

## **Minutes of Annual General Meeting**

27<sup>th</sup> June 2016 6.30pm

Community Room Entrance B Goulden House

### **Attendees**

Richard Hickie – Committee member RH (Flat 66)  
Steffen Nestler – Committee member SN (Flat 217)  
Teresa Cooney – Committee member TC (Flat 157)  
Anna Kirilov – Committee member AK (Flat 2)  
Mourad Hadjih – Committee member MH (Flat 93)  
Sarah Rubidge – Committee member SR (Flat 112)  
Tracy Baines – Committee member TB (Flat 81)  
Lois Davies – Committee member (Flat 106)  
Marie Herve (Flat 267)  
Sunni Azarpour (Flat 182)  
Barthomolew Lai (Flat 179)  
Keith Marks (Flat 227)  
Krys Dyleweska (Flat 97)  
Chris Rowe (Flat 98)  
Martin Johnson (Flat 221)  
Chris Gomez (Flat 145)  
Benjamin Owen (Flat 152)  
Elsa Scorer (Flat 165)  
Javier Polacano-Abad (Flat 208)  
Will Sakyi (Flat 238)  
J Alipour (Flat 76)  
Ali Alipour (Flat 76)  
Amir Alipour (Flat 76)  
Richard

### *GH Co-op*

Kamila Klidzia– GH block manager KK  
Jeff Wong – GH Finance Contractor

### **1. Apologies for absence**

Ann Ward – Committee member (Flat 250)  
Rex Wickham – Committee member RW (Flat 41)  
Marie Krum – Committee Member (Flat 150)  
Rex Wickham – Committee member (Flat 41)  
Quorum of 25 members was achieved

Richard Hickie noted that Ann Ward was unable to attend and that, with the agreement of the Management Committee, if it were acceptable to the meeting he would chair the meeting in her place.  
The meeting agreed to this.

### **2. Minutes of last AGM on July 13th 2015**

Minutes agreed as a true record –  
Proposed SN: Seconded TB

### **3. Matters arising**

- No Matters Arising

### **4. Report from Finance Sub-Committee**

Purpose: to submit Audited Accounts to the Meeting.

It was noted by RH that a new method of presentation of Accounts that comes under the umbrella of UK General Accounting Principles (UK GAAP), namely FRS 102 (Financial Reporting Standard 102), has been adopted by the Auditors

An overview of Accounts with headline figures was presented by JW.

Management Committee informed the meeting that it has approved the audited accounts as a true reflection of the GH Accounts and recommended them to the meeting for Acceptance.

Proposed AK: Seconded TB

The meeting accepted the Audited Accounts with no objections

LD noted that there an Audit Review has also been prepared and recommended that this be made accessible to Members.

*Action: KK will put Audit Review on the GH website*

## **5. Re-tender for External Auditor**

It was noted that a tender would be put out for an external auditor for next year (17/18) on the grounds that it is considered good practice for auditors contracts to be change from time to time.

There was some discussion on what the re-tendering process would constitute. It was noted that it was the responsibility of the Management Committee to initiate and manage the process. In response to questions the meeting was informed that tenders would be sought from qualified auditors with knowledge of the field in which GH operates. Further, a schedule for the tender would be prepared according to the procedures outlined in the Industrial and Provident Society rules which are regulated by the FSC. The Management Committee makes the final decision. It was noted that a set of criteria would be applied to the decision-making process that would include not only cost but also quality of tenders. LD argued that the current auditors, who have been in post for 16 years should not be permitted to re-tender for the role of auditor.

There was considerable discussion by the meeting on this recommendation with views for and against expressed, including discussion regarding nature of processes required.

LD formally asked the meeting to recommend that that an auditor for the next year is changed according to due process.

Proposed Chris Gomez: Seconded Chris Dylewska

Majority acceptance by the meeting. 3 members voted against.

