

Hide Tower Resident Management Major Works Meeting Wednesday 6th April 2022 – 6.30pm

Present:

Ms I Dahl	Chair	ID
Mr T Weldin		TW
Mr P Mixer		PM
Mrs M Weldin	Secretary	MW
Mr B Abell		BA
Miss F Matoq		FM
Mr S Graves		SG
Mr D Bresnihan		DB
MS K Mutic		KM
Ms S Gilbert		SG
Mr R Mangat		RM
Ms P Addison	Manager	PA

Apology	Mr R Zanetti	RZ
	Mr N Walker	NW
	Ms B Grasberger	BG

ID started the meeting by welcoming everyone and asked if they had read the minutes of the last meeting, and if they agreed. **SG** proposed that the minutes were accurate, which was 2nd by **MW** and agreed by all other members present.

1. Matters Arising

ID informed members that the ballot has been done. The votes were counted and it was quite a success. Out of 184 eligible voters, comprising of 125 tenants and 59 leaseholders, we received 102 returned ballot papers from 67 tenants and 35 leaseholders, resulting in a 55% return and with a 100% vote in favour of the RMB. Going forward she advised that we have had 3 members - Maureen and Liam Stephenson, and Tabitha Mclean - who have stood down with immediate effect, and Marguerite Weldin, who will stand down in May. This will leave the Secretary position to be filled. Fatima Matoq offered to fill this role. This was proposed by **DB** and agreed by all other members.

We also discussed that we need to update the signatories as we still had some old names on the signatories list at the bank. It was proposed that **ID**, **BG** and **FM** would be the new signatories.

ID updated the board on where we were at with the recruitment. We had asked Andrew Charnock to draw up a job specification but it was too wordy and she was not happy with it, so Mervyn has had a look and has suggested some changes. The post will be advertised in Inside Housing and on Jobs Go Public.

With regards when it comes shortlisting the applicants, we will ask Andrew Charnock to be involved as not only is it time consuming, we are required to use an outside source so as to comply with WCC's impartiality stipulations. Andrew Charnock can sort out the best applicants ready for interviewing.

ID went onto discuss major works and the cross-corridor doors - we had been given two sets of drawings for metal door replacement - for the committee to decide which one they preferred. After looking at the drawings and having some discussion around the table, it was decided to go for option 1 A1 as this was more of a like for like replacement. **ID** will forward the decision back to Keith Rouse so that he can take it onto the next stage.

ID also spoke of the matter of the cyclical decs, and asked members if instead of taking this project on and paying from the surplus but have no say in who will be doing the work, then should we not wait until Westminster carry out the cyclical decs in 2027. **PA** gave an update that a WCC surveyor had been on site to do an assessment of the external and internal decs for a condition report, and after looking, he informed her that he had seen a lot worse conditions but there are many areas with flaking paint and he will put in his report for them to be done around 2025, however, there is no guarantee that it will be done at this time.

Discussion between members is that they want to make a stand and be involved in the cyclical decs. We need to wait until major works is finished and then re-visit the subject, as well as have more consultation on it.

SG asked if there was any update on the vents. **PA** said that there has not been and Andy Morrison, the site manager who normally updates us, has been moved onto a different project and we haven't been introduced to his replacement.

2. Conflict of Interest

There was nothing around the table.

3. Repairs

PA informed members that due to Colin's very sad family bereavement he will not be working for a while and Paul will be holding the fort and carrying out all the repairs until he returns. The committee has sent flowers to his family with our condolences.

PA went onto give a quarterly repairs report, which showed that 56 repairs had been completed and invoiced between 1st January and 31st March. The total gross cost was £9,189.88. There were two high spends between £500 - £1000 in this quarter. We had received 28 satisfaction sheets returned and all were satisfied, so a 50% return.

PA updated members on the drainage issue and informed that Westminster have started their investigation of the pipework in the first floor flat, the

resident of which has been decanted from flat 4 to a flat higher up. They also want to resume the stack cleaning and they are meeting with Pauline to discuss access points in some flats for this work to commence. No date has been given yet.

