

Goulden House Co-operative

Draft Meeting Minutes



Meeting Date:	9th October 2024	Meeting Type:	AGM
Meeting Time:	7:00pm	Meeting Location:	Community Room/Zoom
Held by:	Richard Hickie	Note taker:	Robin Hawkins

Agenda Items	
1	Welcome by the Chair, Richard Hickie
2	Minutes of the last AGM meeting (19.3.23): matters arising, corrections and approval of minutes
3	Receive the 2023/24 audited accounts (not yet available)
4	Appointment of Auditors
5	Election of Committee Members
6	A.O.B. Questions

Declarations of Interest	Anna Kirilov, as before
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Richard Hickie, Chair, welcomed all attendees to the Annual General Meeting.

There were no new declarations of interest. Existing declarations remain in place, as noted by Anna.

The minutes from the previous AGM held on 19th September 2023 were reviewed. There were no objections, and the minutes were accepted as a true and accurate record.

Niamh Hennessy provided an update on the community garden. A grant had been received for gardening equipment. The area has been weeded, and residents have been making use of the space, which has been positively received.

Richard Hickie confirmed the appointment of Knox Cropper as auditors. The nomination was supported and voted through without objection.

Nominations were received from all required committee members. The following individuals were re-elected: Javier, Anna, Rocco, Stuart, and Pauline.

Richard Hickie provided an update on the entry phone system. The original system had failed and was replaced by a digital system. Wandsworth Borough Council (WBC) requested confirmation that residents were satisfied with continuing with the digital system

rather than initiating a Section 20 process for a different replacement. No objections were raised to retaining the current digital system.

Richard also shared information about the upcoming WBC Residents' Conference and provided an update on the building's insurance renewals.

Annie Gleeson, Estate Manager, explained that WBC had been given a list of balconies that do not need to be included in the upcoming External Decorations Section 20 works due to repairs already completed.

Richard Hickie confirmed that major works planned for 2025 would include both external decorations and window replacements. Annie added that WBC's study supported the inclusion of windows, and documentation would be issued to residents in January 2025.

A resident asked whether extractor fans would be included. Richard clarified that extractor fans would be part of a separate works project and not included in the External Decorations.

It was confirmed that external balcony doors would be replaced as part of the window system. These replacements will be carried out at the same time as the external decorations to save on scaffolding costs.

Annie reminded leaseholders that window replacements require a deed of variation, which can be applied for retrospectively.

In response to a resident's question about the design of the new windows (e.g., sale-type), Richard advised that this would be discussed during the consultation process that WBC will arrange.

Richard Hickie reported that the draft accounts had been reviewed, with one remaining query referred back to WBC. As the signed accounts had not yet been received, the meeting could not formally receive them. It was therefore adjourned, to reconvene when the accounts were available. Richard noted that the accounts were in surplus and there were no areas of concern.

Richard also provided an update regarding an employment tribunal case. A long-standing issue involving a former staff member has now gone to tribunal. The organisation, supported by Peninsula, has received advice that their case is strong. The hearing is scheduled for 29th October 2024.

The meeting was adjourned at 8:04 PM.

Reconvened AGM Meeting – Minutes, Date: 27th November 2024, Time: 7:07 PM

Attendees: Richard Hickie (Chair), Robin Hawkins (Company Secretary), Niamh Hennessy (Treasurer)

The meeting was reconvened to review and approve the finalised annual accounts. The accounts were received and adopted by the committee.

The meeting was adjourned at 7:14 PM.