



**GOULDEN HOUSE CO-OPERATIVE LTD
GENERAL MEETING MINUTES
18 MARCH 2026**

Apologies

Apologies were received from Anna Kirilov, Andreas Boden and Maurizio Patti.

Declarations of Interest

The Chair asked whether there were any declarations of interest. No declarations of interest were received.

Approval of Previous Minutes

The minutes of the previous General Meeting were reviewed and approved as a true and accurate record.

Matters Arising

A query was raised regarding the Inner Green. Annie Gleeson advised that no response has yet been received from Wandsworth Borough Council (WBC). Residents have submitted enquiries directly to WBC and Annie has also sent an email requesting an update, however no response has been received to date.

It was noted that WBC's Tree Policy has been uploaded to the Goulden House website. Foday Kamara advised that he would also make enquiries with Enable, WBC's tree contractor, regarding the matter.

Budget 2026–2027

Niamh Hennessy presented the proposed budget for 2026–2027.

Niamh noted that the Co-operative finished the 2025–2026 financial year with a surplus. She highlighted the benefits of having the accounts prepared by professional accountants, which has made the financial position much clearer. Thanks were given to Andrew and Caroline for their work in improving the clarity of the split between leasehold and tenanted properties.

It was noted that one key learning from the year is that where a surplus exists, sufficient funds must also be available within the tenanted element of the budget to fund any works.

The budget included increases in some areas, including provision for bulky rubbish removal. Funding has also been included for the Entrance B intercom upgrade.

Sasha raised a question regarding staff salaries. Niamh advised that a 3% increase had been included within the budget for staff salaries.

Niamh also confirmed that the refurbishment of Entrance A is scheduled to take place in April and is expected to be completed at a similar cost to the previous entrance refurbishment.

Sasha referred to the proposal regarding fencing on the Outer Green and stated that she objected to the proposal. Annie clarified that no decision had been made and that it remained one option being explored in response to ongoing antisocial behaviour concerns. WBC is currently reviewing public access issues and any proposals would be subject to consultation with residents.

Richard Hickie noted that some residents have expressed concerns about feeling unsafe when large groups of non-residents gather around the ball court and Outer Green.

Richard Hickie introduced Andrew from Knox Cropper and Caroline, who were in attendance for the budget discussion.

Non-Compliant Flat Doors

Annie Gleeson provided an update on the flat door compliance programme.

As at 4 March 2026, 233 residents had provided access for inspection, while 36 leaseholders had not provided access.

Of the 269 flats, 212 are now compliant and 57 remain non-compliant.

Annie advised that a full audit trail of correspondence and follow-up activity has been maintained. WBC has confirmed that the audit trail can be passed to its legal team if required. It was noted that a Letter Before Action may be considered by WBC where appropriate.

A final reminder letter will be issued to those leaseholders who have not yet complied.

Office Administrator Recruitment

Annie Gleeson provided an update on recruitment for the Office Administrator position.

Three recruitment agencies have been approached and Reed has now been instructed to source suitable candidates. Interviews are expected to take place in May.

Sasha asked for clarification on the role being recruited. Annie confirmed that the position is being recruited as a replacement for Margaret following her retirement.

Any Other Business

A resident asked whether there was any further update regarding the window replacement programme. It was noted that an email enquiry had been submitted regarding whether triple glazing would be considered as part of the replacement works.

A further question was raised regarding the proposed solar panels and who would benefit from any electricity generated.

It was also noted that there will be disruption caused by planned roadworks, which are expected to last for 31 days.

Close of Meeting

There being no further business, the meeting was closed at 8.11 pm.

Goulden House Co-operative Ltd