

**Goulden House Co-operative
General Meeting held via Zoom**

MINUTES OF MEETING Thursday 23 December 7pm

ACTION POINTS

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

Attendees:

Josephine
Maria
Sasha Savich
Foday Kamara
Marie Krum
Marie Jo
ANNA KIRILOV
h
R Hickie
Clea
Foday Kamara (Wandsworth council representative via telephone)

1) Welcome to our virtual General Meeting

The chair welcome residents to the meeting. He noted this is a reconvened meeting as the previous meeting was not quorate so postponed for 7 days. No quorum is required at reconvened meetings.

2) Apologies & Declarations of Interest

Annie the estate manager provided her apologies. There were no declarations of interest.

3) Minutes of the last GM (17 November 2021) corrections and approval

The minutes were provided via the GH website. There were no corrections and the minutes were approved as a true record. There were 3 actions points

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

At the time of the meeting no further updates were provided by the contractor but work was continuing to lift C. This Action Point should be brought up at the next General Meeting for an update to residents.

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

Spend on rubbish removal of fly-tipped items at 30 Nov 2021 was £2480 of an annual £3000 budget [budget runs to 31st March]. The office has been proactively chasing residents to remove items from

communal areas. If residents do not move their property it will result in costs to all residents via service charges because the office to do it. A resident commented that sometimes items not belonging to residents in a particular area are left. She hoped that residents would realise that things are not taken away from free and it will cause us all to pay higher charges. The chair noted that if the person leaving items can be identified then the office can recharge the costs of disposal. He added an alternative is for residents to work together, perhaps if someone has a car, to take unwanted items to the tip. A resident said that larger items were left for a long time at the bin areas and this encouraged other people to leave more items. She suggested they could be moved to the bin collection rooms. The chair said we used to pay for a monthly collection but this was costly. The chair noted that there is a council service to pay a small fee and they will collect bulky rubbish. More publicity for this option should be shared with residents.

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

The chair confirmed this action has been completed.

4) Co-Op Manager's Report

This was published on the GH website at <https://www.gouldenhouse.org/co-operative-meetings/>

The chair noted the key points including that the door survey had been completed with an extra day in late January to complete missed flats. He added that the council had commented that the survey at GH was showing a better response rate than at other blocks.

The chair invited questions. A resident asked what criteria were used for the door survey. The chair said he expected this would be in the report. A resident added that the fire door regulations can be found on the WBC website and a link was provided in the meeting chat:

https://wandsworth.gov.uk/media/1284/fire_doors_leaseholder_information.pdf

Other items were as mentioned in the report.

5) Any Other Business

The chair noted no questions for AOB had been received in advance of the meeting. He invited questions from the floor.

6) Date of Next Meeting

The proposed date of the next meeting is 23 March 2022. This meeting will present the budget for approval by the residents. The date will be confirmed nearer the time.

Josephine Alipour-Mehraban asked the chair to thank the staff and committee for their work and to wish them all seasons greetings. The chair said the estate manager had worked extremely hard this year and he was very glad to have the office assistant now in post to help.

A resident asked if the office staff dismissal case had been settled. The chair said that yes, this has now been resolved. He said there was another staffing issue still ongoing.

The chair closed the meeting at 7.33pm, wishing everyone a Merry Christmas.