

Goulden House Annual General Meeting 2023

Hybrid Meeting In Person and via Zoom

Tuesday 19 September at 7pm

Action Points / Matters raised by residents

Description	Who	Details
Gardening	Office	Ask gardeners to clear weeds from pavements/edges of fencing
Rats	Office	Rat problem not eliminated
Benches	Office/ Committee	Anti-social behaviour causing distress to resident. Moving of benches requested.
Gardening	Niamh/Sarah R	Gardening area to be restarted

Minutes prepared by Rex Wickham, Secretary

10 residents attended in person, and there were 16 attending via Zoom at the start of the meeting – the meeting was therefore quorate. The meeting opened at 7.02pm.

1. Welcome to our AGM meeting

The Chair, Richard Hickie welcomed everyone to the meeting. He asked if anyone had any declarations of interest to make, to which there were none.

2. Apologies

Apologies were noted from Flats 95,176,24,89 and 138, plus committee member Rocco

3. Minutes of the last AGM ([24 Oct 2022](#)) corrections and approval (copies available from the Co-op office via email and on the GH website)

The chair presented the Minutes from the previous AGM and asked for any corrections. The minutes were agreed as a true record and passed. Next the action points from the previous meeting and noted

Trades buttons action was noted as now completed.

Cleaning schedules were now in place and well received by residents

Door closers causing slamming. Adjustments had been made where needed but the Chair noted this would never be a permanent fix as they would need readjusting over time – residents should report to the office.

Abandoned bikes – some have been set aside but work on 4th floor to put in a permanent water connection will allow a planned process of notification and removal when the cleaning becomes possible.

The treasurer was delayed so the chair moved the Accounts item to later in the agenda.

4. Appointment of Auditors . The committee recommends reappointment of Knox Cropper.

The chair reported the committee was proposing the reappointment of the current auditors Knox Cropper. They have now worked on the accounts for 3 years and are now fully understanding of the circumstances of the Co-op.

Proposed: Richard Hickie. Seconded: Sarah Rubridge. Passed unanimously.

5. Election of Management Committee members * (15 mins)
 1. Nominations (existing committee restanding)
 1. Richard Hickie (Elected AGM 2021)
 - Rosario Green (Elected AGM 2021)
 - Marie Krum (Elected AGM 2021)
 - David Taylor (Elected AGM 2021)
 - Niamh Hennessy (Elected AGM 2021)
 2. New Nominations
 1. Robin Hawkins (Flat 160)
 2. Richard Robbins/Camilla Swann, Flat 142

Nominations for the committee were received from the people above. The chair noted that from the 2022-2023 committee several people had stood down including Sasha Holden and Lois Davies and he wished to put on record thanks for their contribution.

As the number of people standing and existing committee members did not exceed the allowed maximum, all people standing were duly elected without need for a vote.

The chair welcomed to the committee the new nominations from Robin and Richard. He invited them to introduce themselves, which they did.

The chair then passed on some updates from the Co-op manager to inform residents and to answer questions on these.

- a. Extractor Fan Update. A meeting has been proposed by Wandsworth Council (WBC) to explain why the survey progress has halted. There will be a representative from the committee as well as the estate manager. In the meantime, any issues with extractor fans in flats should be reported to the office.

- b. Concrete testing is underway and is 2/3 complete. The committee will be working on the results of this survey later in the upcoming year. Reports will be provided to residents at General Meetings.
 - c. A grant has been received from WBC to convert caretakers storage into a welfare room for them. This will allow the community room which is currently used by them during week days to be available to residents. Work to start late Autumn
 - d. The annual flat roof clearance is taking place this month.
 - e. Fencing repairs to communal areas is tendered
 - f. Damage to the surface of the community ball court has meant it is currently closed. WBC are responsible for repairs.
 - g. New gardening contractor now in place and residents have noted improvements. However there was comment their machinery was noisier and areas like pavements and fencing were getting overgrown with weeds.
 - h. Some cleaning personnel changes have occurred. No recent problems with cleaning standards have been received.
 - i. Voids of council property had been especially high this year, above budgeted costs. WBC was reimbursing refurb costs on a case-by-case basis.
 - j. The committee had proposed revitalising the residents vegetable/community gardening space. Sarah Rubridge was at the meeting and briefly outlined a plan she and Niamh Hennessy were working on to involve more residents who were interested.
6. Receive 2022/23 Audited accounts. Available from Co-op office via email or on GH Website
- 1. [Goulden House Co-operative Limited 2023 DRAFT V3](#)
 - 2. [Statement of Service Costs](#)

