

## Minutes of General Meeting

Tuesday 19th November 2019

Community Room, Entrance B, Goulden House

### Attendees:

G. Bryant (Committee member)  
S. Savich (Committee member – Chair)  
A. Kirilov (Committee member)  
R. Green (Committee member – Treasurer)  
J. Alipour  
Cortijo  
M. Krum (Committee member-Co Secretary)  
R. Wickham  
H. Be??? (illegible)  
S. Cohen  
S. Rubidge  
J. Vince  
M. Rowbotham  
R. Tartaro (Committee member)  
J. Memmler (Committee member)  
C. Rees  
N. Koshnitsky (Committee member)  
S. Azarpour (Committee member – Secretary)  
C. Fitzpatrick  
P. Twaddll  
Annie Gleeson (Estate manager)  
Foday Kamara (WBC – RPO)  
Guest speaker – PC Diaz Metropolitan Police

**NB: Please note that the meeting agreed to allow PC Diaz to address the meeting first and before any items on the agenda were considered.**

PC Diaz from Lavender Hill Police Station addressed the meeting about the recent 'knife' incident in GH, and about general security issues in and around Goulden House.

PC Diaz stated that police are aware of the ASB of youths & serious crime in the Battersea area. They have been communicating with GH Co-op staff, mainly AG, who's been very helpful in providing information on incidents so it's very important for residents to *always* report anything suspicious or about any incident to AG and she will make sure the info gets to the police. AG states that she has provided the police with keys to the block so they can come in at any

time if they need to. PC Diaz advises that there is a good sense of community in GH which is very positive for everybody living in the block and the community around the area.

A resident reports that the gates don't close properly and should be looked at.

**7:50pm PC Diaz leaves the meeting.**

## **2. Minutes of the last General Meeting (23<sup>rd</sup> May 2019):**

Read through Minutes.

Question asked about the fan/ventilation system, what works are due to be done. AG explains that the vents will be a major works which will have to be scheduled after the two major works in the pipeline for 2020/21 – the lifts refurbishment, and the intercom system, both of which are more urgent than the fans. SS explains that from a budget point of view we have to plan to accommodate yet another (in addition to the lifts and intercom) major works carefully. Residents will be kept informed about this at future GM's.

## **3. Matters arising & approval of last minutes:**

Minutes approved by RG and seconded by SA. Approved and signed off.

## **4. Manager's Report: (Please refer to report attached)**

AG goes through her report. Explains the re-charge policy in full.

The manager has made many occupancy checks over the last 7 months and explains the importance of making such checks which will be ongoing every year so that we are compliant with our management agreement with WBC.

Monitoring Report is a new check which WBC has adopted and will be adhered to as and when they require it to be done.

AG gives an update on the lifts and confirms the few parts which have been replaced recently has made a big positive difference for everybody. Many residents have commented on how well lifts A & B have worked since the works have been done. AG advises that nothing more will be done to the lifts till the scheduled major works are carried out in 2020/21.

AG thanks WBC for overlooking the PCN's which were issued to many residents due to expired parking permits which were not the fault of the residents concerned; everybody is very grateful for the appeals which were accepted by WBC.

Flat roof has been cleared of debris, moss etc... which was not done since 2007!

Redecoration of entrance halls X3 must be undertaken by approved contractors. As soon as the scope of works is identified and approved, they

will be done. FK from WBC will speak to the correct dept. regarding the SAR and method statement and will report back to AG.

NK asks how long this will take? Probably not till the new year as Xmas is just around the corner which is a busier time for all departments.

Intercom system is the most serious issue at the moment, a C1 referral now scheduled for 2021/22. Residents ask if a notice can be put up by each entrance for delivery and trades people to let them know how they can get in? SS suggested not to display notices due to security risk to the residents and the building.

SIBS item, notice boards for every sub entry, has been approved and will be purchased as soon as FK gets back to AG regarding the purchasing process of same.

Gardening – the committee will be looking at reviewing the gardening contract and the funds available and, will report back to the GM in the new year sometime.

The Toureen Group – the money they raised, £1042.14, playing a charity football game, will be used to purchase the benches for the GH inner green and perhaps other areas of the block, for residents' use. SA says a big 'Thank You' to The Toureen Group for their kind generosity. The benches will go a long way towards allowing some residents, who may be on their own & feel a bit isolated, to use the benches to sit on and chat to friends & neighbours.

Fly tipping – AG advises anyone who sees anyone doing this to let the office know at once. Letters will be sent out as well.

AG thanks all residents for all the help and support they have given the office over the last 8 months, all of which is very much appreciated.

##### **5. Budget update including changing our Auditors:**

SS introduces the latest monthly accounts and RG as the new Treasurer.

Explanation was provided that we have a deficit and the need to reduce it rather than allowing it to spiral out of control. At presentation of the accounts RW asks how we can be sure about the savings of £3.7k on 'Block Repairs Labour'? RG explains it's because of employing caretaker Barney who's doing jobs that in the past we paid labour costs to contractors to do.

SS advises changing our auditors next year at our AGM in order to get a better value for money. The committee have already approved the change and AG has sourced 4 new auditors for the committee to look at and make a decision on which firm to invite to tender for the job. **Unanimous agreement from all.**

##### **6. Staffing update:**

AG advises we will be recruiting a new cleaner as one of the two cleaners recruited recently, resigned. An agency worker in place until we recruit a replacement.

The recruitment for the part time Finance Officer role (2 days p/w) & Admin role (3 days p/w) will take place in the new year.

#### **7. AOB:**

Re: Community Payback (CP) have been in communication with AG and have expressed an eagerness to come back to do some light work in and around the estate. AG has advised their supervisor that a full risk assessment will have to be undertaken by the people who are in charge of the scheme before any consideration is given to whether or not they can return to GH to do any work. It is quite doubtful that our insurance would allow such a scheme to be carried out in GH. A few residents have expressed their anxiety at CP coming back to GH! SS and SA reassure residents that nothing will be done without obtaining compliance confirmation/approval from our insurer, and without careful consideration of all relevant information by the committee.

Re: Community gardens – AG advises about the H&S aspect of the reason why not everybody has access to the area.

#### **8. Date of next meeting:**

Proposed but TBC: Tuesday, 18<sup>th</sup> February 2020.

**Meeting end: 9:30pm**