

Dear Resident

The following is the Manager's Report to the General Meeting scheduled to take place on Wednesday 23rd March and any further updates will be provided at the meeting.

Communal Extractor Fans – Nick Grason (Consultation Officer) for Wandsworth Borough Council confirmed via email on Tuesday 15th March that “A new 1st stage Notice of Intention (NOI) consultation based on revised ‘alternative Scope of works’ is due to be carried out shortly with residents. Consultation letters should be sent out either the week commencing 21st March or week commencing 28th March.

Section 20 Major Works/Lifts (H114, H115 & H116) – Eldon Sackey (Consultation Officer) for Wandsworth Borough Council confirmed via email on 4th March 2022 that the Notice of Intention (NOI) in respect of the lift scheme was served (4th March 2022) with an expiry date of Friday 8th April 2022. Leaseholders have been advised to book a 20-minute slot by 18th March 2022, for a virtual meeting scheduled for Tuesday 22nd March 2022, between 16:30 – 19:00.

C1 Referral 4th Floor Walkway & Terraces – Quotes have been requested pertaining to the 4th Floor Walkway and 4th Floor Terraces, as per Goulden House Management Committee decision at meeting on 9th February where the Goulden House Management Committee requested that quotes were obtained which would assist with their decision process and if agreed, the populating of the C1 Referral (if agreed, the C1 Referral will be forwarded to WBC's Technical Officer for his review and he will determine whether the refurbishment of the 4th Floor Walkway and 4th Floor Terraces can be incorporated into the External Decoration Section 20 Major Works which are scheduled for 2025/26).

FRA (Fire Risk Assessment) – The Fire Risk Assessment of the Common Areas was undertaken by RIDGE, on behalf of Wandsworth Borough Council, on 19th & 20th January. Goulden House Estate Office received the survey on 15th February. The 3 main areas of risk identified via the Fire Risk Assessment (FRA), are the **1. leasehold flat doors, 2. communal fire doors** and **3. items placed in the communal areas**.

1. Leasehold Flat Doors - The survey of the leasehold flat doors has been completed by Pyro Fire Services and I can confirm that **222 out of the 227 leasehold flat doors have been surveyed**.

2. Communal Fire Doors – Wandsworth Borough Council and Keens (Surveyor) attended site on Wednesday 9th March to survey the Communal Fire Doors as they were graded as “Serious”, the approximate cost is £32,000 to £35,000 but please note these costs will potentially increase as Keens (Surveyor) will be re-attending site on Tuesday 22nd March to complete the survey.

3. Items placed in the Common Areas – Formal and final notices were placed on the items which remained in the common areas on the site on Wednesday 2nd March (the notices clearly advising that items in the common areas will be removed and disposed, and the costs will be recharged to the respective flats via the Goulden House Co-Operative Ltd Recharge Policy). I can advise that since the placement of these notices on items in the common areas, substantial engagement has been received from residents to advise they had, or were, in the process of removing the items, residents have also submitted apologies for placing the items in the common areas and for the additional workload placed on Estate Staff in dealing with this very serious issue.

Structural Survey - SOCOTEC UK LTD have been instructed to undertake the Structural Survey on Monday 11th April. Wandsworth Borough Council have confirmed they will cover the costs of the survey at a cost of £4,400 (inclusive of VAT).

Flat Roof – The survey of the Flat Roof will be undertaken on Monday 11th April as it forms part of the Structural Survey.

Emergency Works/Structural Repairs to Spalled Concrete –The scaffold was erected on Monday 28th of February. The duration of the works will be approximately 2 weeks. Contractor assigned to the works is waiting to take delivery of the specialist materials. I can also advise the cost of these works equate to £1,072 and Wandsworth Borough Council have confirmed they will cover the costs of these works in this current financial year.



Storm Eunice/Damage to Fencing – I can advise the emergency repairs to address the fencing which came down during Storm Eunice have been completed (8 sections of fencing/posts/gates needed to be replaced). Storm Eunice also damaged a number of the smaller trees on site.



I can also confirm that Zurich have been placed on notice of claim and have been furnished with the documentation/costs pertaining to this claim and Wandsworth Borough Council updated accordingly.

Total Reimbursements from WBC (2021/22) – I can confirm the total amount which Wandsworth Borough Council have reimbursed Goulden House in this financial year is £23,860 (excluding VAT).

Proposed 22/23 Budget Meeting – Proposed 2022/23 budget is next on the agenda for discussion.

WBC Audit Action Plan – The Audit Action Plan which highlighted recommendations from our most recent audit has been completed and returned to Wandsworth Borough Council's Auditor in compliance with deadline of 8th March.

Estate Staff – Goulden House is now fully staffed, our newest and long-awaited member of staff is Margaret (Office Administrator). Margaret has been in post for almost 4 months and is a very much welcomed addition to our team.

Community Ball Court – As per decision at GHMC meeting on 9th February, the Community Ball Court will be locked in Winter before 5 pm, whilst Estate Staff are on site to lock it. This will reduce the incidents of Anti-Social Behaviour and costs pertaining to the emergency callouts by Wandsworth Borough Council Emergency Patrol (outside of Estate Office opening hours). Signage will be placed on the Community Ball Court later in the year.

Goulden House Quarterly Newsletter – A newly formatted Quarterly Newsletter will be issued to the site before the end of April to coincide with the commencement of the new financial year.

Recycling Paladins - On Thursday 27th January, Goulden House took delivery of 8 new Recycling Banks which replace the existing 8 which were no longer fit for purpose. Goulden House waited patiently for the new Recycling Banks to be replaced for more than 1 year.



Please dispose of your recycling responsibly.

For and on behalf of Goulden House Co-Operative Ltd

Annie Gleeson MSc

Estate Manager