

Maunsel (Fourth Co-Ownership) Housing Society Ltd.
Management Committee Meeting
Held on Monday 4th July 2022 at 6.30pm @ 50 Wesley Square

Present: Robert Larkin (RL), George Tormod-Little (GTL), Murray Johns (MJ), Judith Blakeman (JB)

Guests: Marie Travers (MT), Charles Samuels (CS), Russell Mulchansingh (RM)

1	Apologies - Dominique Van Roey (DVR), Jennifer Jeffrey (JJ) Bella Murray (BM), Denise Heywood (DH), Philippa Collie-Cousins (PCC), Benjamin Lamb (BL), Billie Dainton (BD), Michael Lynas (ML), Rick Fisher (RF).	
2	Minutes of the last meeting - agreed upon. Section 5 regarding the dog - comments need to be amended from BK to JJ.	
3	Update External Repair & Decoration	
4	Update on fences	MT
5	AOB	CS, MJ, MT

3. Update External Repair & Decoration: CS presented an update to the Committee. In general, the re-decs have been nearly completed - the contractors have almost finished. There are still a few bits and pieces to be done but the majority of the snagging list has been completed. There are minor touch-ups needed to some paintwork but the

majority has been done. CS noted that there is one more door to be re-painted, due to the finish resulting from the roller used. MJ raised the issue of porches. CS confirmed that so long as there is structural integrity there isn't an issue. MT told the Committee that all windows were cleaned the previous weekend, as they are done once per month.

RL asked the Committee that soffits are being replaced at people's own expense. The estimate for this was £650 + VAT. MJ explained that this is recycled bottle tops and is a substitute for sheep's wool, since sheep's wool can be attacked by moths.

MT reported really good feedback on the external works, and any small issues were addressed straight away.

4. Update on fences: CS told the Committee that he has received two quotes so far and hasn't managed to get a third despite going to several contractors, some of which have worked with WS in the past. There are another two quotes due in by the end of the week. The companies approached for a quote are: Greenfellows, Cameron Landscaping, Mark Wollneigh Developments, Harry Fencing, West London Fencing, and some others. Currently, quotes received are from West London and Greenfellows. The specification which has gone out is MJ's specification. CS has been seeking prices for all components, including gates and railings. This includes within the square, along the path, the gate by the church, and the border with St Andrews Square.

MT reported that Rick Fisher emailed ahead of the meeting MT to raise the idea of replacing the gates to the maisonette properties and houses, and the dividing fences between their gardens. Currently, many are left propped open and have fallen into disrepair, so RF is suggesting open paths in line with some of the square, which would need much less maintenance. HA has added her support to the removal of gates. MJ believes people should be allowed to remove their own gates if they wish.

RL suggested using a different method of fencing in the areas that aren't seen - e.g. the perimeter fence on the footpath. Other members of the Committee noted that this is more visible in the winter when there is less vegetation. The ones that are not being done are at the back. Currently, the fences at the front are being done, since they have to support the cornerpost at the front, and there is a need to keep consistency. CS raised that there is a post in the middle. All of these are currently included in the specification. CS explained that the spec is allowing for all fencing being replaced. Further down the line, this will be re-addressed to see which parts are necessary for repair / replacement and which are not.

MT reported that a lot of people thought fences were part of the external re-decs. It was noted that degradation has accelerated in the past few years. George raised another contractor contact (West Thames Construction) - MT to email with a tight deadline for coming back with a quote. RL suggested approaching J. Carter since they are a local firm of builders and may be able to do fences.

CS noted that the gates at the rear just need a general over-haul. The posts will need work and there are some gravel ports missing.

5. AOB

(i) Cats - JB requested permission to keep her indoor cat (Frankie). He has previously lived in the Square since a kitten and is now 8 years old. PCC gave the cat to a friend who can no longer look after him. JB has always had a cat in the past. No objections by those Committee members present.

(ii) Events - JB would like to invite members from local residents associations in the area to the September summer party (approx six people). No objections. MJ added that he is trying to organise a musical get-together including the Wesley Square house band - Tom, Suki, MJ. MT explained that volunteers had been requested to go to MJ to be involved.

(iii) Pallets & tables - MJ explained that all the pallets and tables have gone after a complaint from St Andrews Square due to the smell and flies around the compost. MT to speak to BM. The cabinet which has been dumped was also raised. It was there on the 27th. The cost for removal is around £27 to be removed by the council. The cameras can be used to attempt to find out who dumped the item. JB reported that a resident in Bartle Road had been using water from Wesley Square to water their gardens.

(iv) St Andrews Square - MT has approached St Andrews Square's managing agent about the party that have happened in the gardens recently, which is believed to be the result of someone Air B'n'B-ing from St Andrews Square. It seems that the renters are being told that they can have access to Wesley Square. RL reinforced the issue of people coming into the Square. His feeling is that if people invite outsiders into the square, the host should remain with the guest.

(v) Walls along Lancaster Road - MJ made reference to the wall in question, which has a conventional foundation. The wall hasn't bent but it is at an angle, due to the paving racking because of very granite slabs touching each other. Gradually the

pavement gets wider and eventually pushes it over. The only way to stop this would be to erect a steel bracket underneath, or re-build it. CS reported that the structural engineer wishes to perform further investigation and monitor the situation. MJ pointed out that the curve on the north side remains straight, but on the long run it has moved. Where the ground level is highest, the move is greater. CS added that there is no retaining of the wall. MJ told the Committee that Thomas Jefferson built a wall that is 'wobbly', which is much stronger. RL asked whether there is a historical report on the website JB reported that more peers were built at the time. George told the Committee that some of these have cracks or have even removed themselves from the wall completely. CS reiterated that this requires investigation and is a more long-term issue. CS is happy to put pins over the cracks and see what happens, and monitor this. MJ believes pins have already been done, and that monitoring will delay action. This was previously done by Philip Robson. CS to speak to PR. MJ explained that the peer wouldn't necessarily solve the problem, since the force is huge. JB believes this is the responsibility of the Council, but MJ has looked into this and it is private property's responsibility. CS told the Committee that structural engineer (Lawrence Usherwood) is suggesting looking at the trees and shrubs, since these could be affecting the issue. MJ would like to go into all gardens and measure the cross-section of the plumb line. MT to help MJ arrange access. CS reported that the structural engineer would also like to conduct an inspection internally in the gardens.

The issue of windows was raised. RL noted that the majority of windows that have not been replaced are in properties that are rented out. MT suggested producing a summary providing figures. The next re-decs will include the roofs, so there won't be the option for further subsidising window repairs. This gives people a 7 year window to replace their windows. MJ suggested warning co-owners now that there will not be the option to repair windows further at the time of the next re-decs.