

# Hide Tower Resident Management Major Works Meeting Wednesday 2nd February 2022 – 6pm.

Present

Ms I Dahl	Chair	<b>ID</b>
Mrs M Stephenson	Vice Chair	<b>MS</b>
Ms T MClean		<b>TM</b>
Mr P Mixer		<b>PM</b>
Mr D Bresnihan		<b>DB</b>
Mr N Walker		<b>NW</b>
Mr B Abell		<b>BA</b>
Mr R Zanetti		<b>RZ</b>
MS K Mutic		<b>KM</b>
Mrs S Gilbert		<b>SG</b>
Miss F Matoq		<b>FM</b>
Ms P Addison	<b>Manager</b>	<b>PA</b>

<b>Apology</b>	Mr L Stephenson	<b>LS</b>
	Mr T Weldin	<b>TW</b>
	MS B Grasberger	Treasurer <b>BG</b>
	Mrs M Weldin	Secretary <b>MW</b>
	Mr R Mangat	<b>RM</b>

## 1. Matters Arising

**ID** started the meeting by welcoming everyone and the new members, Brian, Rodrigo, Katarina, Sarah, and Fatima, and said it was good to have them on the board. She hoped they would enjoy it and find it a positive experience.

**ID** then asked if everyone if they had read the minutes of the last meeting, and if there were any queries, as there weren't any **MS** proposed that the minutes were accurate, which was 2<sup>nd</sup> by **PM** and agreed by all other members.

**ID** then went onto discuss matters arising and explained to new members that a subcommittee had been formed to meet with Westminster and United Living to discuss the major works and the current issue is the design of the corridor doors. She asked **MS** to give an update on the meeting they had earlier that day.

**MS** informed members that there were 2 options to discuss: -

Option **A** which is timber doors with a glass panel within, and glazed side panels, this is the most cost effective but there won't be as much natural light coming into the landings.

Option **B** is proposed by the steering group for metal doors similar to what is in place that will give more natural light. This option will be approx. £150K more expensive. KR will liaise with UL to get some designs and costings for this then committee will decide on which one to go with. Westminster is waiting for a direction from the committee as there is a 20-week lead in, to order doors so the earliest start date will be around June.

**PM** said the committee need to decide what is more important the fire safety aspect or the more expensive aesthetically pleasing which will still be up to the fire regulations standard but will look better.

**MS** went on to inform about other issues that were discussed the North side fire door will be replaced, also the walkabout to pick up defects and damaged plasterwork on the landings around various flats, these were noted by KR & UL.

**ID** continued with matters arising and went on to discuss the RMB and said that the fact that we now have new board members, and we know we have interest from residents to continue, however the next step is to do the 5-year ballot this is a legal requirement to reach out to all residents to ask the question do they want us to continue to manage the block. We will be getting on to this in the next week or two. **ID** also informed that there will be two director's roles to fill, the secretary and the chair. She advised that as she has been the chair for 3 years she wants to step down in September and so we will need someone in place ready for the AGM. We will provide training for all new members and relevant courses for those who take over these roles. She also informed that her and Birgit had formed a sub-committee to work on the recruitment for the Manager role they will also be working with Mervyn Thomason the TMO liaison officer to assist with this, and hopefully we will be on track for when Pauline retires at the end of April.

## **2. Conflict of Interest**

There was nothing around the table.

## **3. Repairs**

**PA** gave a repairs report from January.

We had issued 29 repairs, 3 were still outstanding. Of the 26 completed we had received and paid invoices for 12 repairs, expenditure to date £1,568.80. We received 13 satisfaction sheets – only 46%

**PA** went onto discuss the problem with main entrance door, we are having too many problems caused by misuse which is becoming pricey. This week someone knocked the sensor of the door, and we have had to pay for a replacement part, this together with labour and mileage cost £1088. We do pay for an annual service package around £2k for two services and 2 call outs, but we have gone over that this year.

**SG** asked were the needs of the block not anticipated before purchasing the door. **PA** informed the volume of usage has gone up dramatically since the pandemic with deliveries especially, and other visitors and contractors.

**DB** we need to investigate our options and see what is out there, he visits lots of social housing blocks in his job and will take some photos of doors

## **4. Finance**

**PA** gave a summary on the finances for January

Opening balance	£,71,393.74
Received	£54,253.50 for quarter 4 allowance £13,230.00 rechargeable repair £4785. 67 annual rent allowance
Expenditure	£30,493.08
Closing Balance	£113, 168.83

PA explained the process of recharging for repairs over £5k, the management agreement we have with the Council is that if a repair is under £5k the RMB pay but if it is over then we recharge them for the full cost of the repair, this usually happens when we are refurbishing void properties.

## **5. Health & Safety**

**ID** said that we had briefly discussed this on matters arising with defects being picked up by KR and UL she informed that Ted and Liam usually report on matters after doing the weekly block inspection, but Ted is unwell now and so unable to do it. Liam will continue with this.

**PM** asked all members to be vigilant around the block and to report matters back to Inga or Pauline.

### **Any other business**

**PA** informed that most of the trees had been pruned around the car park apart from two where the motor bikes are parked they will be putting notices on the bikes and returning to prune these and the garden trees in due course.

**PA** gave some good news the Council want to plant a tree in commemoration of Jack and Rose Fisher and Winifred Long all being over a 100. They are arranging a date at the beginning of March where local Councillors will attend in the garden.

**NW** discussed door closer on North Staircase needs adjusting it is banging loudly. PM suggested that the when the new door is fitted it should be alarmed to stop people using it. Also discussed drug dealers using this staircase and looking at deterrent lighting.

**NW** announced that he has had to accept work in Belfast and will be away for 16 weeks, he wants to stay in touch so will Zoom into the next few meetings.

### **Residents Association Matters**

**DB & PM** discussed the idea of going ahead to make some inquiries into gating the block. **PA** has the original quote of company who did the metal fencing in 2002 the cost then was around £17k. This would be keeping the

block from having drug users hanging around dealing etc. **DB** and PM to take on the initial inquiries before resident consultation and planning permission. Most members in agreement.

As there was nothing further to discuss the meeting finished at 7.15pm  
Date of next meeting 23rd February.