



Hide Tower Resident Management Board Meeting  
Wednesday 20<sup>th</sup> March 2024 6.30pm online.

- **CONFLICT OF INTEREST**

No conflict of interest.

- **REPAIRS & FINANCE**

**CG** looking for new contractor for quote to supply & fit alarm to side door.

**February 2024**

Bank balance on 29<sup>th</sup> February:

- Deposit £349,644.58
- Current £61,261.29

The Committee agreed £20,380.09 can be transferred from the deposit account into the current account to pay for the new ceiling tiles.

There were 22 repairs costing £6,676.00. There were 2 satisfaction slips returned, and with calls, there was 25% tenants' satisfaction.

**ID** noted the low return of satisfaction slips and recommended satisfaction slips to be given to contractor to deliver.

Trade	Type of Repair
Fixture & fitting	2
Electricity	6
Drainage	1
Paint & Decs	2
Plumbing	7
Damp	1
Joinery	3

There were three repairs over £500:

- Full decs to flat on 2<sup>nd</sup> floor due to flood from above - repairs included replaster of wall and ceiling, and defective lighting; the cost was £2,852.40.
- Full decs in hallway & bedroom to flat on the 20<sup>th</sup> floor due to flood from tank on the roof; the cost was £1520.

- **HEALTH AND SAFETY**

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

- Mould growth

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Residents have reported the vents in the bathroom or toilet are not working. 6 flats affected and two with mould. The flats are on the following floors: - 1<sup>st</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 14<sup>th</sup>. **CG** has emailed **Keith Rouse** with concerns, and he has requested **United Living** to come back to Hide Tower to rectify the problem in early April.

This was discussed by the Committee, and concerns were raised about mould growing, especially in the bathroom in the winter and the new ventilation system not working. **ID** has suggested that **WCC** provide Hepa filter/dehumidifier to flats affected. Email **Mervyn Thomason and Keith Rouse**.

**ID** confirmed about 6 people of 162 flat attended the Health & Safety Meeting held in the hall. Some flat still have the old brown doors, including tenanted and leaseholder properties. **WCC** is being proactive and awaiting Health and Safety executive directive.

- **RESIDENTS ASSOCIATION**

No update

- **ANY OTHER BUSINESS**

**CL** raised a concern about someone camping between the bike hangers.

**ID** informed Committee she will stay on Committee, as Hide Tower has been a successful TMO and thanked members for attending the meeting.

The next meeting is Wednesday 1<sup>st</sup> May in the Hall at 6.30pm.

Meeting finished at 7.09pm.