

**Maunsel (Fourth Co-Ownership) Housing Society Ltd.
Committee Meeting held on Monday 12th September 2022
at 50 Wesley Square, at 7.30pm**

Present: Bella Murray (BM), Judith Blakemore (JB), Robert Larkin (RL), Denise Heywood (DH), George Tormod Little (GTL), Billie Dainton (BD), Ben Lamb (BL), Jennifer Jeffery (JJ).

Guests: Olivia Cox - Minute Taker, Marie Travers (MT), Charles Samuels (CS), Russell Mulchansingh (RM)

1	Apologies - Murray John (MT), Dominique Van Roey (DVR), Michael Lynas, Rick Fisher (RF)	
2	Minutes of the last meeting	MT
3	Update of fencing quotes	CS, MT
4	New Chair	
5	AOB (i) Square security (ii) Homesless person in the square	MT

2. Minutes of the last meeting: RL had multiple queries regarding the previous two meeting minutes circulated. They are as follows:

Item 3 paragraph 2: It states that RL told the committee, but he actually asked "if". There is a note about approaching a builder which should have read "Joe Carter".

Palettes and tables - RL doesn't recall this being discussed. Further to this, RL doesn't think the notes make sense regarding the complaint from St Andrews. RL wishes to add that he wasn't aware that anyone closer to the compost bin had complained about the flies. It was explained that there had been multiple complaints in relation to flies and the smell. BM said that she has emailed RL apologising for the removal of the compost bin and offering to personally reimburse him.

JB further said that item 3 on July minutes has an error. Where it says JB "raised", it should be JB "reported".

3. Update on fencing quotes: MT told the Committee that in the previous week, the next consultation was sent out, itemising all companies that had been contacted and tenders received. This includes some that were nominated by Co-owners. There were three tenders

received. 2 companies weren't in a position to tender. 3 companies failed to tender. CS added there were actually more that were approached and many more declined. CS told the Committee that 4 were obtained, but one has now withdrawn (West London Fencing). Cameron Landscaping & Gardening came back with a tender figure based on complete replacement of everything, which is £120,000 plus VAT.

CS explained that quite a lot of this quote is based on replacement, not repair. The best quote received was from E&M. CS has done an audit of the whole Square and has identified both areas needing repair and areas needing replacement. He will put this into the schedule with E&M, which should bring down the cost. Greenfellows is the next cheapest, so CS has given both companies the opportunity to respond to his updated schedule, post-audit. Greenfellows has provided a lump sum for materials and labour together. Decorations is a separate price, excluding paint. CS has estimated this and sent back to Greenfellows for approval of their final quote. CS explained that whichever contractor is chosen, will undergo the same process re additional schedule post-audit.

Last week, MT sent out a statement of estimates, including CS's tender report and his recommendations. BM asked if this includes replacement of some front gates. MT explained that RF mentioned this at the last meeting and it was decided that a lot of people like the security of a gate. At the last meeting, it was left that if someone is really unhappy with their gate and wants to remove it down the line they can. CS has identified some works that need doing immediately, which will be prioritised. The rest will then be phased.

MT told the Committee that comments can be received until 9th October. MT will then be in a position to instruct the chosen company. So far, only MJ has contacted MT with a comment - MJ sent a note saying he is happy to proceed with ENM Building Services, as per CS's recommendation.

CS explained that the works will be completed in three blocks, but E&M believes they could do them all as one, which could be completed within six weeks.

MT told the Committee that there has been graffiti along Bartle Road. Since this came to light on the Friday before the Notting Hill Carnival, it may have been related to the festivities, so MT has reported this to the Carnival section at RB K & C and is awaiting response. CS raised that it might be difficult to clean graffiti from timber. CS to have a look to see what might need to be done because of this as part of the works. MT to follow-up with Council.

4. New chair: MT explained that she has asked the Committee for volunteers to chair the Committee, but there have been no nominations. BM offered to step into the chair role if someone else can take the Treasurer role. This will be carried over to the next meeting. There are two more meetings before the AGM, in November. JB has offered to Chair the AGM without being Committee chair. RL is also prepared to be Chair for future Committee meetings.

5. AOB

(i) Square security: MT explained that there was a man who tried to put his hand in a door to open it whilst the building was occupied with the lights on, in early evening. The incident was captured by a Ring doorbell and was reported to the police. MT has notified everyone recommending double locking their doors, and potentially fitting a letter guard. Sarah has reported this to the police and a detective called MT last week asking for the footage. RM has been looking at the various cameras to try and ascertain which direction the man came from.

Andy Woodford came back to MT after this, saying he would suggest that there should be controlled access to the square, since notices and CCTV aren't deterring intrusive activity. DVR has agreed with this, reiterating that the Square maintain its current look and feel, but with a code / key fob on the current gates. The issue is that people could still jump over the fences since they are quite low. JB told the Square that planning permission would be required for any higher fences / gates, which is costly and likely to be denied.

BM suggested MT email the local school regarding children using the Square as a cut-through, reminding them that it is private property. JB told the Committee that the principle has recommended photographing individuals spotted on the Square so he can identify them.

MT to contact the church regarding them leaving their gates open. MT thinks the staff at the food banks have changed as they are now dumping items.

(ii) Homeless person - BM reported to MT that the same homeless man has been spotted in the square again. It is believed he is living in St Andrews, but is washing in Wesley Square. BM proposes disconnecting the hose and putting a lock on the tap, as a deterrent.

(iii) Dog: It was decided that MT contact David Fleming (Square solicitor) saying the Square confirming that the Square's view has not changed. RL has been looking through emails and has seen section 5 mentioned, but it is unclear what this is. Committee agreed to check process with solicitor. BM flagged that this on-going dialogue might serve as a good deterrent to other people considering bringing a dog to the Square in violation of their lease. MT has put up "no dogs" signs, someone has removed some of these. MT to get screw-in metal signs.

(iv) No. 44: MT told the Committee that there is a delicate situation on-going. MT to email the Co-owner for an update, since the last update was a court order and bailiffs. In summary, there was a tenant sub-letting through Airbnb and the tenant not vacated. MT has contacted Airbnb to tell them that the tenant. MT to ask Co-owner for an update.

It was raised who is on the review panel for subletting. MT reported that this is BM, JB, PCC, DH. PCC won't be able to comment on her own tenancy. MT explained that this used to be the entire Committee, but due to GDPR it was felt that there should be a smaller Sub-committee. DH suggested reversing this in the light of the above extraordinary situation. MT doesn't think this should happen.

Judith was thanked for her kind hospitality and hosting.