

Goulden House Co-operative  
General Meeting  
Virtual Meeting held via Zoom  
on Wednesday 17 November 2021 at 7:00 pm

## MINUTES OF MEETING

**ACTION POINT: C1 referral update on the lifts from Warren Griffiths by next GM**

**ACTION POINT: Removal of Items in Communal Areas – Management Committee to discuss options**

**ACTION POINT: Surplus of £2335 to be transferred to Contingency Fund**

### 1) Welcome to our virtual General Meeting

The meeting opened at 7.05pm and was declared quorate with 16 registered attendees. The chair regretted that the meeting was being held virtually but in light of rising Covid cases it was seen as the sensible option.

### 2) Apologies & Declarations of Interest

Apologies were received from Sunny Azarpour, Chris Gomez, Rosario Green (all committee members)

No declarations of interest were declared. It was clarified that declarations of interest did not extend to flat ownership, or number of flats owned.

### 3) Minutes of the last GM (16 March 2021) corrections and approval

(copies were available from the Co-op office via email and on the GH website at

<https://www.gouldenhouse.org/wp-content/uploads/2021/06/Draft-Minutes-of-GH-General-Meeting-16-March-2021.docx>)

The minutes of the previous meeting were reviewed. There were no corrections. The action points were reviewed:

### **Action points from meeting**

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

The chair reported that the General Meeting date was moved to this meeting, due to Wandsworth council Audit and the Annual General Meeting taking place in the intervening period.

The Estate Manager reported on the painting progress. The gate by the emergency access to the inner green has been painted. The other two gates required mesh replacement and she had obtained further quotes to ensure value for money. She expects them both to be done, as well as the ground floor storage shed doors to be done by the time of the next General Meeting in December.

The Chair summarised the other points in the minutes. He stated the budget had been approved at this meeting. He invited any questions from the meeting. As none were forthcoming he proposed the minutes. Seconded by Anna Kirilov. There were no objections so the minutes were approved Nem Con.

**4) Co-Op Manager's Report** (<https://www.gouldenhouse.org/wp-content/uploads/2021/11/Estate-Managers-Report-to-General-Meeting-17th-November-2021.pdf>)

The estate manager (Annie) was invited to present her report. As the report had been provide in advance of the meeting, the manager briefly summarised the headings.

She said she had most enquiries about the fire door survey. She said that the survey costs were being covered by Wandsworth Council. She said the GH website contained details of one of the contractors who can supply and fit suitable compliant domains. The door surveys will commence with Block A. Letters will go out on 29<sup>th</sup> November with the details of when surveys are

being carried out AM or PM and on which day. She noted the following GDPR concerns raised by a resident, that she has instructed the surveyor to ensure that residents details remain private. 2 opportunities will be given to flat owners. If they miss both, then the cost of surveying their door will become their own responsibility.

She added there is a 3 month timeline from when the survey result is issued to the resident to when the works must be completed. This 12 week timeline is set down by the council. Questions from the meeting were invited.

Niamh asked why it was 12 weeks. Annie said this was Fire Risk Assessment rules and had been checked with WBC and there was no allowance for example Christmas holidays. She said it would likely be a large amount of work and the contractor availability may be an issue also.

A question from Hanchen related to payment for the doors. Annie stated the cost of the remedial action for the doors would be flat owners' responsibility. The survey will state whether replacement or repairs are appropriate. Annie said because of the varied conditions there wasn't likely to be a group purchase option. She asked if flats with doors to a private garden needed to be repaired. Annie said no, it was only the main door to the flat.

Annie added that sales of flats in the block had been held up this year, and flat owners had needed to repair their doors before their sales could complete.

She said that tenanted flat doors had been done a couple of years ago. It was likely that some of these needed remedial action because some had been painted which is not permitted

The name of the contractor used by the council was "Krispar" [www.krispar.co.uk](http://www.krispar.co.uk)

A resident stated that different fire regulations applied for doors that opened directly to the outside compared to ones that opened to communal internal areas. Annie said the surveyors would be aware of this and it would be taken into account.

Warren asked if it was just the door or was the frame included. Annie stated that the frame was part of it. The surveyors will advise accordingly and details will be provided to the flat owner.

Annie then returned to her report and reviewed key points including Major Works schedule. She said Wandsworth were due to provide updates.

Lois asked about the lift costs. She said as the lifts have had £85,000 repairs spent, it did not seem acceptable that there would be a full refurbishment in the plan. Annie said the C1 referral had taken place prior to the repairs being needed. However, Lift A and B then broke down. She said essential parts had to be replaced. The refurbishment process will not replace these parts again, so the cost should be lower, taking this into account. The C1 referral would include consultation.