The treasurer, David Taylor (DT) presented the audited accounts which had been approved by the committee. The accountants Knox Cropper had said their audit confirmed the Co-op was a going concern. DT said the committee tried to set a balance budget, and for the year to April 2023, he noted a small surplus had been made. RH noted a contingency fund was now in place and reported as an individual line in the accounts. The fund was mainly used to help with cash flow. DT invited questions from the residents. There being none, it was noted the accounts were therefore received.

7. AOB

The chair invited residents to raise any matters of concern

- 1. A resident said rats were still a problem. The chair said pest control were attending site fortnightly. Any problem areas should be reported to the office. Discussion followed on possible ways to prevent further issues which included suggestions on covering the bins in the inner green, re-opening the bin store on Goulden House Approach, additional bin collection and signage to educate residents against leaving food bags on the ground.
- 2. A resident said the benches by the bike sheds on the inner green were causing her family significant disruption and stress, due to their being used at times by anti-social people for smoking, drug taking, and loud noise late into the night. She said she had been reporting the problems to the office and the police but

not enough was being done. The chair replied saying the committee was aware of the complaint, and plans were being made to relocate the benches – likely to the gardening area, once this had been cleaned up and was ready.

3. A resident said since the ball court had been closed due to the surface being damaged, there was an increase in anti-social behaviour by non-GH residents on the outer green. The chair ask him to please report all incidents so that the police would be more likely to attend. A resident suggesting calling WBC dog patrol as they were quite responsive.
4. A resident said couriers were dumping parcels because they could not find the correct flat entries. She recommended residents give guidance when ordering. Another resident said getting deliveries to a local shop was another option

There being no further business, the meeting ended at 8.20pm.

Goulden House Co-operative

Annual General Meeting

Hybrid Meeting In Person and via Zoom (for access please see below)

on 24 October 2022 at 7pm

MINUTES

Action Point	Who	Details
Trades Buttons	AG	Check timings and disable once intercom working
Cleaning Schedule	AG	Consider if cleaning schedules could be posted in sub-entries
Door Closers (esp. by Flat 229)	AG	Check and adjust all door closers in communal areas to prevent loud slamming
Abandoned Bikes	Committee	Consider doing a bike 'cull'

Attendees: 28 Remote, 25 In Person.

Chair: Richard Hickie. Secretary: Rex Wickham. Treasurer: David Taylor.

1. Welcome to our AGM meeting

Richard, the chair, welcomed the attendess to the meeting and said he was glad to see so many residents had come along, both in person and on zoom.

2. Apologies

Apologies were received from Annie Gleeson (Estate Manager), Rocco Tartaro (committee) and Chris Gomez (committee)

3. Minutes of the last AGM ([6 Oct 2021](#)) corrections and approval

The minutes of the previous year's AGM were presented by the chair. There were no corrections raised by anyone present. The minutes were Proposed as a true record by Richard and Seconded by Niamh Hennesy. Motion passed on show of hands.

4. Receive 2021/22 Audited accounts (15 mins). Available from Co-op office via email or on GH Website

1. [Goulden House Co-Operative Limited 2022 final accounts](#)
2. [Goulden House Co-operative Statement of Service Costs 2022](#)
3. [GH accounting methodology 2022](#)

The audited accounts of the Co-op were presented to the meeting by Richard. He advised they had been made available via the website and from the estate office for 2 weeks prior to the meeting. Richard handed over to the Co-op Treasurer, David Taylor.

David gave details of each of the documents presented, and said he was glad to see a surplus of £31,170 had been achieved. He said the accounts were slightly different this year with expenditure items being reorganised, which makes comparisons with previous year harder, but was necessary to be clearer in the future. David invited questions.

A resident asked about the £10,000 showing as contingency. Richard replied saying this was shown this way to allow the Co-op to retain the money. It was decided by the committee to build up a small reserve within the organisation to assist with cash flow. We no longer had the cyclical decs fund to use in this way.

