



**GOULDEN
HOUSE**
CO-OPERATIVE

Estate Office
Entrance A
Bullen Street
Battersea
London SW11 3HF

T 020 7924 5213
F 020 7924 5441
E office@gouldenhouse.org
W www.gouldenhouse.org

Minutes
Annual General Meeting
Tuesday 31 July, 2018 - 7.00pm
Community Room, Entrance B, Goulden House

Attendance

Councillors: Emily Wintle
Melanie Hampton
Rhodri Morgan

Martin Bryne WBC
Foday Kamara WBC

Kevin Stirling Estate Manager

Richard Hickie RH
Anna Kirilov AK
Jane Memmler JM
Rosario Green RG
Michael Walsh MW
Natasha Koschnitsky NK
Bart Lai BL
Sunni Azarpour SA
Sasha Savich SS
Lois Davis LD
Stephen Wade SW
Gem Bryan GB
Christopher Rowe CR
Simon Forman SF
Dirk Thoemmes DT
Markus Varter MV
Clara Omata CO
Adam Morley AM
Rocco Tartaro RT
Sarah Rubidge SR

Chris Gomez	CG
Pat Russell	PR
Holly Kirwin	HK
Thomas Marsden	TM
Stuart Thom	ST
Kath Yusuf-Parker	KY
Catherina Fitzpatrick	CF
Michelle Rowbottom	MR
Rex Wickham	RW
Judy Cotterill	JC
Joan Gibbs	JG
Aurelie Antonial	AA
Paul Appleford	PA
Dan McAlpin	DM
Aileen Pamintuan	AP
Josephine Alinpour	JA
Lorris Somers	LS
Rory Bicknell	RB
Violet McClean	VM
William Sakyi	WS
F Walsh	FW

1. Minutes of last AGM (31 July, 2017)
All approved
Proposed by RH, seconded by SR

2. Matters Arising
Barbeques
MB advised that BBQ's are not allowed on the 1st floor balconies but would be allowed in individual gardens - subject to complaints.

Staffing Update

RH introduced Kevin Stirling as the new Estate Manager, supported by Quincy.

RH advised that cleaning staff included Nadir who will be supported by agency staff.

RH advised that Sandra has been dismissed following a succession of meetings he advised the Committee had received advice from our external HR Department.

RH advised that her administration duties were not being kept up particularly in June when only three problems had been logged. BL asked what process had been undertaken leading to Sandra's dismissal.

RH advised:

- 1) He and AK had had a meeting with Sandra.
- 2) Committee had agreed action.
- 3) He and AK were in touch with Peninsula HR.
- 4) RH asked Sandra to leave

LD enquired as to why GH had lost 4 Managers in the space of 12 months.

RH responded stating that they had all resigned and admitted the Committee had made a mistake.

RH also advised it is Committee's intention to hire permanent Caretaking staff.

RT asked why no-one from the Committee had inspected recent flood damage. RH advised Committee had received no notification of such damage. RT advised he'd sent an email to office on July 19.

RH advised that he had Engineers inspect the fourth floor walkway and explained that due to the design of gardens, the small pipes cannot deal with exceptional weather. He suggested we block small exits on lower garden walls.

MW suggested we replaced pipes with wider ones.

4. Approval of Audited Accounts 2017/18

RH advised accounts were audited by an external company.

Profit 2018 £11,744

This was due to tenant budget being underspent.

Loss 2017 £17,770

RH advised we had £44,933 in reserve (as of 31 March, 2018) providing us with cashflow. If we spend by the end of the year, WBC will bail us.

NB: We should investigate why there is a loss.

MB advised that WBC allocated funds for decorations and Co-Op make decisions what to do with it.

MB to clarify allowance from WBC.

Detailed Income and Expenditure

Maintenance £78,822

Staff and Administration £132,772

RH advised that increase in staff costs were due to employing temporary staff:

- Temp Estate Manager
- Sandra
- Jeff
- Caretaking

RH advised that Committee was committed to cutting back on overhead expenses and move forward with the works.

Leasee Expenditure £217,763
85% will be billed to leaseholders with 15% met by WBC

Service Charge Allowance £186,582
Rechargeable to
leasholders £183,350
Underspend £3,322

Building Repairs and Maintenance
Budget: £188,936
Overspend: £27,519

RH advised figures were presented to committee and members would receive quarterly accounts.

RH explained installation of lights caused us to go over budget and that Committee had seen quotes.

A resident asked whether Certificate of Safety Standards had been requested. RH advised Committee was not involved in detail and that emergency lighting was the principal requirements.

RH advised Committee will source.

Resident (Flat 270) advised her lights outside the door were activated when she walks into her kitchen. AK to investigate. AK also advised GH had kept retention back from electrician and they will be paid on completion.

AK advised office will circulate note re lighting and asked residents to contact the office with any issues.

RH advised 'internal' staff will check lighting and external checks will be undertaken annually.

Staffing Budgets:
First Q 2018: £32,257
Actual: £24,400

Management and Services:
First Q 2018: £7,880
Actual: £6,861

Tenant Budget:
First Q 2018: £4,189
Actual: £5,293

RH advised one flat had been refurbished for new tenants and last job was approx. £2,600.

Works
RH advising lighting is underway.

Lifts
MB advised that lifts would be repaired in 2021, however he would speak to Engineers and team manager with a view to bringing the work forward.

Fans in 2018/19

Entry Phones: RH advised GH had received letter from WBC suggesting that the block should be re-wired. RH advised we have quotes and in large blocks, traditional systems, as opposed to wireless ones are recommended.

MB advised WBC are responsible for repair of Entry Phones, however, it needs to be placed on Capital Improvements Programme and it would be a minimum of two-year wait.

MB advised leaseholders would be billed. He also advised he will present works and itemised costs to leaseholders.

Election of Committee Members
All nominees were automatically elected.

A.O.B.
Cigarette butts
Committee will request another letter be sent to residents.

Water Leaks
RH advised some of the 4th floor walkway will be redone.

A resident mentioned problem of internal inter-connecting pipes between flats.
AK to ask WBC for original plan of pipes.

A resident requested GH produce a formal 'Procedure Plan'. RH suggested Committee devise and will alert residents of any major plans.

RH advised we are the process of clearing the Winders Road garden and Committee will discuss regeneration plans.

MW requested new Committee to hold monthly meetings.

Rules

FK was satisfied amendments had been included.

Bicycles

RW suggested setting up a Bike Club to maintain bike sheds on inner green.

Flytipping

RH advised he had asked WBC for small improvement grant for outer fence for bin chambers, with key-only access, but we were refused. RH to request details of applications from Kamila.