

Goulden House General Meeting

Thursday 8 December 2022 at 7pm

Approved: 28 March 2023

Signed: *Richard Hickie* (chair)

APPROVED Minutes

Action Points

Action Point	Who	Details
Repayment Major Works https://www.wandsworth.gov.uk/news/news-october-2022/resident-leaseholders-to-be-given-four-year-period-to-pay-back-major-works-bills/	Secretary	Find out if the councils longer repayment option applies when multiple Section 20 bills are raised in a single year
Improve Cleaning Standards	Committee	Continue work on improving cleaning standards especially focusing on clean water provision and floor slip dangers

Attendees from the committee: Richard Hickie (Chair), David Taylor (Treasurer), Rex Wickham (Secretary), Niamh, Anna, Lois, Javier.

1. Welcome by Chair

The Chair of the Goulden House Committee welcomed residents to the meeting who were attending in person and via Zoom. The meeting was declared quorate with 7 online and 14 in person attendees. Apologies were received from committee member Rosario Green.

2. Minutes of [Last Meeting 11 May 2022](#)

Minutes from the last meeting were reviewed and no corrections were proposed. The minutes were accepted as a true record of the previous meeting. There were no matters arising.

3. [Estate Managers Report](#)

The Estate Manager provided a report which had been distributed in advance of the meeting. The chair added comments to some of the items as follows

The consultation on the Major Works on the roof fans had taken place and committee members had submitted a response. The council will now be arranging the CCTV survey and cleaning stage of the plan. Richard noted this was only part of the works plan and there was a second stage.

There were no new updates on the Lift refurbishment Major Works.

A resident asked if leaseholders received multiple bills totalling more than £3000 in a single year, would that trigger the council's longer payback arrangements. The Secretary said he would find out.

External Decorations. This is a planned future Major Work. So far little detail has been forthcoming as detailed in the Managers Report. The chair noted that any urgent matters are dealt with when necessary and not put off, but the inclusion of repairs of the 4th floor walkway has been suggested to the council. Work to check the integrity of the flat roof is being added to the intrusive survey being carried out by the council and this may affect External Decorations plan.

The Chair noted that new intercoms have been installed in the major entrances and that the "Trades" button timing would now be adjusted, with the aim of improving the security of the block. A resident asked about the small sub-entries and the chair said these were being maintained as-is as repairs were currently possible.

The status of the project to ensure all flat doors met fire standards was still ongoing with a fairly high proportion of the block not having sent documentation showing compliance to the office. The council was considering their next steps on enforcement.

The Chair said that an action from the AGM on adjusting door closers had been carried out and noted this would need to be done again as over time, these devices would need adjustment.

A discussion followed about security in the building with residents noting that some anti-social behaviour involved children of residents. Some suggestions were made with regard to this and the Chair advised these would be brought to the estate managers attention. He advised residents to report incidents to the office.

The Chair said the suggestions to improve cleaning, made by residents at the AGM, were now in place and that the cleaning staff were positive about these changes. The committee is still working on improving standards and this would be part of their work plan for 2023. Residents noted that there was an issue with dirty water being used for cleaning but there was limited access to fresh, hot water around the block. Suggestions included adding taps where possible, heating water in situ and improving the floor covering to provide better grip.

A resident asked whether fire door closers were necessary in all situations as some flats had multiple points of exit. The chair related an experience on another site where the lack of a closer in a fire situation had led to the damage to multiple properties and a much higher risk to other residents.

A resident noted that the work that had been required by the fire door survey was in many cases not excessive as the existing doors can be made compliant with alterations and complete replacement was often not required.

A committee member noted that the council had made an alteration to the lease agreement that made door closers a requirement.

4. Any Other Business

The Chair opened the meeting to any other questions and comments from residents.

A resident complimented the estate manager on the thoroughness of the report.

A resident said they had a problem with hot water and heating in their flat. It was determined this was a council property and they were advised to report the issues with the office. They said this had been done and an engineer had attended their property but said it was working as intended. However the resident said they were without hot water at certain times of the day and the flat was cold in the evenings. The Chair said he would follow this up with the office.

A resident encouraged members to join the Wandsworth Co-op Forum, a voluntary group which receives funding from the council to make improvements to the Co-op blocks. The Chair noted that a committee member had recently joined. The next meeting was due to take place in early February. Residents were encouraged to contact the office if they wished to join.

There being no further comments the Chair wished residents a Merry Christmas and festive season and closed the meeting at 8pm.

5. Date of Next Meeting

The date of the next General Meeting is provisionally set for *Tuesday 22 March 2023*