

Hide Tower Resident Management Board Meeting Tuesday 13 November 2019 – 6.30pm.

Present		
Ms I Dahl	Chair	ID
Mrs M Weldin	Secretary	MW
Mrs M Glen	Treasurer	MG
Mrs M Stephenson	Vice Chair	MS
M Mr T Weldin		TW
Ms M Ramos		MR
Ms T Mclean		TM
Mr L Stephenson		LS
Mr P Mixer		PM
Ms P Addison	Manager	PA

Apologies Ms B Grasberger **BG**

1. Matters Arising

ID opened the meeting and asked if everyone if they had read the minutes of the last meeting, and if there were any queries, as there weren't any **ID** asked that **MS** propose the minutes and **LS** second them all members were in agreement

Matters Arising

ID went onto discuss the drainage problem and informed members that the repair work to fix the leaking pipe is taking place tomorrow 14th November. Letters have gone out to the flats that will be affected by this work. She advised that **PA** had started the insurance claim and Colin Williams had been assessing the damage and will be putting a quote together. We had also requested a loss adjuster to come and survey the damage which is substantial.

Audit – ID advised that there is no further news regarding the audit from Mervyn Thomason. We have handed in what was required in the breach notice, but this hasn't been signed off yet. The governance training went ahead on 9th November, at Memo and was attended by 6 members and two of memo's committee members.

Conflict of Interest

There was nothing around the table

2. Repairs

PA gave out a 6 weeks repairs report from 1st October – 12th November which showed that we had raised and completed 39 repairs two of which were communal.

The expenditure to date was £7,543. There had been 4 high spends, between £500 - £1000, comprising of a new bath and taps for one flat, new flooring following a leak in another flat, replace two new fire doors. 15 repairs between £100 - £500 and the rest under £100. We have received 19 satisfaction sheets, all were satisfied with the work, and gave a 51% return.

3. Finance

PA gave a 6-weekly report and advised members that we had received the quarterly allowance of £42,114.50, the expenditure for this period £20,163.67, this was for repairs and materials purchased such as lights and heaters, also the operational costs. The remainder is £21,950.83

Petty cash opening balance was £111.95 there had been 3 purchases of £56.26 leaving £55.69 remaining.

4. Health & Safety

ID discussed trees around the car park had been pruned but we were still waiting for the roots to be cut, this keeps getting delayed as the tree specialist Tom is in demand and he needs to coordinate his diary with the contractors who will do the work and then put the paving slabs back.

ID discussed the bulk refuse Carlos has reported that there are problems with leaving the shed compound open, we have rough sleepers coming in using the toilet for drug administration and leaving a mess. He is going to lock it up. We discussed putting another notice to go in the lift regarding this and inform residents that if anyone needs help with taking bulky items out then they could ask Carlos to help them.

PA/PM reported three lights need replacing around shed compound and garden. **PA** to arrange to get this done.

TW/LS reported the plant room lock has been damaged and the keys don't work. **PA** to get locksmith out to repair or replace lock.

ID asked **PM** to discuss his concerns regarding the imminent fire safety work. **PM** had read about some high-rise blocks in Little Venice who had had the wooden cladding removed from balconies as part of their fire safety work, but they had not included it in our scheme. He thinks the same should apply to us and he had sent the document over to the major works team and was waiting for an answer. A discussion arose from this around the floor, some members didn't think it was necessary as we are a concrete block and the fire wouldn't spread. **PA** said that she had also forwarded the email to Lindsey Jenkins on behalf of Peter and was waiting for a response. **ID** advised **PM** to take this on with Westminster.

Post meeting Note: response received from Lindsey Jenkins clarifying position

We instructed independent fire engineers Olsson to carry out additional checks in July 2019 as a precautionary measure. Their findings confirm our original advice: that the building is safe, structurally sound and in the unlikely event of a fire, the timber panels would not lead to fire spread. No further action, such removal of timber panels, is therefore required.

I have replied to Peter and hopefully this information will help.

PA updated on the Health Safety audit and informed that the TMO managers were meeting with two H/S consultants to get quotes from them to work with us put in place the policies, procedures and risk assessments needed to complete the audit. They are meeting one tomorrow and the other next Monday.

Any other business

ID/PA – Spoke of the parking consultation for Westminster to control our car park. They had been consulting for the last few months but had not received any feedback or concerns from our residents, so have been putting plans in place for this to go ahead. They had sent two officials to Hide Tower who put notices on all the cars to say that they did not have relevant parking permits and if they didn't get them then they would be receiving parking tickets. PA requested a meeting to discuss this with Jon lock. Jon advised that they were ready to go with it, we looked at the plans of the car park, but they had made a mistake with using the trades bays for being user bays, so they must make some changes to that and have more consultation, nothing will happen now until next year. The changes will be that the car park will be patrolled, all occupiers will be signed up on a different contract, they will be given a valid permit that must be displayed in the window. If not shown, they will receive a parking fine.

Residents will have to pay for visitors parking permits, this will work out as £2 per half day and £4 for full day. They will need contact the Council for these permits and then they will still have to book the spaces with us at the office to obtain the fob to the car park.

We have the option to opt out of residents paying for visitors, but if so we can't have it piecemeal as they will not patrol some aspects and not others so it will leave us open to some people abusing the system, which is what happens now, and no authority to assist with this.

PA asked for a show of hands in agreement with the parking patrolling, majority in favour of this going ahead.

ID discussed creating a website for the RMB, this was discussed at a meeting earlier and was agreed but was put aside when dealing with RMB problems.

Inga wanted to ask members if they were still in agreement, as this would be another way of communication with residents. Members in agreement with this proposal.

PA asked members to change the December meeting to 17th December at 11am, not all can attend but we will be quorate.

As there was no further business to discuss **ID** handed over to **MG** for the RA business

Residents Association Matters

MG spoke of the water supply in the RA room on the 21st floor, Castle water are the suppliers there has been a problem with us not been receiving the bills on time but then later receiving a reminder of non-payment with a penalty charge of £40 this has happened twice. The room is redundant, and we don't need a water supply in there. MG proposed that we get it de-registered as it is a waste of money. This was agreed by all members.

She informed members that she had obtained a quote from Continental Landscapes to do some extra work in the garden to cut back the overgrown shrubbery and decant the two compost bins the cost is £1904.00, all members were in agreement with this.

Also confirmed that we had paid Winch brothers for the painting of the external ground floor and commented that it looked good.

We spoke of the elections and if they do use the hall then it was agreed that Ted and Marguerite will open it at 6am and Maureen Stephenson will close it after 10pm.

As there was no other business to discuss the meeting finished at 7.45. As agreed, the next board meeting will be on 17 December at 11am.