

Hide Tower Resident Management Board Meeting Wednesday 7 April 2021 – 6.30pm.

Present

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| Mrs M Weldin | Secretary | MW |
| Mrs M Stephenson | Vice Chair | MS |
| Ms B Grasberger | Treasurer | BG |
| M Mr T Weldin | | TW |
| Ms T Mclean | | TM |
| Mr L Stephenson | | LS |
| Mr S Graves | | SG |
| Ms P Addison | Manager | PA |
| Merv Thomason | TMO Liaison | MT |

Apologies

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| Ms I Dahl | Chair | ID |
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In the absence of **ID**, **MS** chaired the meeting. **MS** welcomed members and asked if everyone had read the minutes of the last meeting, and if there were any queries. As there weren't any, **MS** asked for a proposer, **MW** proposed the minutes and **TW** second them, all members agreed.

1. Matters Arising

MS introduced **MT** who attended to discuss the 5-year ballot.

MT informed the board that our Management Agreement states that we need to consult with every tenant and leaseholder every 5 years to ask the question do you think that the management is being run effectively, and do they want it to continue, for a further five years.

The last one was due in 2017 but had been missed and is now long overdue. There are different ways to take this forward, we can outsource it to an independent company, we could do it ourselves or Westminster Council could run it for us.

We will need to run a campaign leading up to the ballot promoting everything that the TMO has achieved over the years, putting up posters and flyers through the doors. **MT** will assist us where he can with the running of ballot.

TW raised the point that with some members going to stand down we may not be quorate, and we would need to enlist more members before going to ballot. **MS** stated that with the way things have been going in Hide Tower with burst pipes and lack of water residents were not too happy with the committee at this present time. **MT** agreed that we would need to appoint some new committee members before going forward with a ballot.

MT also came to discuss the cyclical decs. He advised us that although the funds for this will be supplemented through the RA account, he has spoken with Asset Strategy and they have advised that as this is a huge major works project, it will need to be managed, and as we have a major works contractor on site we will need to use them to manage the project. This decision has been based on Risk and Resource. The risk that if it is not managed properly and the wrong materials are used then this would come back on the TMO. Westminster would not have the resources to have it managed later. This does mean that we will have to use United Living to deliver this work, both the decs and the tiling.

SG unhappy with United Living work so far, he expressed extreme dissatisfaction and feels that they are destroying the building.

MS stated that it must be agreed by the Council, and so our hands are tied. **TW** spoke of dissatisfaction with finish of doors problems with letterboxes and locks. **MS** said that these should be discussed with United living at our next progress meeting. **PA** to arrange for 21st April.

At that point Merv left the meeting.

MS advised members that Flow 3 drains have been appointed by Westminster to do the drainage work. They have been asked to remedy the leak at the front of the building and to complete the stack cleaning. **PA** had received a call from Ryan Mckenzie who had given her the heads up on this and will be meeting with her to discuss taking this work forward. **MS** informed that they still need to make good, damaged panels in the lobby and around manholes.

2. Conflict of Interest

There was nothing around the table.

3. Repairs

PA gave a quarterly report from 1st January - 31st March. 67 repairs were issued during this period with 52 completed and invoiced so far. The expenditure was £11,944.

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| Electrics | 27 | £7,913.56 |
| Drainage | 5 | £621.60 |
| Glazing | 1 | £444.00 |
| Plumbing | 8 | £1617.00 |
| Security | 1 | £60.00 |

We received 16 satisfaction sheets are 32%

4. Finance

PA had given out a quarterly profit and loss account before the meeting and asked if there were any queries.

PA confirmed that in March the opening balance was £47,397.22. We had received £20,765 for reimbursement of major works voids, and £354 for rechargeable repair.

Expenditure for the month was £23,171.91, leaving a closing balance of £45,344.31 as at the end of 31st March.

Petty cash opening balance £55.04, there had been one transaction of £20 closing balance £35.06.

Also discussed the TMO allowance review letter we will receive £185,638 which is a £28,286 increase on last year's allowance.

5. Health & Safety

MS asked **TW** and **LS** if there is anything to report. **TW** said not much to report, we discussed the ongoing leaking pipe.

SG asked when hyper-optics were coming to do final snagging work, **PA** to chase up with Gina.

Also discussed that we still have trip hazards from the trees along the garden walkway as Westminster have not arranged the work yet. **PA** will chase this up with Jon Lock.

Any other business

Discussed coming changes to the RMB, **MW** said that residents are concerned about what will happen when Pauline leaves. **SG** gives positive comments on Pauline and Carlos work and dedication to Hide Tower. If there is a will by the residents to continue it then we will go forward or if not pursue the Residents Association.

Residents Association Matters

MS confirmed that we had received the aerials and gardening allowances.

PA discussed the hall being used as a polling station on the 6th May, John Robinson has agreed to open the hall at 6am, and we will need to have someone to close it at 10pm.

MS proposed we get some more planters built. We will need to take measurements and get some quotes.

As there was no other business the meeting finished at 7.25pm. The next meeting will be on 19th May at 6.30pm.