

Hide Tower Resident Management Major Works Meeting Wednesday 6 October 2021 – 6.30pm.

	Present		
	Ms I Dahl	Chair	ID
	Mrs M Stephenson	Vice Chair	MS
	Mr L Stephenson		LS
	Ms T Mclean		TM
	Ms B Grasberger	Treasurer	BG
	Mr S Graves		SG
	Mr P Mixer		PM
	Mrs M Weldin	Secretary	MW
	Mr T Weldin		TW
	Mr R Mangat		RM
	Mr N Walker		NW
	Mr A Gregoriou		AG
	Mr D Bresnihan		DB
	Ms P Addison	Manager	PA
Guest s	Gavin Ridgewell		WCC
	Mahir Vaja		WCC

Apology Mrs Hughes

ID chaired the meeting and introduced Gavin Ridgewell and Mahir Vaja from Westminster who had come to consult with the board on proposed additional fire safety work to cladding and balcony wooden panels

Major Works Major Works

GR thanked the board for allowing him to attend the meeting, he informed members that he was the senior programme manager in the asset team looking at proposals on major works and capital schemes. They are currently reviewing the EWS1 application for Hide Tower. The form states remedial works is required and highlights issues with on timber panels on balconies and the window in-fill panels.

A recent report found that the in-fill panels contain combustible materials and there is a risk of fire spread. They are currently putting together a plan to undertake the works using United Living as the contractor who are currently on site which will enable site set up costs to be saved. The work is rechargeable to leaseholders at an average cost of £7,000.

Questions

Q1.

PM asked what has changed since Grenfell, Olsson had already carried out tests to the timber panels on balconies and had found it to be low risk and didn't deem it necessary to change.

GR – GR said he was aware of the report and thinks it did not cover the elements now being highlighted. GR said he would confirm this understanding and report back.

GR Post meeting note -

GR has reviewed the Olsson Fire & Risk report which he has access to and it is dated 18 April 2018. The document is titled “Hide Tower, London, Initial Review of the External Wall Construction”. And focuses on the wall construction and cavity barriers only. It does not make reference to the window infill panels and the wooden panels on the balconies.

Q2

SG - WCC should stop just piling error on error, they have spent a huge amount of money, wood is not highly combustible, should go back to drawing board.

GR – GR noted that since Greenfell there has been a deep look at fire safety in the industry and views have evolved and will still evolve when changes to legislation are introduced. These latest works have been highlighted by the EWS1 form and the associated report. GR also noted that a qualified fire engineer has been involved and they have confirmed remedial works are required.

Q3

SG - WCC failed to do a strategy were does it stop

GR – The EWS1 form is a recent requirement from the finance industry for mortgages and lending and if there is a risk the lender will not provide the forementioned.

WCC strategy is to keep its residents and its building as safe as it possibly and is required to act on issues as they are highlighted. If WCC thought these works could wait then they would do so. However following the report and the advice WCC on this occasion don't see this work can wait.

Q4

SG - Buyers not using mortgages for this block

GR asked if evidence could be provided to back up this comment.

TMO reply – PA has contacted 3 recent buyers in Hide Tower, and all were cash buyers. One leaseholder is unable to sell as lenders not lending even with very high deposit.

Q5

BG - Why is it rechargeable to leaseholders when WCC put the cladding on in the first place it's not an improvement its remedial work.

GR – GR stated that the works are rechargeable as governed by the lease. The industries view on materials has changed in recent years and when the materials where installed they would have complied.

Q6

BG – what will they put in place of the timber cladding on balconies as she is concerned that they are up against the balcony windows and could have draught implications

GR – **We are currently reviewing this but it is likely it will be a none combustible rendered system.**

Q7 (A statement rather than Question)

RM – Discussed draught problems left by the window replacement scheme not all gaps filled in, residents have had to endure endless changes imposed on them.

Q8

NW - asked if the £7,000 charge has already been included in their costs for the project currently on site

GR - no this will be an additional charge. Via a new section 20 NOE.

Q9

PM - wanted to know if there was combustible foam why was this not identified in 2017

SG – Government report not applicable to wood cladding

GR – The main focus following Grenfell was the ACM (Aluminium Composite Material) cladding which was the type on the Grenfell building. That is what most landlords would have been inspecting / looking for in the weeks/months following Grenfell.

The introduction of the EWS1 form takes the review of materials on buildings further, looking at all combustible materials not just ACM cladding.

Q10

RA – Concern raised re the wooden panelling in the entrance area?

GR – Said he would investigate.

