

Hide Tower Resident Management Board Meeting

Wednesday 7th June 2023 6.30pm

Present:

Mr S Graves	Chair	SG
Ms I Dahl	Vice Chair	ID
Mr B Abell		BA
Mr P Mixer		PM
Mr R Zanetti		RZ
Mr R Mangat		RM
Ms F Matoq	Secretary	FM
Mr D Bresnihan		DB
Ms K Mutic		KM
Mr N Walker		NW
Mrs Coral Gerald	TMO Manager	CG

Apologies

Ms B Grasberger	Treasurer	BG
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The meeting was quorate, the minutes agreed and proposed by **ID** and seconded by **NW**.

- **CONFLICT OF INTERESTS**

No conflict of interest.

- **MATTERS ARISING**

SG reminded new rules for conducting the meeting, which are:

- Put hand up if you want to ask a question.
- No more than 3 minutes to put a point across.

SG requested to purchase further software to improve video conferencing. Board voted yes.

PM asked about update on the leaking stacks. He was informed that Stack below Flat 4 had been changed from 3" to 4" and the switch over of the stack had taken place.

SG updated the Board that he will see the Councillor about concerns on the outstanding issue in July. He also requested a meeting with Jon Breeze from WCC, as he wanted the stack outside to office to be repaired as a matter of urgency, while waiting for it to be renewed. He also wanted the repairs to be paid for by WCC and not claim off insurance. The three communal fans have been renewed, however, WCC has to do a temporary repair to the stack to reduce the smell and mould growth.

PM & KM raised concerns about the quality of repairs of contactor Flow 3.

- **REPAIRS & FINANCE**

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Bank balance on the 31st May was as follows:-

- Deposit account - £364,840.81.
- Current account - £59,042.

WCC has paid invoices for voids, which was £23,265.

- Main door – Warrior attended and renewed the hinge to prevent the door from dropping.
- Lift – Lift number 176, has alarm sign above the bell to press if stuck in lift.
- Domain and website paid up to date.
- Oakray checked emergency lighting on 5th June.

CG gave the repairs report for April & May. In April, there had been a total of 38 repairs at the cost of £8,828.80. Two satisfaction slips were returned, and phone calls made. There was 29% satisfaction.

Trade	Type of Repair
Drainage	1
Damp	1
Electricity	6
Plumbing	19
Joinery, Fixture & Fittings	6
Glazing	3
Paint/Dec	1
Concrete	1

Invoices over £500 for April

- 20th Floor – Renewed cylinder and rewire for hot water. The cylinder had to be specially made due to size. The cost was £2,280.00.
- 20th Floor – cracked ceiling following leak & broken balcony tiles. The cost was £900.
- Ground floor lobby – two extractor fans renewed. The cost was £591.60.
- 18th floor- Three original internal doors replaced. The cost was £1062.00.

In May

There were 30 repairs at the cost of £5,376. Two satisfactory slips returned and call made, there was 28% satisfactory.

Trade	Type of Repair
Drainage	4
Paint/Dec	2
Electricity	4

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Plumbing	1
Joinery, Fixture & Fittings	1
Glazing	1

Repairs over £500.00

- Flat on 10th floor – flood from above to repair pipe & re-decorate, total cost £696.00.
- Flat on 17th floor- Unblock sink repair cracks in ceiling from previous floods from above.
- Renew fan by main entrance and re-wire own circuit to help reduce moisture in communal lobby. Cost £774.00.

• **HEALTH AND SAFETY**

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

- Water tanks
- SG** has requested for the Water Risk Assessment sent from WCC to be sent to Board.

PM requested H & S repairs including –

- Metal panel by entrance to block be secured.
- Side fire door by Hall to be re-alarmed.
- Risk Assessment for water to block.

• **RESIDENTS ASSOCIATION**

The RA is not in operation at present.

The lock to the garden had to be changed as a key had been broken in the lock.

• **ANY OTHER BUSINESS**

SG mentioned snagging works by United Living has not been done, he wanted United Living off the site, and he wanted to know the date they were leaving. **CG** to write to Keith Rouse and Colin Burton of WCC for meeting with the Officers of the RMB.

Bank Mandate needs to be updated with **ID**, **BG** & **CG** added to accounts.

NW mentioned people were abseiling down the block on the 5th June and wanted to know why. **CG** explained the office was not informed and will request an update from WCC.

SG suggested meeting with **MP** and Councillor to discuss concerns.

SG thanks everyone for attending.

The next Meeting is Wednesday 19th July in the Hall at 6.30pm.