

Goulden House Co-operative

General Meeting

In Person Meeting with Zoom also available

on Tuesday 28 March 2023 at 7:00 pm

MINUTES

Attendance: 15 in person, 10 on zoom. The meeting was therefore quorate.

Action Point	Action By	Details
Budget Approved	Office	Send approved budget to WBC
Info about Fan Survey	Office	Letters not received by non-residents
Coronation Party	Residents	Anyone wishing to help please contact the office
Store Sheds Fire Safety	Office	Check store sheds entries are fire safe

1. Welcome to our General Meeting

The Chair, Richard Hickie (RH) welcomed residents to the meeting.

2. Apologies & Declarations of Interest

RH received apologies from Flat 142, Annie (Estate Manager), committee members Chris and Rocco. He asked if anyone present needed to declare any conflict of interest and received confirmation that no-one did.

3. Minutes of the last GM ([8th December 2022](#)) corrections and approval (copies available from the Co-op office via email and on the GH website)

The minutes of the previous General Meeting were presented and RH asked if there were any corrections. No corrections were suggested and he asked for them to be approved as a true record by a show of hands. This was completed with no objections.

RH then asked for matters arising from the previous meeting to be raised.

A query about payment options for major works was raised. Wandsworth Council (WBC) via Foday said that major works bills could not be combined. A resident said that payment terms were discriminatory against non-resident leaseholders as they were not allowed to spread payment. Foday stated this was not a new rule.

Cleaning of the block had been accepted as a priority for committee work in the forthcoming year, RH said that work had already started on making improvements.

4. Budget Approval ([link](#))

The budget was presented by RH and David Taylor (DT). He said the budget had been scrutinised by the finance sub-committee and the committee before bringing it to this general meeting. DT said WBC have raised allowances and this has had a positive impact on the income side. He added that staff has been awarded a 6% pay increase. Residents were invited to ask questions.

A resident asked was drain cleaning budgeted for. RH said that this isn't carried out routinely but incidents should be reported to the office as needed. The resident said the drains on the 4th floor walkway were sometimes blocked. RH said work on the 4th floor walkway was in the 5 year plan for 2024/25 but in the meantime please report problems to the office.

A resident asked about insurance. RH said the main building insurance was handled by WBC. There is a small budget item covering office/business insurance.

David proposed the budget to the meeting. RH seconded. A show of hands for approval of the budget followed and it was passed by majority, with one abstension.

5. Estate Manager's Report to General Meeting [Estate Manager's Report to General Meeting on Tuesday 28th March 2023](#)

1. [Goulden-House-Structural-Survey-Report-2022-2023](#)
2. [Accompanying-Notes-to-Structural-Survey-of-Goulden-House](#)

RH presented the managers report on her behalf.

A resident said that letters about the communal fan inspection did not take account of the actual layout of the building. Another resident said they had not been sent the letter as a non-resident leaseholder.

RH noted that works on the lifts major works programme would be on 7th August. Lift C was the initial lift, as it is in the worst condition.

RH said the intrusive survey being arranged by WBC was awaiting further quotes but the office was monitoring regularly and would provide updates.

RH asked the residents to agree to defer Intercoms Section 20 Major Works 2024/2025. He said that due to increasing failure of the old system, the co-op had already replaced the wired intercom in the three main entrances with "Digi-pads" – a system that links the intercom to resident's phone lines. The costs of installing these is considerably less than the estimate provided by the council for the Major Works. £6000 per entry instead of £100,000. Intercoms in sub-entries remain on the previous system but are much simpler in operation

and on going maintenance is possible.

He acknowledged some residents had experienced issues with the new system but advised to report to the office and they will be worked through with the contractor.

Residents passed the motion to ask WBC to defer Intercoms Section 20 Major Works 2024/2025 by a show of hands with no objections or abstentions.

