots, drains etc. MT to ask for a quote for a more extensive drone survey. JMW Barnard has to start the consultation process at some point. Ideally, MT needs to establish whether it will be a roof replacement or whether this is addressed in another 6/7 years time and concentrate on external repairs. MT will get another quote for a drone survey. HA suggested that by the time the AGM happens there needs to be a structured suggestion to how the re-decs will happen. MJ told the Committee that the roof would be a huge expense with huge disruption and needs to be taken very seriously. MJ suggested first asking people on top floors if they know of any leaks so it can be pin-pointed. MJ added that there is a

good chance that if there have been no reports of leaks it may well be fine to continue patching up for a few years. MT to email all upstairs flats and houses to ask if there have been any issues, with a view to a Committee decision in November based on this. This is best done in the summer months as the entire roof has to be removed. HA proposed going ahead with the drone survey. JB added that there has been a request to have solar panels on the roof. HA reported that this has been looked into in detail and it wouldn't work. It was added that there have been no issues after the last roofing renovations. MT reported that during lockdown there were a couple of water issues – a dripping gutter from Dominique and Russell's property, which was easily fixed. Also a fascia board that crashed down. The team who do the roofing and gutters are very good and quick to respond. MT to instruct Charles to go ahead with the drone survey.

5. Fences – HA reported that over the year she has had five contractors visit the Square. All have refused to do fences except one. Mainly because it is very difficult to get hold of labour and materials in the current climate. Ordinarily HA would get three quotes and bring to Committee. But only one contractor prepared to do the job. HA put in £15000 for the fence in this years budget and this firm is quoting £30,000. The fences have never all been re-painted before. HA and MJ to liaise on paint as this may have been an issue in the past. This would cover all the fences in the Square except the ones between back gardens. Repair where possible and replace if essential. This is also cover the gates. The firm is Greenfellas. HA to share the quote with the committee. Next stage will be for every household to report which fences need replacing or renovating. HA requested for the Committee to agree to going forward with the contractors. This would begin happening in November, which is the beginning of the next financial year, so would be in next year's budget.

6. AOB

(i) Recent clawback – from the sale of number 16 was £17,610.34.

(ii) Bike shed – MT recently had a discussion with owner of no 3. They have long-standing tenants and asked about hiring a bike shed space. This was originally only for Co-Owners but there are 5 spaces free and the owner of no 3 will take responsibility for the key. KM reported that as a regular user of the bike sheds it is very difficult to use them even with less bikes in. JB reported that the Council is putting new bike sheds in behind the Square. A space will be twice the price of the Wesley Square ones. MJ raised that there is a lot of rubbish under the bike sheds. This needs to be cleaned by people who use the individual sheds as they all have different keys. Agreed by the Committee that if it's a long term tenant and the co-owner takes responsibility for the space and the key, they are allowed to have their tenant use a space. SC reported that some tenants should be offered before this particular pair. Perhaps priority should be given to people who contribute to the Square. MT to email Square informing them that long-term tenants may apply for a space. The issue was raised that there are new Co-Owners entering the square who may need a space. KM raised

that there is spare space for a further hanger and there is room for people to get bikes out. This to be considered further if the spare 5 spaces are used. MT to go back to Sanjay and say there will be another email asking for Co-Owner interest. If not, then it will go to his tenants. MT also to include news of council sheds.

(iii) Rubbish – Rubbish is piling up. MT to send out an email telling people when to put rubbish out. Not the night before because of the foxes. There is an issue that sometimes the rubbish collectors come very early and the collection was missed.

(iv) References – JG raised the issue of references. She needed to send references of her buyer to three people. She chose to send these to the three people who would be living next to the new person. JG asked for greater flexibility. DH suggested removing the people who don't live in the square from the sub-committee. Agreed by the committee. MT reported that many agents now do credit references. It used to be a bank references, personal, and professional.

(v) Reg retirement – Reg does not want a party because it would be very unsafe for him because of his age and physical condition. Reg leaves the Square at the end of the month and his birthday is in December. Potential to do a party later on. Everyone to give cards / presents to HA and she will pass it on. HA reported that Reg is very well and will be in the Square in a couple of weeks.