We discussed the recent back surge into the kitchen sink in flat 9 again, which is terrible for the leaseholder and for the flat below who were also flooded out.

4. Finance

PA advised members that we have received our general allowance review and there is a reduction of 7.33% in the tenant element of the allowance. This will result in receiving £14K less than last year. The figures are based on historic expenditure over the last 5 years, and they calculate the average cost for this coming year. With the lockdown there were a lot less repairs carried out between 2020/21, so this has made a difference. Hopefully there will be an increase next year.

PA went onto to discuss the finance report that she had given to members prior to the meeting, informing that we had received income of £72,510 made up of 4 elements - the quarterly allowance, rent allowance, recharges to WCC for void work, and bank interest.

We went through the expenditure and most was in line with usual operational costs of running the business and salaries etc. However, we did receive back-dated invoices from WCC for out of hours repairs they undertook from the period of 2019 -2021, which amounted to £5,5332. Also added to the in-flat repair costs, we purchased storage heaters costing at around £4k. There was a communal repair to the main entrance door and a part was needed at around £1k. We also paid for 3 rechargeable voids and have only received reimbursement for two, this resulted in a loss of £11,870, but we do have an outstanding payment to receive for the third void amounting to £20k.

PA asked if there were any questions, **PM** asked can we not try and get a better investment for the surplus account as £26 was peanuts for around £400k. Discussed money manager accounts banks not giving much, it was not worth re-investing, will have to investigate it further for better deals.

5. Health and Safety

ID asked for a volunteer to take over the weekly block inspection now that Ted can no longer do it. **PM** has agreed to do this going forward and will email his findings.

DB asked about the security to the block given that we have had a spate of kids using fire keys to gain entrance to the block. **PA** advised that it has gone quiet again and nothing has been reported recently. Discussed the problem with being able to buy these keys from hardware shops. **PA** informed that she had asked for the CCTV contractors to attend to assess the current system that was in place as she noticed that not all cameras were working. It's an old system that has been in place since the 90s. The company AllProSecurity had

attended and have suggested upgrading the old analogue CCTV system to full HD. They have quoted to replace the hard drive storage, the flat screen monitor, replace 15 wide lens cameras, along with a power supply and connection for remote viewing. The cost will be £4,273.00 + VAT, which will come out of RA account. All members agreed with upgrading the system. Also discussed clearing out the room on the 21st floor of its redundant office furniture and very old and rotten floor covering. Members agreed to ask Carlos if he wants to do this as overtime.

4. Any other business

PA informed she will be on leave next week from the 11th to 14th April. Zebra will take over the telephone and will contact Paul with any repairs.

DB had a few things to discuss and asked for an update in whether we allow the SNT Police to use the hall as this would be a good source of security to the block. **PA** will liaise to see if they do need to use the space.

DB also wanted to say that he wants to take the security of the block further and investigate the idea of a being a gated community. **SG** said that this has been on the agenda when she was on the committee before, but no progress made. **PM** also thinks that this will stop the anti-social behaviour of kids coming into the building and the drug problem around the car park and external staircase. **DB** and **PM** to investigate further. **SG** has some concerns about it but will wait to see the outcome before discussing further.

DB also discussed making the external areas more attractive by having planting around the fencing. We will have to look at costing of this as it could be expensive to maintain.

As there was no further business for the RMB we went onto discuss the RA

5. Residents Association Matters

ID asked for a volunteer to lock up hall after the election on the 5th May at around 10.15pm. **DB** agreed to do it.

SG wanted to discuss the newly planted tree for the centurions. It had been planted in the wrong area of the garden and he wanted permission from the committee to re-plant in a better area of the garden. This was agreed by all members.

As there was nothing further to discuss the meeting finished at 8pm
Date of next meeting 11th May at 6.30pm.