



GOULDEN
HOUSE
CO-OPERATIVE

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Goulden House Co-operative General Meeting

Virtual Meeting IN PERSON and Zoom
on Wednesday 23 March 2022 at 7:00 pm

MINUTES of the MEETING

1. Welcome to our virtual General Meeting

The chair, Richard Hickie welcomed residents attending in person and online and declared the meeting open at 7.05pm, as it was quorate.

2. Apologies & Declarations of Interest

Apologies had been sent by committee member Rocco. There were no declarations of interest.

3. [Minutes of the last GM \(23 December 2021\)](#) corrections and approval (copies available from the Co-op office via email and on the GH website)

The chair checked that attendees had seen the minutes and asked for any corrections. There were no corrections and the minutes were passed as a true record unanimously. Matters Arising – Lifts. The query relating to asbestos was answered from a committee member stating the council had said there would be survey for asbestos prior to the works being carried out. From previous work on the lifts there had been little to no asbestos found.

Residents commented on the breakdown of costs provided. A committee member said they had asked the council as part of the consultation and had been told that material costs had risen 20-30% since the pandemic. There were a number of brand new items needed for the lifts. However using new parts meant the lifts would have better maintainability in the future. A resident noted that not all residents could access alternative lifts when their nearest lift was out of action (i.e. flats not serviced from the 4th floor walkway).

4. [Estate Manager's Report to General Meeting 23rd March 2022](#)

Annie presented her report, which had been circulated in advance of the meeting and apologies for arriving late as she had been dealing with an act of vandalism that had just taken place.

Additional updates were provided

Fire risk assessment – 10% of leasehold flat doors had passed the fire risk assessment – consequently most leaseholders needed to take remedial action to their doors.
Removal of items in communal areas is 90% complete.

The structural survey results will be shared with residents via the website once the report is received. £15k has been ring fenced for possible work on the flat roof.

Detail of reimbursements from WBC – the £23,860 received as reimbursement included structural repairs, the ball court netting, surveys and work on tenanted properties.

Annie then added some new items to the report

2 long awaited benches have arrived and will be added to the Inner Green. The money to pay for these was donated. Remaining money from the donation will go towards supporting the use of planters (the cost of which came from the WBC small improvements fund), by purchasing soil and plants. Planters to be kept safe whilst structural repairs were ongoing.

Staff car parking sign was being added to the Bullen St car park. The council had finally removed a commercial vehicle that was misusing the residents car park.

Residents then asked questions to the manager.

A resident said what would happen if there was a noise problem from people using the benches. Annie said the point of the benches was to help elderly and infirm residents. (At the moment there is nothing to stop people standing or sitting on the ground and making noise). However they will be monitored (CCTV covers the area) and removed if there is anti-social behaviour.

A resident asked about the condition of the 4th floor walkway, and mentioned she remembered back in 2010 the co-op had attempted to use cyclical declaration funds to provide repairs. WBC have asked for a scope of works on the repairs needed to see if it can be included in future works. The resident also noted that the Fire risk assessment did not include examination of the central stacks – and this would likely be required when the council carry out their planned work on the ventilation fans.

A resident asked what we now about what the work on the fans would be. Annie replied that so far we only know that there is an alternative to the individual duct work proposal previously circulated (and was met with great protest by residents)

The secretary said that on the point of the closure of the ball court by GH staff, what would happen at weekends. Annie said she would liaise with the council over this.

5. Budget Approval [Draft Budget](#)

The budget for 2022-23 was introduced by the Chair, the contents of which had been placed on the Goulden House website in advance of the meeting. He stated that 2 items were uncertain at the time of producing the budget. 1) cost of the communal fire door remedial works and 2) electricity prices. Both these were due to the processes not being finished.

The Treasurer, David, then presented details of the budget. He pointed out there was a tenant budget deficit of £23k. Work was ongoing with WBC on allowances. There had been an increase in staffing costs as the co-op had now finally employed the admin support officer.

Residents were invited to ask questions. A resident asked that the budget shown to residents should include Actuals for the current year. A resident queried the electricity costs. The chair replied saying the co-op pays commercial utility rates which are not price-cap protected and the increases have been higher for business customers than consumers have seen. A resident asked about the tenant budget deficit. The chair replied saying we can take 15% shared costs (see Tenants tab in spreadsheet). However in the current year we are expecting a surplus. He added that the value of the allowances offer from the council was not yet resolved and work was ongoing to get the best deal possible for the co-op.

The treasurer proposed the budget be approved by the meeting and a vote was held

For: 9. Against: 3. According to the approval of the budget was carried by the meeting.

6. Any Other Business

0. Lois Queries [Service Charge Queries - Loismarch 22](#)

Sunny from the committee asked all residents to think about suggestions for applying to the council small improvement grant scheme.

Lois requested a reply to her pre-submitted question about service charges. Foday, the WBC residents liason said could she please put in writing to the council and questions about service charges

A resident asked about the condition of the 4th floor terraces. Annie replied saying they would be surveyed as part of the ongoing structural survey as they are communal parts of the building. And decision on changes to them would be subject to approval by WBC because of this.

A resident said the paving around the site was in poor condition. Annie said paving was dealt with on a reactive basis and to let the office know of any problem paving slabs and they would be added to the repair list. There was not enoguh money to replace paving on a large scale basis. Storm Eunice had shown that the fencing was in a poor condition.

Annie noted the the cylical decorations fund payments to the council were ongoing and a second installment would be made in May.

Annie mentioned that the development was about to receive it's first Ukrainian family.

7. Date of Next Meeting: 11 May 2022

The chair highlighted the date of the next general meeting. He added he thought the hybrid format of the meeting had worked well and we would continue this.

He declared the meeting closed at 9pm.