

Hide Tower Resident Management Board Meeting

Wednesday 30 June 2021 – 6.30pm.

Present

Ms I Dahl	Chair	ID
Mrs M Weldin	Secretary	MW
Mrs M Stephenson	Vice Chair	MS
Ms B Grasberger	Treasurer	BG
Mr T Weldin		TW
Ms T Mclean		TM
Mr S Graves		SG
Mr P Mixer		PM
Ms P Addison	Manager	PA

ID, chaired the meeting **and** welcomed all members, she asked if everyone had read the minutes of the last meeting, and if there were any queries. As there weren't any, **ID** asked for a proposer, **MW** proposed the minutes and **MW** second them, all members agreed.

1. Matters Arising

ID and members discussed the colour choices for the cyclical decs they opted for light grey walls and slate grey skirting. There was discussion about the colour of the cross-corridor doors whether the frames of the doors be in white and doors grey or for them to be all white. We still need clarification on whether both sides of the corridor doors are to be replaced before a final choice is made. There will be no decoration work starting until all the door work has been finished. **SG** said we need to make sure that we are not paying for making good damages they have caused during their work to the walls.

SG also said that going forward all meetings with UL should have an agenda and be minuted. Agreed by all.

ID informed that we are still waiting to hear about a start date for the rerunning of the water mains pipe. This is going to be run along the top of the wall and will be boxed in with colour to match light grey paintwork. Chris Brown is waiting to receive quotes for the work and when he is happy with a price, he will arrange the start date

ID went onto to discuss the RMB and informed that there was little feedback from the letter to recruit more members, but Mervyn Thomason had told us about a previous member of Memo TMO who is no longer on their committee but is community minded and would be interested in coming onto ours. We don't know much else about this person but it we could arrange to meet her/him to find more. **ID** to arrange the meeting. We also have heard from a non-resident leaseholder George Hodgson who said if it was allowed, he would come back onto the committee. PA advised that we could co-opt up to

4 people if we think it will be beneficial. Most members were in favour of George coming back on the board.

PA informed that we have finally got a start date from Westminster to make good the trip hazards around the trees. The work is commencing on Monday 5th July.

2. Conflict of Interest

There was nothing around the table.

3. Repairs

PA gave a report for May – June 21

43 repairs issued.

41 completed.

Expenditure so far £11,059.26, there were three high spends during this period. Glazing Job £1,164, Plastering and decorations, £2198.40 and making good defects and replacing very old and worn flooring to another property £2148. These are all inclusive of VAT.

Electrics	16	£2703.36
Fixtures and Fittings	11	£3534.70
Plumbing	8	£244.80
Glazing	2	£1424.00
Drainage	2	£306.00
Decorations	2	£2846.40

We received 17 satisfaction sheets are 42.5%

4. Finance

PA gave a report on May -June the opening balance was £87,728.38. Income received £12,370 for rechargeable void work.

Expenditure for this period was £46,575.27. leaving a closing balance of £53,523.11.

Petty cash opening balance £93.06, there had been no transactions closing balance £93.06.

5. Health & Safety

ID discussed **BG's** query regarding fire emergency plan, ID informed that as we are a residential building there is no emergency evacuation plan. There are fire safety notices on all the landings outside of the lifts. The policy has always been a stay put policy, so if there is a fire in another part of the

building, in theory it should not spread because of the fire doors and the smoke alarms in the flats. However, if you don't feel safe to stay then you should leave the building. PA advised that there is an emergency plan that is updated quarterly, and it lists all vulnerable residents and residents with mobility problems. In this plan there are contact numbers to use the neighbouring resident halls as respite centres if needed.

Need to chase Hyper-optics, to return to do the tarmac in the car park, SG concerned about the wiring going through communal floors. **PA** to email Gina to come back to do final visit to iron out snagging issues.

PA advised that the fire extinguishers have all now been serviced. We are still waiting for United Living to fit locks on all the riser doors to keep fire extinguishers in place.

Any other business

BG raised the topic of transparency and said that she wants to make sure that going forward all documents relating to the RMB should be sent to all members, recently the drawings of the cross-corridor design had not been sent out to all members, prior to a meeting with UL. PA informed that this was her over-sight and that she would in future include all members in all matters. This was deemed essential by all committee members.

PA informed that we need to arrange a date for AGM suggested date 29th September.

PM asked about the fire safety door on the first floor, when is it being fitted. MS did raise this at the meeting with UL and we are waiting for them to get back to us.

Residents Association Matters

ID informed that we have Hall bookings from now until December for In-deep an income of £250 per month. There have been no further requests from other groups so far.

PA informed that she has invoiced Westminster for quarter 1 and 2 gardening allowance.

MS said that we should also request funds from the Airwaves fund to help with the decorating work.

As there was no other business the meeting finished at 7.25pm. The next meeting will be on 11th August at 6.30pm.

Post meeting note: The board discussed and agreed that Pauline and Carlos receive a 2.75% pay increase back dated to April.