

Goulden House Co-operative

Draft Meeting Minutes



Meeting Date:	19th June 2025	Meeting Type:	General Meeting
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 minutes (26.3.25): matters arising, corrections and approval of minutes
3	Estate Managers Update: Sec. 20 Major works update (fans & external decks) Re-wiring of communal areas. CAN UK - Inspection of structure, Remaining Leasehold Non-Compliant Flat Doors
4	AOB. Questions

Declarations of Interest	Anna Kirilov, as before
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Richard Hickie, Chair, welcomed everyone to the meeting.

Apologies were noted. There were no new declarations of interest.

The minutes of the last General Meeting held on 26th March 2025 were reviewed. No objections were made regarding their accuracy and the minutes were approved as a true record.

The next item on the agenda was the Estate Manager's Update, delivered by Annie Gleeson.

An update was provided on the fan situation. Residents can opt in or opt out of having WBC install the system or they may choose to find an alternative contractor, provided the work is compliant. WBC must undertake asbestos testing and proofing where necessary, as part of the removal of current fan system. A Notice of Intention is expected to be issued to residents within the next eight weeks.

Rex has successfully revamped the Golden House website. All documents relating to Section 20 will be uploaded there, which will make review and access easier. Thanks were noted to Rex for this work.

Electrical testing is currently being carried out across the communal areas under WBC instruction. Only one section remains to be completed.

A final survey of non-compliant flat doors has now been compiled, detailing which doors remain outstanding. This will be issued to WBC. Currently, 206 doors are fully compliant and certified. Annie noted that not having a properly certified flat door constitutes a breach of regulations. It was also noted that when a leaseholder applies for a lease extension, WBC will require valid fire certification for the flat door.

The next item on the agenda was the 2025–2026 budget. The year-end accounts showed a surplus of approximately £22,000. Knox Cropper has been doing an excellent job managing the accounts.

Annie Gleeson advised that a review of the contract for flat roof clearances has resulted in identifying a new contractor who can carry out the work for significantly less than the current cost of £1,900 — approximately £750.

Abseilers from CAN UK are currently working on Block B. The work is due to finish on 28th June, and their findings will be included in the upcoming external decorations works. It was noted that many balconies have already been repaired and therefore will not be included in the scope of the external works. A list of completed repairs will be sent to WBC to avoid paying twice for the same repairs.

External decorations are scheduled to commence in September 2025, with the final start date to be confirmed.

An audit of Golden House is scheduled to take place on 8th July 2025.

In relation to antisocial behaviour, there was a recent incident involving a paint can being thrown from a balcony onto the outer green. If the person responsible is identified, the cost of the cleanup will be recharged in line with the policy.

Entrance B refurbishments are planned. WBC will need to approve the carryover of approximately £10,000 from the surplus to fund this work.

It was noted that Margaret has now retired as of 30th May.

Food waste bins have now been located around the site by WBC for residents to use

Currently no Void flats

All forms of antisocial behaviour and criminality must be reported to the police. This is essential for record-keeping and taking any necessary action under the antisocial behaviour protocol.

The bank mandate will need to be updated following the appointment of Knox Cropper as our accountants.

A resident asked how many windows needed replacing and whether there would be an issue if the council couldn't replace them all. Richard Hickie confirmed that window replacement is going ahead and all windows will be replaced. Consultation meetings will be vital, and all residents are encouraged to attend as these meetings provide the opportunity to ask WBC direct questions affecting individual flats.

Niamh Hennessy requested that additional signage be considered for the bin chutes, as there continue to be some misuse issues.

The meeting was adjourned at 8:00 PM.