**Minutes of General Meeting  
Tuesday 16th March 2021 – 7:00pm**

**Virtual Meeting held via Zoom**

The meeting was quorate with 28 participants reported via Zoom.

Linked reports can be found at <https://www.gouldenhouse.org/co-operative-meetings/>

Chair: Richard Hickie (RH).

**Action points from meeting**

1. **Painting of gates and ground level storage unit doors**
2. **Date of Next General Meeting: 1 July 2021 (provisional)**

**1  Apologies.**

Apologies received from Javier who may be able to join . Foday Kamara said he would have to leave at 7.30pm

**2. Approval of** [**minutes from last meeting**](https://mc.gouldenhouse.org/wp-content/uploads/2021/02/Minutes-of-GM-18.02.pdf) **(18.02.2020 )**

Minutes passed without correction

**3 Matters arising**

No matters arising

**4 Managers Report** [Manager’s Report to General Meeting 16 March 2021 (002)](https://mc.gouldenhouse.org/wp-content/uploads/2021/03/Managers-Report-to-General-Meeting-16-March-2021-002.pdf)

Annie Gleeson (AG) presented her report as linked here. One correction made to the report: the ball court repairs will start on 6th April.

Questions. Sunny asked who enrolled the Co-op into Nest (pension scheme). AG said it would be Jeff (the Finance Contractor) who would have actually done the enrolment. However the minutes of the meetings at the time do not record the instruction to Jeff from the committee. AG said that the management committee clearly did not have all the necessary information at the time, as least that has been documented.

A resident asked for clarification on spalling concrete. AG advised this was a kind of concrete damage. There has been some spots on the site where concrete has fallen.

A resident asked when the door survey will take place. AG advised that this will be tendered once the budget is approved. Likely to take place in 3-6 months. AK advised that the cost of the approved doors is around £1200-£1300 including fitting and VAT. She added that multiple colours are possible.

**5. Budget Approval**

Rosario presented the budget as [linked](https://www.gouldenhouse.org/wp-content/uploads/2021/03/GOU001-BUDGET-2021-22-APPROVED.pdf). She highlighted the 2021/22 budget has a deficit £25,680, which is lower than the current years budget.

A resident asked about the increase in staffing costs. AG advised this is due to the budget including provision for an office administrator at 3 days/week (1.5 days/week in 2020 was not sufficient).

A resident asked if any pay rises have been budgeted for. Rosario answered that the managers salary has been increased along with a small bonus.

The budget was passed by a show of hands with no-one voting against

**6. AOB**

A resident asked for status of storage units. They moved in 18 months ago and requested one. AG said a review had just been completed. There is a waiting list. The vacant units will be allocated this week. Some have been waiting more than 2 years. One unit is allocated per application. Marie asked if residents can have more than one. AG said yes, it is permitted.

A resident commented that there are inner green gates that need painting and some of the storage unit doors alongside these. AG noted.

A resident asked if there were committee members who were non resident. Rex Wickham answered in his role as Secretary that there were.

A resident asked if the cleaning rota was available. He said the ledges and skirting in stairwell C have not been cleaned in 6 weeks. AG said the feedback on the cleaning has been excellent. Residents should engage with the estate office directly.

A resident asked about the possibility of lease extension. Rosario replied that she had asked this to the council and was told to call the council and ask how many years are left on your lease and consider extending the lease it if was under 90. The council would send a surveyor and you would appoint your own (leaseholder pays both). The application should then be filed and after 6-8 weeks an extension of 90 years would be granted.

RH pointed out that there was imminent legislation on extending leaseholds was being considered. Individuals or a group might want to consider using a negotiator to get a better deal than going directly to the council.

AG stated that as the Co-Op manages the estate on behalf of the freeholder (Wandsworth Council), discussion of the freehold should not take place in these meetings. AG said she had an increase of enquiries to the office about purchasing the freehold. RH said this was correct and residents can hold discussions elsewhere. A resident noted that those who would like to find out more about the freehold, please email gouldenhousefreeholdproject@yahoo.co.uk

The resident who asked about the lease extension said she had 90 years left on her lease and was worried that leaseholders might not be aware of what would happen if they allowed their lease to reduce. RH replied that 80 years was the critical date. It was one of the areas that the government legislation review was looking at. RH said outside of this meeting residents could look at buying collectively or individually or collectively look at lease enfranchisement.

**7 Date of Next Meeting**

RH suggested the next meeting could be after the government covid restrictions are lifted so we could have an in person meeting. A proposed date of **1st July 2021** was broadly chosen but noted this is subject to changes in lockdown rules.

Meeting closed at 8.35pm.

**Action points from meeting**

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