

Hide Tower Resident Management Board Meeting
Wednesday 4th September 2024 6.30pm in the Hall.

Present:

Mr D Bresnihan	Chair	DB
Ms F Hughes		FH
Ms C Lucy		CL
Mr P Mixer		PM
Mr R Zanetti		RZ
Mr H Singh		HS
Mr R Mangat		RM
Mr T Brandon		TB

Apologies

Ms I Dahl	Vice Chair	ID
Ms F Matoq	Secretary	FM

Mrs C Gerald	TMO Manager	CG
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The meeting was quorate and the minutes were agreed and proposed by **RZ** and seconded by **CL**.

- **MATTERS ARISING**

DB explained that the fan for the ventilation had been reset and is now working, which should prevent mould growth in the bathrooms.

- **CONFLICT OF INTEREST**

No conflict of interest.

- **MAJOR WORKS**

There will be an Introduction Meeting regarding Project AC116 for residents to attend in the Hall at Hide Tower on Wednesday 18th September between 6pm and 7pm. Letters have been delivered throughout the block and placed in the lifts.

- **REPAIRS & FINANCE**

August 2024

Bank balance on 31st August:

- Deposit account £332,348.71
- Current account £61,380.88

There were 23 repairs and £3,697.20 spent.

There were 5 satisfaction slips returned and 20% tenants' satisfaction.

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Trade	Type of Repair
Glazing	6
Electricity	2
Fixture & fitting	1
Plumbing	13
Concrete	1

There were 3 repairs costing over £500.

- 1) Flat on 19th floor – renew bath completely. The cost was £624.
- 2) Corridor on 20th floor – Reglaze panel in door. The cost was 564.

- **HEALTH AND SAFETY**

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

- The glass panel on the ground floor on the north-facing fire escape exit was reglazed in August.
- The lights in the car park have been reported to **WCC**, and have been inspected by **Oakray**, who will be submitting an estimate to **WCC** for all lights to be renewed.

Barrier

The unit on the barrier needs to be upgraded, as the system is old and cannot have any additional forms added. The cost is £6,725.39. Members disagreed with Hide Tower RMB paying as the car park spaces are issued for any resident in the Grosvenor area. They believe the cost of the upgrade should be paid for by **WCC**. **CG & DB** to meet on Friday 6th September to discuss further. **CG** explained that the car park spaces are administered by Hide Tower and enforced by **WCC**.

Customer Relationship Management (CRM)

Hide Tower has been chosen as the Pilot to implement the **CRM**.

Security

The possibility of having the block patrolled for several weeks was discussed – all in favour – and **CG** to obtain more information. Information was obtained and the cost for 6 weeks was over £16,000 and for 4 weeks reduced to just over £10,000. The money would have been paid for from the RMB Budget. This was queried by the Treasurer, who had concerns about the money coming from the quarterly allowance. A meeting was held with the Chair of the Residents Association (**RA**) and the Vice Chair of Hide Tower Resident Management Board. The **RA** offered to pay for additional cameras to be installed, which would cover the stairwells and communal landings. The estimate for the upgrade is £12,440.40. The details have been sent to **WCC** to agree and in the meantime, the **RA** will send a survey to residents to get their opinions before any works are started.

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This was discussed by the Committee, and some members had concerns about a camera being placed on the communal landings. **CG** explained that the camera will not be viewed by anyone and any requests to view the camera will only be accepted by the **Police** or **WCC**.

- **RESIDENTS ASSOCIATION**

Nothing to report

- **ANY OTHER BUSINESS**

Training

Committee Training has been booked for **RM** to attend Finance for TMOs on the 1st February 2025, **HP** to attend Tenant Management on 19th October 2024, and **CL** to attend Housing Regulation and TMOs on the 30th November 2024.

Allocation Training email has been sent out to Committee by ID and at least 4 want to attend. The training will be online.

CG explained to the committee that the repairs and renewals to the UVPC doors are best handed back to **WCC** due to their being out of warranty. This was voted on and passed. This will be put to residents in the block to vote on at the upcoming AGM on the 25th September.

The next meeting is on Wednesday 16th October at 6.30pm in the Hall.

Meeting finished at 7.40pm.