## **6. Election of Management Committee Members**

It was noted that there was a regular rotation of committee members after a certain period of time, leading to a number of committee members are required to re-apply for election to the Management Committee of they wish to remain on the Committee.

For 2016-17 five Committee members did not need to re-apply as they have not reached that time requirement. These are: Dominic Hadjih, Richard Hickie, Steffen Nestler, Sarah Rubidge

Two (2) Committee Members were re-applying for election: Rex Wickham and Anna Kirilov

Eight (8) new candidates had submitted applications for election. These are:

Teresa Cooney, Lois Davies, Krys Dylewska, Laura Elliot, Anna Kirilov, Marie Krum, Bartholomew Lai, Javier Polanco-Abad, Christopher Rowe.

Most of the new candidates who were present at the meeting gave a brief outline to the meeting on what they thought they could contribute to the committee.

As the number of proposed committee members applying for election does not exceed the maximum number allowed by the constitution for the Management Committee, all ten applications to the Committee were accepted. The Management Committee now has 15 members.

## **7. Staffing Update**

RH lead out a short letter from AW regarding Rachid Bellili, director of RSCN, the management Company responsible for overseeing the general management of GH  
LD, as Chair of the Staffing sub-committee, gave an update of Staffing Committee activities since he last General Meeting (13 June 2016) .

The Staffing Committee has been looking at two issues: the staffing structure of GH as a whole; impending retirement of caretakers.

- 1) The Committee has been looking at the operating structures that will be needed after RCSN's contract ended on June 30<sup>th</sup> 2016. (Note: Current full-time Staffing constitutes 1 Estate Manager (KK) and 2 caretakers). It was noted that RCSN managed five (5) Co-ops and that there was interchange between these, including GH, with regard to certain services and staffing. The staffing Committee is currently looking at this system and evaluating its pertinence to GH. The conclusion of this evaluation will affect decisions regarding the Staffing Structure adopted by GH. The issue is still under discussion. In order to ensure that GH continues to be managed effectively the Management Committee has put Interim Staffing arrangements in place to facilitate the management of GH whilst these discussions are in progress. The arrangements are as follows:  
KK is currently 'acting-up' as Estate Manager (taking on certain duties previously covered by RCSN) with due remuneration. This arrangement will continue for a term of 6 months. An office assistant is being employed to help her in the Office.
- 2) Both caretakers, who have been with GH for many years, are nearing retirement (one this year). Discussions are underway for replacing them with equally committed caretakers to ensure that the estate continues to be maintained well.

## 8. Improvements and Planned Works

### *Planned Works*

KK reported that the repainting of the balconies (cyclical works) is still underway (see minutes of previous AGM for details). In addition the re-painting of sub-entries continues with 5 planned for the coming year.

### *Improvements*

A plan for improvements to the inner green (an illustrated leaflet previously distributed to attendees) was forwarded to the meeting for consideration. (Note: the plan was a response to the constraints on the use of the green agreed at the 2015 AGM) The plan offered 3 possibilities

*One* - a path through the centre of the green: *Two* – fixed tables for residents to use. *Three* – *Outdoor* Fitness equipment in one corner of the green

#### *One*

\*Many members argued that a path would not constrain the playing of football on the green, rather it would encourage the use of bicycles by kids. It was also noted that you can't/shouldn't stop parents playing with their children on the green

\*It was also objected to on aesthetic grounds, namely that the feeling given by the wide open space would be compromised.

A 'Straw Poll' showed that a large majority of members were not in favour of this.

#### *Two*

\* It was noted that fixed tables would encourage teenagers to gather (often to smoke drugs, as is currently happening on the outer green), and the dangers of damage to the tables (as in Fred Wells Garden). Residents currently bring their own chairs out when they want to sit on the green and or have picnics.

A 'Straw Poll' showed that a large majority of members were not in favour of fixed tables.

