



Goulden House Co-operative Ltd

General Meeting

12 November 2025

Apologies

No apologies were received.

Declarations of Interest

The Chair asked if there were any new declarations of interest. No new declarations were made.

Approval of Previous Minutes

The minutes of the previous General Meeting were reviewed. No comments or amendments were raised and the minutes were approved as a true and accurate record.

Estate Manager's Update

The Estate Manager's report had been pre-circulated and key updates were discussed.

Section 20 Major Works – External Decorations and Windows

Wandsworth Borough Council (WBC) are progressing the Section 20 process for external decorations and window replacement. A resident asked whether residents could suggest the type of window and the Chair confirmed this could be raised during the consultation meeting.

Ventilation Project

It was noted that WBC are currently obtaining quotations for the ventilation project.

Q2 Financial Update

The Q2 monthly accounts were reviewed and it was noted there is currently a surplus of approximately £20,000, which is typical for this stage of the financial year.

Flat Front Door Inspections

The Estate Manager confirmed inspections are underway. The number of flats not yet engaged has reduced but remains too high, with 54 flats still outstanding at the time of the meeting.

Minor Works

Minor works include repainting the bin stores and new flooring and decoration in Entrance B.

Ball Court

There have recently been issues with antisocial behaviour from children using the ball court.

Parking

Parking proposals are being explored including the possibility of extending parking provision for Goulden House residents.

Fourth Floor Terraces

There have been issues with leaks from some fourth floor terraces which are currently being investigated.

Community Events

A residents' Christmas tea and staff Christmas dinner are planned for next month.

Section 20 Updates

The Estate Manager has chased WBC regarding the Notice of Intention for external decorations but has not yet received a response. Updates will be posted on the Goulden House website.

Ventilation Project Queries

A resident noted WBC had not been responsive to queries regarding the ventilation project. This feedback will be passed to James Clark.

Short-Term Lettings

Concerns were raised about leaseholders letting flats on platforms such as Airbnb. An incident occurred where an Airbnb guest became aggressive in the estate office, requiring the Estate Manager to lock herself in the office until the guest left. The owner and WBC were informed.

Door Inspection Progress

Resident cooperation with inspections has been very good. The final inspection evening was scheduled for the following day. The spreadsheet will then be submitted to WBC and owners of defective doors will be notified. There are currently 44 non-compliant doors.

Any Other Business

Inner Green Tree Query

A query regarding trees on the inner green has been submitted to WBC but no response has yet been received.

Intercoms

Intercoms were raised previously at the AGM in relation to a potential Section 20 project and remain under review.

Close of Meeting

There being no further business, the meeting was closed.