**ACTION POINT: C1 referral update on the lifts from Warren Griffiths by next GM**

Annie brought the Wandsworth Council Audit report to the attention of the meeting and summarised the findings (<https://www.gouldenhouse.org/wp-content/uploads/2021/11/Goulden-House-Co-op-Final-Report-21-22-.pdf>)

The audit was a big improvement over the previous audit before she joined the co-op. One the major failings then was how tenanted flats were being managed. This time there are no related issues on the audit. Many other headings were at full or substantial assurance.

Annie said that our adoption of technology to monitor procurement (“Signable”) was new to the auditor but had impressed the them.

The actions required were all being worked on within the stated dates.

Other items were reviewed and updates provided. Annie said that there is still fly tipping going on. There are also still items being left in common areas. 30 flats have left items outside of their flat doors and are ignoring notices and communications. We will not pass our fire risk assessment if these are not dealt with. She urged residents to act responsibly and remove their items. The removal can be removed by the co-op and recharged to owners if they can be identified. She said one more round of notices would be tried but this will cost the site money to do the removals and this would likely become an overspend to leaseholders.

Annie reported that the roof fans had been checked this week and 2 minor issues found.

She also stated that the local police had been taking action against cannabis use on the estate. If there is a smell coming from a flat, police do not need to find possession, they will take action with a community protection order.

She reported an overspend had occurred in the HR & Legal advice budget. The additional cost is £1295+vat due to a staffing issue needing to be handled by an external provider.

Annie said the past 18 months had been extremely difficult but she wants to thank on behalf of the staff all those who had offered their concern and gratitude to her and the team and for checking in on her at the office. It was very much appreciated.

The chair asked for any questions.

Niamh proposed thanks from the meeting to Annie for all that has been achieved. There was unanimous approval from all present.

#### 5) 2020/21 Surplus of £2335/Approval to transfer to Contingency Fund

The chair introduced this item. Agreement has been received from the council that instead of redistributing this surplus to leaseholders it can be transferred instead to a contingency fund, subject to approval by residents at this General Meeting. The amount that could repaid would be a very small amount when shared amongst all the leaseholder flats.

As there were no questions, a poll was held, and the results were 80% in favour (in addition Foday and Annie would not have been able to vote). There were no votes against. Accordingly the motion passed.

#### 6) Any Other Business

One item has been submitted in advance from Josephine. The question related to cyclist safety in Bullen Street as the council had introduced a cycle lane in opposition to the one way traffic on the road. The chair said that although it did not affect the block it did affect us as residents. The secretary added a link to the notice the council had produced and had been circulated on the Goulden House website. He added

there was link to how to comment on the scheme. Josephine said she was concerned that if safety concerns were raised it might prompt the council to remove parking in Bullen Street. That Home Road is two way and joins with Bullen Street only adds to the safety concerns. She thinks that one of the other roads parallel to Bullen Street would be better for cyclists to use.

Lois asked about her questions she'd sent in advance. The secretary apologised for not bringing these to the meeting. Her first question was about the pension liability. She had asked it at the AGM but wanted further clarification. The question was: Why did we have to pay a large sum to move pension provider and withdraw from the existing one.

The chair said we did not technically withdraw but because all employees on that pension scheme had left, there was no choice but to finalise the position with that scheme. He said he understood the scheme to be non-conforming with the regulations that came in with compulsory pensions. As a result of this legislation, Goulden House, like a large number of businesses across the UK chose Nest, the government backed scheme.

He added that the sum owed would not have gone away – it would still be owed even if the pension provider had not been changed. Being able to pay a final amount actually reduced risks for the co-op as it removed unknown future liabilities. This was not the rationale behind what happened – he re-iterated that because there were no staff left in the scheme, there was no option but to settling the liability and leaving the pension provider.

The new scheme is defined contribution which means there is no future liability on the co-op, unlike the old scheme (defined benefit) which was subject to revaluation and would need additional funds to top-up to meet the agreed pension rights of the employees.

Lois' second question was about the mistake in the audited accounts that she had spotted and mentioned during the AGM. She said the mistake had not been corrected.

Rex, the Secretary, said that the typo had been corrected and the final version was on the Goulden House website. He provided Lois with a link to the file. He added this corrected version is what was signed and submitted to the FCA.

## 7) Date of Next Meeting

General Meeting 16 December 2021

Meeting closed at 8.30pm