

## Goulden House Co-operative

### Meeting Minutes (DRAFT)



<b>Meeting Date:</b>	26th March 2025	<b>Meeting Type:</b>	General Meeting
<b>Meeting Time:</b>	7:00pm	<b>Meeting Location:</b>	Community Room/Zoom
<b>Held by:</b>	Richard Hickie	<b>Note taker:</b>	Robin Hawkins
<b>Attendance :</b>	15		

	Agenda Items
1	Welcome by the Chair, Richard Hickie
2	Minutes of the last meeting: matters arising, corrections and approval of minutes
3	Review proposed budget 25/26
4	Estate Manager Updates /major works
5	AOB/ Questions

<b>Declarations of Interest</b>	Anna Kirilov, as before
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1. Welcome and Apologies  
The meeting was opened by Chair Richard Hickie, who welcomed all attendees. Apologies were received from Rosario and Javier.
2. Declarations of Interest  
Declarations of interest were reviewed. Anna confirmed that the previously declared interests remain unchanged and are to be carried forward.
3. Approval of Previous Minutes  
Richard Hickie confirmed he had reviewed the minutes of the previous meeting and found no inaccuracies. There were no objections, and the minutes were approved as a true record.
4. Review of Proposed Budget 2025–2026  
Niamh Hennessey (Treasurer) presented the proposed budget. The management allowance is £129,515, with a total budget of £344,640 for the year. Performance has remained on target each year. Electricity costs have risen by 9%, but the best deal was secured through British Gas. Balcony and building repairs are estimated at approximately £12,000. Significant savings have been made by resolving issues with the entry phone and keypad without needing major works. Pest control remains unchanged due to ongoing historical issues. There has been no spend on bulk rubbish removal this year, thanks to effective management and the use of CCTV, which was acknowledged as a great achievement.

A new budget line has been added for accountancy and financial administration. This service has been outsourced to Knox Cropper, which has improved efficiency. Auditing and accountancy are

handled by different branches of the firm. If there is a year-end surplus, it could be used for projects such as refurbishing the entranceway.

There has been an increase in the provision for cleaning, which reflects the improved standard. Compliments from residents have been received, and the higher budget was considered realistic.

Richard Hickie advised that any further questions could be sent to the office after the meeting. There were no objections and the budget was approved.

5. Estate Manager's Report

Richard Hickie presented the report on behalf of Annie Gleeson.

Thirty-one leaseholders are still not compliant with their flat doors, and these cases will be referred back to Wandsworth Borough Council (WBC).

In terms of major works, the committee is still waiting on letters of intent concerning external decorations and window replacements. Progress is close, and details are expected soon.

A resident asked when windows would be replaced. Richard confirmed that the expected timeframe is during the 2025–2026 financial year, though no fixed date has been given. Another resident raised a concern about old, unused bikes being left on the fourth floor. This issue will be passed to Annie Gleeson to investigate.

6. Any Other Business

There were no additional questions or items raised.

Meeting closed 8pm