

Hide Tower Resident Management Board Meeting
Wednesday 18th October 2023 6.30pm

Present:

Mr D Bresnihan	Chair	DB
Ms I Dahl	Vice Chair	ID
Ms B Grasberger	Treasurer	BG
Mr P Mixer		PM
Mr R Zanetti		RZ
Mr R Mangat		RM
Ms F Hughes		FH
Mr H Singh		HS
Ms K Mutic		KM

Mrs C Gerald	TMO Manager	CG
Mr M Thomason	TMO Manager WCC	MT

Apologies

Mr B Preuveneers		BP
Ms C Lucy		CL
Mr G Hodgson		GH
Mr N Walker		NW
Ms F Matoq	Secretary	FM

The meeting was quorate, the minutes agreed and proposed by **ID** and seconded by **RZ**.

• **CONFLICT OF INTERESTS**

No conflict of interest.

• **MATTERS ARISING**

Update on leaking stack:

Following the leak from the stack below Flat 4, Flow 3, Colin, & Jon Breeze from WCC met on 16th October. The plan is for Flow 3 to do a temporary divert from the kitchen to the bathroom. A structural engineer will visit before the stack can be re-run externally as a permanent solution. This means that in future, Flow 3 will not have to access Flat 3 to clean the stack to the flats above.

WCC has also agreed to pay for the works Colin has undertaken on their behalf. This means that Hide Tower will pay Colin and then reclaim the money from WCC.

The fallen plaster on the 9th floor stairwell, which is coming from a Flat 10th floor, is ongoing. **CG** visited the flat, got no access and left a note. She has written to the resident about not giving access, and another visit has been arranged for 30th October. If no access is given then, the case will be handed to WCC to get a Court Order.

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The estimate of £250 plus VAT for the office security screen, and the estimate for Colin to create lockable doors for the office filing, at a cost of £550.00 plus VAT, has been agreed. Also, cost to install key safe is £18 plus VAT.

Major Works

ID has emailed Keith Rowse to remove the portacabins, due to the fact that United Living are now working at Millbank.

• REPAIRS & FINANCE

Bank balance on 30th September

- Deposit £366 894.00 (£601.75 interest)
- Current £23,000.44

Trade	Type of Repair
Electricity	8
Fixture & fitting	2
Plumbing	9
Paint/decs	2
Joinery	1

There were 23 repairs and £1,610.40 was spent.

There were completed Tenant Satisfactions at 29%, and no repairs over £500. Insurance for Office was paid into account for £10,556.15.

• HEALTH AND SAFETY

Estate inspections are completed monthly by **CG**.

MT reminded Committee the stacks were managed and maintained by Hide Tower and was given back to WCC to manage and maintain in 2018.

ID reminded Committee Hide Tower managed and maintain the stacks since 2000.

DB recommended that any joint meetings Committee to be informed of the outcome.

MT will also bring up concerns about portacabins to Keith Rowse.

PM requested H & S repairs including –

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- Side fire door by Hall to be re-alarmed. New alarm needed and **CG** to get quote & arrange for the Board to be shown how to use it. **CG** has sent email and awaiting reply from contractor.
- 2 Lights in garden not working and **CG** to arrange Colin to replace bulb.
- Light in car park not working, so **CG** to report to United Living. Been reported and 1 light is still not working.

Committee discussed having new fencing around Hide Tower to prevent people from loitering.

- **RESIDENTS ASSOCIATION**

No update

- **ANY OTHER BUSINESS**

Officers were elected, the details are as follows:

Mr D Bresnihan	Chair
Ms I Dahl	Vice Chair
Ms B Grasberger	Treasurer
Ms F Matoq	Secretary

MT confirmed he wants to Meet with the Officers to go over what WCC works. He also confirmed the Committee needs to meet 6 times a year.

Decision of having virtual meetings to be taken at next meeting.

DB wants to reintroduce questions in advance to him or **Office**.

PM wants the chute rooms fumigated and cleaned.

The next Meeting is Wednesday 29th November in the Hall at 6.30pm.

Meeting closed at 8pm.