

Goulden House Co-operative

Meeting Minutes



Meeting Date:	8th November 2023	Meeting Type:	General
Meeting Time:	7:00pm	Meeting Location:	Community Room/Zoom
Held by:	Richard Hickie	Note taker:	Robin Hawkins
Attendance :	28	Minutes Status:	Draft

Action Point	Details	By Whom	When
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Agenda Items	
1	Welcome by Chair of the Management Committee Richard Hickie
2	Review of the previous General Meeting (22nd May 2023) & Approval of minutes
3	Estate Manager's Report by Annie Gleeson
4	Any Other Business, Questions or Comments
Apologies	Rex Wickham, Chris Gomez, Rosario Green
Declarations of Interest	Ana Kirilov, as before

RH opened the meeting and apologies and declarations were noted.

The minutes from the previous General meeting held on 22nd May 2023 were reviewed and no objections were raised as to their accuracy so they were declared as approved. Two points were carried which were an update on Pest Control and the pavement on Shuttleworth Road. The Pest Control will be updated during the Estate Manager's agenda point today and residents are advised to contact WBC via their website for issues relating to pavements.

AG discussed the Estate Managers report, incl the meeting held on 12 October relating the the Sec. 20 Ventilation fans where WBC described the aln issues with the system are access for cleaning and the absence of fire dampers. WBC have also confirmed the invoices sent out for for Phase 1 of the works have been put on hold and revised bills will be sent out in due course.

RH said we had raised concerns about the T Brown report as other contractors had a different opinion - WBC said we could nominate another expert and this is currently being explored.

RH also made note of the fact another company (Arup) wrote a report for the Barbican Estate which has a similar ventilation system to Goulden House and that RH is in communication with the authors of this report.

AG hi-lighted the issue of leaseholder front doors stating that only 50% are fire compliant and that residents have been sent final warnings/reminders. This is an urgent issue that needs to be resolved by the Leaseholders concerned.

AG described how the lift refurbishment is progressing well and that the Co-op had saved costs by making use of the community and caretaker room for the contractors.

AG advised that she is still awaiting the results of the intrusive structural survey and once received will be shared with the residents. Pest Control on the site is now under control but requested for residents to continue to report any sightings or issues to the office.

Cameras have now been installed in the stairwells to deter anti-social behaviour but please report problems to the Police.

AG updated on the recent staffing changes where Muhammad has left and Ali has taken over as Finance Officer on a fixed term contract.

GHMC issued a letter to all residents regarding the anonymous complaint regarding the cleaning staff. This letter had been reported to the police due to the discriminatory and racial undertones. It was noted that this type of targeting will not be tolerated in GH.

Consequently a new Harassment & Bullying Policy is now in place approved by both Peninsula and WBC.

RH thanked Annie and opened up the meeting for any questions

A resident asked about the fans and why a device cannot be fitted in the ceiling. RH advised the resident to report to the office if his fan wasn't working correctly.

A resident asked about Smart Meters causing fires.

RH advised we were not aware of this issue and to contact their Electricity Supply if she had concerns.

Natalie raised a question about when the benches will be moved.

RH stated we had few complaints relating to the benches however the Gardening Sub Committee are meeting to discuss them

Niamh advised the first gardening sub committee meeting is next week and that one of the issues is when the problem was reviewed there wasn't the evidence to warrant moving them.

AG stated that the benches were intended for the inner green however a resident complained so there were moved. The issue has been investigated and only two police reports had been filed in relation to anti social behaviour by the benches which is low compared to other areas of the estate.

Hanchen raised a concern that if the benches are moved to the garden area anti-social may develop there.

Meeting closed at 8:20pm