

Hide Tower Resident Management Board Meeting  
Wednesday 19<sup>th</sup> June 2024 6.30pm in the Hall.

**Present:**

Mr D Bresnihan	<b>Chair</b>	<b>DB</b>
Ms I Dahl	<b>Vice Chair</b>	<b>ID</b>
Ms C Lucy		<b>CL</b>
Mr P Mixer		<b>PM</b>
Mr B Preuveneers		<b>BP</b>
Ms K Mutic		<b>KM</b>
Ms I Williams		<b>IW</b>
Mr N Walker		<b>NW</b>
Mrs C Gerald	<b>TMO Manager</b>	<b>CG</b>

**Apologies**

Ms B Grasberger	<b>Treasurer</b>	<b>BG</b>
Mr R Mangat		<b>RM</b>
Mr H Singh		<b>HS</b>
Ms F Matoq	<b>Secretary</b>	<b>FM</b>
Mr T Brandon		<b>TB</b>
Mr R Zanetti		<b>RZ</b>

The meeting was quorate, and the minutes agreed and proposed by **ID** and seconded by **BP**.

• **MATTERS ARISING**

**RM** to speak to **Merv Thomason of WCC** about what can be done to inform tenants about concerns relating to [list discussed at the meeting](#) on the 20<sup>th</sup> March.

**Keith Rouse, WCC**, had arranged for Pest Control to clean and clear the area around the containers. An email has also been sent to him regarding the 4 doors left in the remaining **United Living** containers so that they can be stored in the cleaner's shed, thus negating the need for **United Living** to keep the containers there. Awaiting reply.

• **CONFLICT OF INTEREST**

No conflict of interest.

• **MAJOR WORKS**

As part of the AC116 project's scope of works, **Brian Omara**, Surveyor Manager, has applied for a grant to cover the next phase of works of AC116, which includes the cross doors and removal of panels on the balconies. The grant will prevent leaseholders being charged for the works to their balconies.

# Hide Tower Resident Management Board Meeting

## Wednesday 19<sup>th</sup> June 2024 6.30pm in the Hall.

- **REPAIRS & FINANCE**

**Colin Williams** has fitted a new alarm panel to the side door and is arranging additional keys to be cut for residents on the lower floors, that are most likely to be affected by the alarm going off, and in a better position to reset it. One key will be given to **PM**.

**CG** requested three quotes from different Auditors, two responded. One was recommended by our current accountant, **Blackman Terry LLP - O & C** - their quote was for £4, 500 plus VAT. The other was from **G & C**, and their quote was £5,000 plus VAT.

All Committee members voted yes to **O & C**.

**CG** to email them with acceptance of quote.

### May 2024

Bank balance on 31<sup>st</sup> May

- Deposit account £336,334.69 - interest of £548.68 included.
- Current account £69,605.91

There were 24 repairs costing £6,015.60, including £4,800 for the ceiling tiles.

There were 6 satisfaction slips returned, and with calls, there was 52% tenants' satisfaction.

Trade	Type of Repair
Glazing	2
Electricity	6
Joinery	2
Plumbing	14

There were no repairs over £500.

- **HEALTH AND SAFETY**

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

- Concerns were raised about the type of residents being allocated the properties in Hide Tower. **ID** explained to the committee that Hide Tower RMB used to have a say in allocations via a TMO allocations panel, however, since Covid, the committee no longer gets a say about the residents that are allocated the properties. Anyone can bid for Social Housing flats at Hide Tower and be accepted on "need" in accordance based on a 1-5 rating in order of priority at the time of viewing.

## Hide Tower Resident Management Board Meeting Wednesday 19<sup>th</sup> June 2024 6.30pm in the Hall.

There are also direct offers from WCC that don't require the bidding process.

- **PM** brought up block security as a concern because a visitor to a resident in the block had forced the main door open due to the resident not responding. **PM** wanted **CG** to report the incident to the Police so that the Police were able to question him as a witness. **CG** is to give **PM**'s details and that he has additional information to the **Safer Neighbourhood Team**.
- The possibility of having the block patrolled for several weeks was discussed – all in favour – and **CG** to obtain more information.
- **Colin Williams** to replace the 3 defective lights in the garden.
- **CG** to send email to **Keith Rouse**, with outstanding issues: -
  - a) Residents affected by mould in their flats due to no ventilation and the update following visits by **United Living**.
  - b) Master switch for vent being turned on.
  - c) The 4 doors being stored in the cleaner's office.
  - d) The removal of the containers once the doors are moved.
- **CG** to raise an order to **Westminster City Council** to check all lights around the block in the carpark, as the defective period covered by **United Living** has expired.

**ID** confirmed that **Mervyn Thomason** had been copied into all emails relating to the new ceiling tiles/ sensors to lighting, but he has now said that retrospective planning permission needs to be applied for because permission from **Westminster City Council** should have been given to install the new ceiling tiles.

**NW** and **PM** said that there are broken (new) ceiling tiles on the 2nd floor.

- **RESIDENTS ASSOCIATION**

**DB** to speak to **Maureen Stephenson**, Chair of the Residents Association, and **ID** about the Gated Community plans.

- **ANY OTHER BUSINESS**

**PM** asked for **CG** to put a notice saying "Please ensure door is shut" on the exit door of the north stairwell external stairs by the office.

There were no other questions put forward by committee members.

Committee also wanted the CCTV cameras repositioned to include the cleaner's shed, as per his request due to the dumping of rubbish.

**CG** was asked to leave due to salary discussions.

**Next meeting on Wednesday 31<sup>st</sup> July at 6.30pm in the Hall.**