A resident asked how the turnover figure was arrived at. Richard replied that it was the sum of all the service charges, which comprise allowances and direct costs. Any surplus would be paid back to leaseholders. David added that we always try to ensure the co-op claims all allowances we are entitled to. In addition for items that are uncertain, such as the electricity costs (in light of the large increases this year), the co-op reached agreement with the council to make adjustments during the year.

Richard proposed to the meeting that the accounts be adopted. David seconded. The motion passed on a show of hands.

5. Appointment of Auditors (15 mins) The committee recommends reappointment of Knox Cropper.

Richard explains that we review the accountants who produce the audited accounts each year. It was good practice to change the firm after a number of years, but the current auditors are fairly new in post and have been doing good work including on site visits.

A resident commented that there were delays in producing the accounts but this could be overcome with starting the process earlier. Richard agreed and added that a timetable next year would help keep on track.

The motion to approve Knox Cropper was passed on a show of hands.

6. Election of Management Committee members * (15 mins)

1. People Standing for Election
 1. [Rocco Tartaro](#) (203)
 2. [Rex Wickham](#) (41)
 3. [Javier Polenco](#) (202)
 4. [Anna Kirilov](#) (2)
 5. [Lois Davis](#) (106)
 6. [Sasha Holden](#) (199 & 264)
 7. [Stewart Harrison](#) (101)
 8. [Warren Harvey](#) (124)
2. Received but not due to stand down
 1. [Rosario Green](#)
 2. [Chris Gomez](#)
 3. [Marie Krum](#) (150)
3. Standing down this time
 1. Sasha Savich (Committee will offer thanks)

Rex Wickham read out the names of the candidates who were all properly proposed and seconded and were all Co-op members. He said the committee was limited to 15 members and with the existing members and the 8 people standing this would add up to 14. Therefore there was no requirement for an election and all 8 people automatically joined the committee.

Richard thanked committee member Sasha Savich for her long service on the committee particularly when looking at the finances.

Richard noted this was the end of the Formal Business of the meeting and we would now turn to general questions and comments.

7. AOB

1. [Briefing to Chair of GHMC for AGM 24 October 2022](#)

Richard began by giving the meeting an update on various outstanding issues as detailed in the document attached – Lift replacement programme, structural survey, fans. Also included were updates on the annual monitoring review and the intercom issues. It was also noted that the council has announced that the rules on paying for Major Works have been updated.

A resident said that timescales for the works should be shared widely.

A resident asked why there was work needed on the lifts. Richard explained that they had a certain lifespan and after that repairs would be more costly than refurbishment/replacement.

Richard noted that the proposal for a full intercom replacement was estimated at £300,000 but the committee and estate manager had found an alternative option that cost far less.

Richard said he had been given a question in advance which was about the placement of the benches which are currently on the inner green, next to the bike sheds. A resident said these benches were attracting anti-social behaviour including very late at night. Richard said the committee had agreed when the benches were sited that they would keep this under review and would take action if problems appeared and could not be overcome.

This point brought many comments from the floor about anti-social behaviour on the site, with the 4th floor walkway and stairwells particularly. It was widely agreed that this was on the rise. A resident said the Trades buttons were working during the night time which allowed non-residents access. A resident said the latch on one of the main entry doors was broken. A resident suggested that doors in the stairwells could be alarmed.

A resident asked why the 5 year plan was not being updated. Rex answered saying the 5 year plan is reviewed by the committee at least 4 times a year and that he would update the GH website with the latest version. The resident asked about the structural survey. Richard said he had given an update on this and it was pending action from the council.

A resident asked about a recent fire on a balcony and how it had started. Richard said the fire service had not yet reported if they had found the cause. A resident suggested that flammable items should not be allowed on balconies, but other residents said people needed to dry their washing outside.

A resident raised a point about the cleanliness of the estate. Another resident suggested that the cleaning schedule be posted for resident to see when their area was supposed to be cleaned, and they could contact the office if it did not happen. This idea had general support and it was proposed to ask the office to implement this.

A resident said she was being kept awake by a door closer slamming the door loudly in the area outside her flat. Other residents said they had also noticed some door closers were not working effectively.

A resident who cycles said could abandoned bikes be removed from the bike parking areas (especially on the 4th floor) to free up space.

There being no further comments or questions, Richard thanked everyone for attending and closed the meeting at approximately 9pm