

Hide Tower Resident Management Board Meeting
Wednesday 7th February 2024 6.30pm

Present:

Mr D Bresnihan	Chair	DB
Mr P Mixer		PM
Mr R Zanetti		RZ
Ms F Hughes		FH
Mr H Singh		HS
Ms C Lucy		CL
Mr N Walker		NW
Mr T Brandon		

Mrs C Gerald	TMO Manager	CG
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Apologies

Ms K Mutic		KM
Ms I Dahl	Vice Chair	ID
Ms F Matoq	Secretary	FM
Mr R Mangat		RM

The meeting was quorate and the minutes agreed and proposed by **CL** and seconded by **NW**.

• **MATTERS ARISING**

Update on leaking stack:

Works to the stacks in on the first floor completed, and keys are back with Hide Tower to carry out void repairs.

Update on Flat on 10th Floor:

DB provided protective clothing for repairs to be carried out on flat on 10th floor, however, the leak has stopped and resident does not want any further repairs.

Update on IT:

Members agreed either everyone on Zoom, or everyone meets in person, due to noise/ feedback from Zoom. Will purchase Zoom in autumn for winter meetings.

• **CONFLICT OF INTERESTS**

No conflicts of interest.

• **REPAIRS & FINANCE**

DB asked about rear door alarm. **CG** explained looking for new contractor for quote.

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Windows were cleaned in December.

December 2023:

Bank balance on 31st December;

- Deposit £368,783.30
- Current £88,771.96

There were 37 repairs costing £7,201.20, including out of hours payment to WCC for previous quarter. There were 4 satisfaction slips returned, and with calls, there was a 29% tenants satisfaction.

Trade	Type of Repair
Fixture & fitting	1
Electricity	12
Glazing	3
Concrete	1
Plumbing	19
Damp	1
Joinery	1

There were three repairs over £500

- Fit new kitchen sink & pipework to flat on 3rd floor, costing £1,104.
- Roof area in tank room repair leak to pipe work, costing £1,440.
- Roof in tank room renew stopcock costing £1,030.

January 2024

Bank balances on the 31st January

- Current account £54,091.85
- Deposit account £367,403.46.

There were 37 repairs costing £4,185.60. There were 6 tenants satisfaction slips returned, 31% satisfaction.

Trade	Type of Repair
Drainage	1
Electricity	12
Glazing	2
Joinery	3
Plumbing	15
Damp	1
Fixture & fitting	1
Painting & decs	1

1 repair over £500, which was new doors for office cupboard at £660.00.

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- **HEALTH AND SAFETY**

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

CG has emailed Keith Rouse about the lighting in the car park at the front, which is not working.

WCC have installed a Red Box at the front of Hide Tower to hold information about the block for the Fire Service. ASSA padlocks to be purchased and fitted to tank room on the top floor and gates in carpark. Keys to block placed in Red Box, as per WCC requirement.

Committee discussed having more information put in Red Box - for example, location of the main stopcock to block. **DB** to find out exact information needed for Box and report back at next meeting.

NW brought up concerns about no lighting from 2nd floor to ground floor in December, due to flood from flat on 3rd floor. **DB** to speak to Keith Rouse of WCC.

DB, ID and Maureen Stephenson of the RA, met with Keith Rouse of WCC to discuss various things including Portacabins and containers being removed by end of April and any damaged paving to be renewed. Bike hangers to be relocated to where the cabins were located.

DB informed Committee 2 more quotes were needed to create gated community. There has been 1 received for over £100,000, which would be paid for from RMB savings account.

DB discussed the 3 samples of ceiling tiles on the 2nd floor, however, only 2 samples at present. RMB to pay for the tiles costing, £33,966 plus VAT, and RA to pay for sensor lights on each landing to reduce carbon print and cost of lighting bills, costing of £9820.00.

PM to contact WCC about signs.

- **RESIDENTS ASSOCIATION**

No update

- **ANY OTHER BUSINESS**

Nothing to report.

Meeting finished at 7.40pm

The next meeting is Wednesday 20th March in the Hall at 6.30pm.