

## Goulden House Co-operative

### Meeting Minutes (DRAFT)



<b>Meeting Date:</b>	26th March 2024	<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		

	<b>Agenda Items</b>
1	Welcome by the Chair, Richard Hickie
2	Apologies
3	Declarations of Interest
4	Minutes of the last meeting: matters arising, corrections and approval of minutes
5	Estate Manager's Updates incl. Health & Safety issues
6	2024/2025 Budget
7	Community Garden Update
8	A.O.B
9	Question from residents

<b>Declarations of Interest</b>	Anna Kirilov, as before
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RH opened the meeting and apologies and declarations were noted.

The minutes from the previous General meeting held on 8th November 2023 were reviewed and no objections were raised as to their accuracy so they were declared as approved.

AG discussed the Estate Managers report, including an update on the sec. 20 lift progress report form WBC. Lift C had 6 breakdowns but has now been resolved. WBC will be monitoring the lifts over the coming weeks.

GHMC issued a letter to all leases with non-compliant front doors and this resulted in 30 residents either providing their certification or having them repaired so they now comply.

In relation to the intrusive survey report Annie advised she will report any issues visible on estate inspections however residents should also do the same as they are not to touch any part of the structure themselves.

Annie also advised that WBC are running a pilot installation of individual extractor fans in one of their void properties which is due to be complete in April.

RH asked if there were any other questions or points on the report.

Sascha put several questions to Foday asking when WBC decided to do the pilot, why wasn't it communicated and stated she didn't feel the sec. 20 was followed properly.

Foday advised Sascha that as the liaison officer it is not his remit to answer these questions and they need to be put directly to WBC and the contact details would have been on the letter sent out by WBC.

Brian asked a question when the pilot scheme be compacted and what the costs will be. He also asked if it was just 2 vent shafts are affected with problems

RH advised that would not know the answer on that currently as it will be a step by step process. He also said that the entire system will be closed not just two.

Stuart asked Foday that most residents would like more updates on the fans and the pilot schemes and also around the previous invoices that were sent out

Foday said that he can pass that on. Annie also advises that Ian Stewart at WBC was dealing with the invoice issue and she could also send him an email.

RH raised the next item on the agenda of the budget and handed over to Niamh.

Niamh went over the key points of the budget saying that it had been kept broadly the same as the previous year and the allowances from WBC were 4.7%. Slight reduction in balcony repairs as a lot of repair work had already been carried out, bulk waste had been reduced and also N.I. Reduction due to being registered as small business.

Sascha queried surplus as previous years there had been a rebate. She also raised a question regarding the repair of balconies being the responsibility of WBC

Niamh explained that she was unable to answer that questions until the books were balanced and that we need to have a budget in place so funds are available.

Annie corrected Sascha on the balconies explaining that it is GH that repair the balconies under wear and tear and WBC for only structural issues.

Sascha also asked about the 2.5k cost for cctv and this was responded to by Annie explaining it was for the cctv for lifted A & B once the works are completed.

Sascha asked about the 8.5k for salaries and the insurances cost increased and cleaning . Niamh explained this was for annual salary increases and bonuses, directors and business interruption insurance and for inflationary costs for cleaning.

RH proposed the approval of budget and there were no objections.

Niamh gave an update on the community garden, highlighting that the area has now been cleared by a contractor and they were in the process of applying to WBC for a £1000 grant.

RH asked for AOB.

Annie said that there is one more update around the outer green and they were looking at options for have it a secure gate put in place and that the entire site is now covered by cctv for extra security.

Meeting Closed at 8:10pm