

Goulden House Annual General Meeting 2023
Hybrid Meeting In Person and via Zoom
Tuesday 19 September at 7pm

Action Points / Matters raised by residents

Description	Who	Details
Gardening	Office	Ask gardeners to clear weeds from pavements/edges of fencing
Rats	Office	Rat problem not eliminated
Benches	Office/ Committee	Anti-social behaviour causing distress to resident. Moving of benches requested.
Gardening	Niamh/Sarah R	Gardening area to be restarted

Minutes prepared by Rex Wickham, Secretary
10 residents attended in person, and there were 16 attending via Zoom at the start of the meeting – the meeting was therefore quorate. The meeting opened at 7.02pm.

1. Welcome to our AGM meeting

The Chair, Richard Hickie welcomed everyone to the meeting. He asked if anyone had any declarations of interest to make, to which there were none.

2. Apologies

Apologies were noted from Flats 95,176,24,89 and 138, plus committee member Rocco

3. Minutes of the last AGM ([24 Oct 2022](#)) corrections and approval (copies available from the Co-op office via email and on the GH website)

The chair presented the Minutes from the previous AGM and asked for any corrections. The minutes were agreed as a true record and passed. Next the action points from the previous meeting and noted

Trades buttons action was noted as now completed.

Cleaning schedules were now in place and well received by residents

Door closers causing slamming. Adjustments had been made where needed but the Chair noted this would never be a permanent fix as they would need readjusting over time – residents should report to the office.

Abandoned bikes – some have been set aside but work on 4th floor to put in a permanent water connection will allow a planned process of notification and removal when the cleaning becomes possible.

The treasurer was delayed so the chair moved the Accounts item to later in the agenda.

4. Appointment of Auditors . The committee recommends reappointment of Knox Cropper.

The chair reported the committee was proposing the reappointment of the current auditors Knox Cropper. They have now worked on the accounts for 3 years and are now fully understanding of the circumstances of the Co-op.

Proposed: Richard Hickie. Seconded: Sarah Rubridge. Passed unanimously.

5. Election of Management Committee members * (15 mins)

1. Nominations (existing committee restanding)

1. Richard Hickie (Elected AGM 2021)
Rosario Green (Elected AGM 2021)
Marie Krum (Elected AGM 2021)
David Taylor (Elected AGM 2021)
Niamh Hennessy (Elected AGM 2021)

2. New Nominations

1. Robin Hawkins (Flat 160)
2. Richard Robbins/Camilla Swann, Flat 142

Nominations for the committee were received from the people above. The chair noted that from the 2022-2023 committee several people had stood down including Sasha Holden and Lois Davies and he wished to put on record thanks for their contribution.

As the number of people standing and existing committee members did not exceed the allowed maximum, all people standing were duly elected without need for a vote.

The chair welcomed to the committee the new nominations from Robin and Richard. He invited them to introduce themselves, which they did.

The chair then passed on some updates from the Co-op manager to inform residents and to answer questions on these.

- a. Extractor Fan Update. A meeting has been proposed by Wandsworth Council (WBC) to explain why the survey progress has halted. There will be a representative from the committee as well as the estate manager. In the meantime, any issues with extractor fans in flats should be reported to the office.
 - b. Concrete testing is underway and is 2/3 complete. The committee will be working on the results of this survey later in the upcoming year. Reports will be provided to residents at General Meetings.
 - c. A grant has been received from WBC to convert caretakers storage into a welfare room for them. This will allow the community room which is currently used by them during week days to be available to residents. Work to start late Autumn
 - d. The annual flat roof clearance is taking place this month.
 - e. Fencing repairs to communal areas is tendered
 - f. Damage to the surface of the community ball court has meant it is currently closed. WBC are responsible for repairs.
 - g. New gardening contractor now in place and residents have noted improvements. However there was comment their machinery was noisier and areas like pavements and fencing were getting overgrown with weeds.
 - h. Some cleaning personnel changes have occurred. No recent problems with cleaning standards have been received.
 - i. Voids of council property had been especially high this year, above budgeted costs. WBC was reimbursing refurb costs on a case-by-case basis.
 - j. The committee had proposed revitalising the residents vegetable/community gardening space. Sarah Rubridge was at the meeting and briefly outlined a plan she and Niamh Hennessy were working on to involve more residents who were interested.
6. Receive 2022/23 Audited accounts. Available from Co-op office via email or on GH Website

1. [Goulden House Co-operative Limited 2023 DRAFT V3](#)

2. [Statement of Service Costs](#)

The treasurer, David Taylor (DT) presented the audited accounts which had been approved by the committee. The accountants Knox Cropper had said their audit confirmed the Co-op was a going concern. DT said the committee tried to set a balance budget, and for the year to

April 2023, he noted a small surplus had been made. RH noted a contingency fund was now in place and reported as an individual line in the accounts. The fund was mainly used to help with cash flow. DT invited questions from the residents. There being none, it was noted the accounts were therefore received.

7. AOB

The chair invited residents to raise any matters of concern

1. A resident said rats were still a problem. The chair said pest control were attending site fortnightly. Any problem areas should be reported to the office. Discussion followed on possible ways to prevent further issues which included suggestions on covering the bins in the inner green, re-opening the bin store on Goulden House Approach, additional bin collection and signage to educate residents against leaving food bags on the ground.
2. A resident said the benches by the bike sheds on the inner green were causing her family significant disruption and stress, due to their being used at times by anti-social people for smoking, drug taking, and loud noise late into the night. She said she had been reporting the problems to the office and the police but not enough was being done. The chair replied saying the committee was aware of the complaint, and plans were being made to relocate the benches – likely to the gardening area, once this had been cleaned up and was ready.
3. A resident said since the ball court had been closed due to the surface being damaged, there was an increase in anti-social behaviour by non-GH residents on the outer green. The chair ask him to please report all incidents so that the police would be more likely to attend. A resident suggesting calling WBC dog patrol as they were quite responsive.
4. A resident said couriers were dumping parcels because they could not find the correct flat entries. She recommended residents give guidance when ordering. Another resident said getting deliveries to a local shop was another option

There being no further business, the meeting ended at 8.20pm.