#### *Three*

There was less opposition to this plan. It was noted that there were sets of outdoor fitness equipment in parks in the area (e.g. Falcon park) and they seemed to be used a lot. However questions were asked concerning

\* Cost (Small Grant)

\* Standard of equipment with respect to depreciation and damage – thus maintenance costs. It was noted that the equipment was robust and designed for long-term outdoor use in public areas.

\*Insurance Issues

It was asked how the initial (setting up) costs of the various plans and their maintenance would be met. KK noted that the initial costs would be met by a Small Grant from Wandsworth Council, and maintenance for the inner green path would come under the regular gardening contract.

It was noted throughout the discussions that the inner green is a communal space, and that GH has residents of all ages. It was noted that the needs of all groups of residents in the GH community should be respected by other groups when engaging in activities on the inner green.

A suggestion for a consultation on the plan was put forward during the course of the discussion. This was revisited as the discussion drew to a close. Only one member was in favour of this course of action.

### *Maintenance*

There was discussion from the floor re maintenance issues (guttering, etc.) In response to these KK noted that, for financial reasons, maintenance is responsive. Members should inform the Office of maintenance issues they have noted (and repeat if there is no response) and the issues will be logged and dealt with.

KK also noted that GH has a website through which members can contact the Estate Manager. **URL:** <http://www.gouldenhouse.org>

The website includes a Residents Forum which can be used to discuss issues with other residents.

A request for rubbish bins to be fixed to walls/fences on the outer green was also forwarded, to enable people (primarily non-resident groups of young people) who currently leave their litter on the green when they leave to clean up after them. It was noted that there have been bins on the outer green in the past.

It was argued that it wouldn't do any good to provide bins, as the behaviour would continue. It was suggested that, be that as it may, GH try again to see whether it would encourage better behaviour.

## 9. Any Other Business

- 1) It was noted that there is a lot drug-smoking taking place in the stair wells (mainly by non-residents) and on the green and that this is becoming a problem.

It was noted that other blocks have a relationship with the Police, including a special contact who could be approached to help resolve problems like this, and the GH should establish such an arrangement.

KK noted that we already have such a relationship and that police officers currently do patrol GH from time to time to discourage bad behaviour such as drug-taking.

*Action: KK will speak to the neighbourhood team who are a dedicated ward team PCSOs to see if their activities could be stepped up. KK and LD to liaise.*

It was noted that there was a bad mouse problem on the estate which residents are currently trying to control. Members began to share information re effective controls

KK noted that GH has an annual contract with a Pest Control Company for the Ground and 4<sup>th</sup> Floors.

*Action: Meantime residents should inform the Office.*

- 2) There was a complaint that there was a lot of noise outside the flats from the inner green after 9pm. It was noted that unless the Office knew who they were they could not act.  
*Action: Those affected should try to identify who the culprits are and inform the Office*
- 3) It was asked what action was being taken re the Bike Store on Level 4. KK noted that the bike stands are being upgraded with holding bolts being welded to the floor, and a soundproofmat being installed.  
*Action: The Office will continue to monitor the situation.*
- 4) An update regarding freehold purchase or leasehold extension options available to current leaseholders was requested. It was noted that there were currently two active groups, each supporting a

different option. The contacts of each (Bartholomew Lai and Anna Kirilov) identified themselves and members recommended to talk to the, It was noted that the Leashold group had a website, which was not yet linked to GH website, and that perhaps this could be activated.

- 5) A request was made for somewhere to be provided for people to put their bike covers on Level 4. At present they are being left on the floor.

*Action: this will be looked into by the Office*

- 6) The Meeting was told that a Table-top Sale was being considered for the last weekend in July in order to raise funds for Community Events. The previous sale was very successful. Residents will be able to book tables through the GH Office

Residents are requested to make suggestions for activities for a Community Event in the Summer through the Office.

- 7) A complaint was made re cigarette ends and rubbish being thrown from balconies and landing in the gardens. A request was made for action to be taken on this

Next general meeting: General Meeting on Monday October 10<sup>th</sup> 2016

Meeting closed at 8.30pm