RH said the leaseholder flat door programme is only at about 50% compliance with fire door regulations. WBC will decide on next steps regarding enforcement. RH reminded residents it was not too late to get the work done, and there were links on the GH website advising of possible contractors.

A resident asked status of the External Redecoration Fund. RH said the final payment was being made in April.

RH gave an update on cleaning. Star Cleaning are now doing all cleaning on the block. A jet washing machine was being purchased that would allow better standards to be met. A resident said if there were no taps on the 4th floor it would not be effected as dirty water would be used. He suggested a tap should be fitted if possible. RH added that bulk rubbish collection had been moved by WBC to Wednesdays which provided a cost saving to the Co-op as we would no longer need to pay extra for Bank Holiday cover.

RH said the quote for a new CCTV camera had been approved by the committee and this was going ahead shortly. A resident asked if the CCTV was effective. RH said it had been proven very effective as an anti-social behaviour deterrent and also locating people who were fly tipping.

RH then invited a resident to speak about his suggestion of Coronation Garden Party Saturday 6th May. Tom Dowding (DT) said he had previously organised a community party for the Jubilee and wanted to organise something for King Charles' coronation at Goulden House. It would be a community event where neighbours could meet, share food and take part in activities. The community room would be available for toilets and preparation. In discussion that followed it was suggested that anyone who wanted to help with the organisation should visit the office.

6. Any Other Business

1. Intercom Major Works

1. As per Wandsworth Borough Council directive: Intercoms Section 20 Major Works 2024/2025 - Residents to decide on whether they wish to proceed with these Major Works or whether their wish is to have these Section 20 Major Works deferred.

This item was covered in the previous section

2. Intercom Digipads

1. Residents provision of their numbers for uploading to the Intercom Digital Pads in Blocks A and C are provided to the Estate Office. Cut off date for free call outs is 30 June. Beyond this service charges will be impacted!

RH reminded residents who live in flats served by the main entries to contact the office to ensure their phone numbers are uploaded to the Digi-Pad system.

3. Coronation Garden Party Saturday 6th May (Pastor Tom)

1. initial ideas - we could...

- Deck out some of the place with bunting, flags etc
- Run a BBQ, teas and coffees, etc
- Host a Treasure Hunt for kids
- Play games on the grass
- Facepainting (Donated by Rex's wife)

This item was covered in the previous section.

RH asked residents for any other items of business they wished to discuss.

A resident mentioned as a point of general information that they were able to claim a discount on their water bill as a single occupier of their flat and other residents in the same situation should contact their water bill supplier to claim. She also said that sometimes people complain about noise from other flats but due to the construction of the building, noise travels in unexpected ways so residents should think before making assumptions about where noise is coming from.

A resident said that at the Co-op Forum recently Goulden House had applied for a grant of £9000, and could this be explained.

RH said the application was to transform a store room on site into a welfare facility for the cleaning crew. At the moment they use the community room every week day and this means it cannot be utilised by residents. The residents expressed concern at the cost. Another resident said that in their view, to add water & waste to a store and redecorate it, the quoted costs were about right.

A resident asked if the cause of a balcony fire had been found. RH said he did not know, the estate manager might have more information.

A resident said did notices about meetings still have to be posted to everyone. Rex Wickham (RW) said that there was an email list which is growing slowly, and the office has email for non-resident leaseholders. At them moment it's not complete so we have to continue with paper notices.

A resident asked about leasehold extensions. RH noted that discussions had started amongst residents about group actions about 10 years ago but had not progressed much further as far as he was aware.

A resident said he had seen more rats/vermin on the site and electrical conduit with gaps. He was asked to report the details to the office so they could investigate.

A resident said the store sheds on the site are not safe in some instances – they don't have fire-safe door (eg some had padlocks) which means someone could get trapped inside.

7. Date of Next Meeting: Wednesday 10 May 2023

The date of the next general meeting was advised as being Wednesday 10 May 2023

The meeting ended at 8.50pm.