

Hide Tower Resident Management Board Meeting
Wednesday 6th September 2023 6.30pm

Present:

Mr N Walker	Chair	NW
Ms I Dahl	Vice Chair	ID
Mr P Mixer		PM
Mr R Zanetti		RZ
Mr R Mangat		RM
Mr D Bresnihan		DB
Ms B Grasberger	Treasurer	BG
Mr B Preuveneers		BP
Ms C Lucy		CL
Ms F Hughes		FH
Mr T Brandon		TB
Mr H Singh		HS
Mr G Hodgson		GH
Mrs Coral Gerald	TMO Manager	CG

Apologies

Ms K Mutic		KM
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The meeting was quorate, the minutes agreed and proposed by **RZ** and seconded by **PM**.

• **CONFLICT OF INTERESTS**

No conflict of interest.

• **MATTERS ARISING**

NW reminded new rules for conducting the meeting, which are:

- Put hand up if you want to ask a question.
- No more than 3 minutes to put a point across.

Colin has found leak coming from the stack in Flats 3 & 4 and will be working with Flow 3 & WCC to solve the problem.

The fallen plaster on the 9th floor stairwell, which is coming from a Flat 10th floor, **CG** to do another visit and if the resident does not give access to the contract, the case will be given to WCC to get a Court Order.

The Reception Counter will be delivered on the 25th September and a security screen needs to be fitted for Health & Safety. The screen was also agreed by the Board.

GH raised concerns about Cyclo statements not being sent to residents and informed the Board the Officer at WCC to contact is Jack Quinn. **PM** also explained that leaseholders can also opt out of Cyclo control.

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GH also wanted to know what is happening about the Major Works and when will the blue containers be removed from Hide Tower. **ID** explained that the containers should have been removed in May 2023. **PM** also said the containers will not be removed until the ventilation works have been completed and suggested that Hide Tower should be getting further compensation for having the containers, as it is also preventing the trees from getting cut back.

HS had met with someone from United Living and WCC, who explained the target of 68% of installation needs to be achieved and wanted to know if WCC had reached the target. **CG** to contact Keith Rouse for update on target.

HS & GH to complete Nomination Forms.

CG explain a cupboard to be built for GDPR reasons and will get a quote from Colin for cupboard and protective screen. **HS** also raised concerns about digital data and **CG** confirmed that all digital was through WCC so protected.

CG also spoke about WCC refusal to provide a master key for new UPVC doors and will get a quote for key safe for residents and leaseholders (who will have to pay) who wanted one outside their front door in case they lost their keys. Will also need to get permission for WCC to fit key safe.

• **REPAIRS & FINANCE**

Bank balance on the 30th June.

- Deposit account - £364,311.90.
- Current account - £37,102.83.

In June £5,144.40 was spent and there were 27 repairs

Trade	Type of Repair
Drainage	3
Damp	4
Electricity	6
Plumbing	9
Joinery, Fixture & Fittings	6
Glazing	1
Paint/Dec	1
Structure	1
Security	1

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Invoices over £500 for June

- Flat on the 10th Floor – Mould and damp, insolate bedroom external wall. The cost was £2,370.00.
- Flat on the 17th Floor –Leak under kitchen sinks. The cost was £504.
- Flat on 1st Floor – Support Flow 3. The cost was £576.

Tenant satisfaction was 29% 9 slips returned and calls made.

Bank balance 31st July

- Deposit £365,792.31.
- Current £80,362.49

There were 15 repairs at the cost of £2,700. 1 satisfactory slip returned and call made, there was 28% satisfactory.

Trade	Type of Repair
Damp	1
Electricity	6
Fixture & fitting	2
Plumbing	6

Repairs over £500.00

- Flat on 2nd floor – No hot water. The cost was £594.
- Flat on 7th floor- remove damp, remedy leak and replace flooring. The cost was £972.

Tenants Satisfaction was 29% .1 Satisfaction slip received and calls made.

Bank balance on 31st August

- Deposit £365,792.31
- Current £34,969.26

Trade	Type of Repair
Drainage	2
Electricity	6
Fixture & fitting	2
Plumbing	6
Paint/decs	1

There were 17 repairs and the £908.40 was spent.

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There was Tenants Satisfaction of 29% and no repairs over £500.

Invoice sent to WCC for void works at the cost of £11,604.17.

- **HEALTH AND SAFETY**

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

PM requested H & S repairs including –

- Side fire door by Hall to be re-alarmed. New alarm needed and **CG** to get quote & arrange Board to new shown.
- 2 Lights in garden not working **CG** to arrange Colin to renew bulb.
- Light in car park not working **CG** to report to United Living.

- **RESIDENTS ASSOCIATION**

No update

- **ANY OTHER BUSINESS**

ID reminded Board about the agreement to have a rotating Chair and **DB** agreed to Chair next meeting.

The next Meeting is Wednesday 18th October in the Hall at 6.30pm.

Meeting closed at 7.30pm.