Post meeting Note. Bill Horlock (Fire Safety Advisor) – Yes, we are aware of the timber panelling in the entrance lobby. There are two escape staircase at the Hide Tower. The alternative staircase, on the north wall of the tower, exits to open air at 1st floor level, from where open steps lead down to a final exit gate at G level. This route does not lead through the entrance lobby. The other, which is the main staircase, leads down into the G/F lift lobby, from where, at normal times, residents would pass through the fire doors, (which are held open by electromagnetic door holders which are connected to the L5 fire alarm system covering the G/F areas), into the entrance lobby and out of the main entrance. However, in the event of a fire anywhere on the G/F, the fire alarm would actuate and the fire doors between the lift lobby and entrance lobby would close, thus protecting the lift lobby and the main staircase down from the 1st floor. In the unlikely event that this situation was to occur, residents could use the alternative exit from the lift lobby, (on the south wall of the block), and escape direct to open, and to a place of, “ultimate safety”, without having to go through the entrance lobby. As such, the means of escape are considered acceptable.

Still waiting for response to this

Comments regarding United Living work

Q10 – just waiting for MV come back re this one.

DB- concerned that UL has caused damage to the building, and nobody has done anything about it

MV said that he had attended instead of Keith Rouse to answer questions Discussed fire safety, why do we keep having to have more and more reports

Still waiting for response to this

2. Matters Arising

ID welcomed everyone and the new members and asked if everyone had read the minutes of the last meeting, and if there were any queries. As there weren't any, **ID** asked for a proposer and **SG** proposed the minutes with **RM** seconding them. All members agreed.

ID went onto discuss the RMB and said that it was good that we had a lot of new members, but the RMB isn't just about major works, it was also about the every-day running of the building. Discussed setting up a sub-committee for major works we would need about 4 or 5 people to be involved and they could then feedback information to the board. We would need to get the proper paperwork completed for this in line with the rules of the RMB, **PA** will seek advice from Mervyn Thomason.

PM doesn't think that a sub-committee will work as this will dilute information, and not everyone responds or acknowledges emails, and members should out of courtesy. Everyone else was in favour, members who have agreed to be on are **BG, PM, DB, SG, NW, AG**.

MS announced that she and Liam would be standing down from the committee when Pauline retires in March, Marguerite and Ted Weldin will also stand down at that time as well as Inga Dahl. They have been on the committee a long time and feel it's the right time to leave.

Board members had brief discussion on way forward but agreed to discuss this in full at the next meeting dated 17th November. PA will invite Mervyn Thomason to the meeting to help support us with this.

2. Conflict of Interest

There was nothing around the table.

3. Repairs

PA gave a quarterly report from July - September 21

We had issued 63 repairs, 60 had been completed and 56 of these had been paid for. The expenditure so far £14,932.70.

Electrics	6	£2,702.52
Fixtures and Fittings	8	£5,913.56
Plumbing	3	£5,486.22
Drainage	1	£120.00
Glazing	1	£576.00
Security	1	134.40
Total	18	£14,932.70

We received 21 satisfaction sheets - 38%

4. Finance

PA gave out a quarterly finance report showing the income and expenditure for the previous quarter. It showed that we had received £51,416 in income.

Expenditure was £9,680
Estate expenses £16,868
Total expenditure £16,868

She asked if there were any questions DB asked if the expenditure on block costs is for one contractor, PA advised that our main contractors Colin Williams who does most of the work, but we do have other contractors we use.

5. Health & Safety

ID said this was a good time to talk about CCTV and explained that WCC are installing CCTV cameras across the city in the lifts, they know we have our own system in place and would like our views on replacing it with theirs. **ID** explained there will be a cost to this which is £12k for the first year as this includes the installation and then at an annual cost of £438 per lift per year. The aim is monitor lift entrapments with a view to alleviate fears and concerns.

The current system we have in place is funded by the RA at no cost to anyone, but we do have one camera in the lift not working which will need to be replaced also discussed upgrading the system so that we don't have to go to office on the top floor to view. Most members not in favour of WCC installing their cameras, but to investigate upgrading the system we have in place. PA to get quotes for this.

LS advised that some of the external lights were out and needs replacing. **PA** informed that Colin Williams had this in hand and would be replacing lights on Monday.

Any other business

DB asked members about getting the car park gated, to enclose the block and keep out drug dealers and addicts using the stairwell. Most were in favour but will need to be discussed further.

As there was nothing further to discuss the meeting finished at 8.15pm

Date of next meeting 17th November at 6.30 pm

Residents Association Matters

CCTV but was discussed under health and safety.