

Hide Tower Resident Management Board Meeting Wednesday 18 November 2020 – 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 T Mclean		TM
Ms B Grasberger		BG
Mr L Stephenson		LS
Ms P Addison	Manager	PA

Apologies

Mr P Mixer		PM
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ID welcomed members to the meeting. **She** began by asking everyone if they had read the minutes of the last meeting, and if there were any queries. As there were not any **ID** asked for a proposer **MG** proposed the minutes and **MW** second them, all members agreed.

1. Matters Arising

ID updated members on the hyper-optics proposal and said that as this is a government initiative Westminster's hands are tied and they are inviting internet providers to install in their blocks. So, we cannot do anything to oppose this. However, we do have a Westminster contact Mark Jackson who did work in the health and safety department and has been brought in to oversee the work and make sure it was all done well and safely. If we have any concerns or not happy with the installation, then he will be happy to be involved.

ID informed that London Drainage have been asked to assess the underground drains which they did on the last visit in October and to investigate the leaking stack pipe. They were back on site doing this on Monday carrying out a CCTV of the soil and vent pipe but had run into problems this as it is not a straight pipe and has some bends in it.

Morgan Sindall (Flow 3) we believe are still to come back and finish the stack cleaning as they started it.

2. Conflict of Interest

There was nothing around the table.

3. Repairs

PA gave a repairs report for October

22 Repairs were issued, 19 have been completed.

We have received 10 Satisfaction sheets all good which is 53%

2 completed and unpaid.

The expenditure for 17 repairs was £2509.60, there were 2 high spends over £500 one for void work and the other was communal lighting on the garden wall.

4. Finance

PA gave a finance report for October, opening balance was £41,915.26

Income received Q3 allowance of £50,352.31, and £145.00 for a rechargeable repair.

Expenditure was £26,915.26.

Closing balance £65,497.31

Petty Cash opening balance £68.95 there has been 3 purchases of £65.90.

A float of £100 was transferred in from purchases of keys and fobs.

Closing balance £103.05.

3. Health & Safety

ID informed members that we will not be liable for the claim that maybe made for a trip hazard in the public walkway. The cause was down to tree roots pushing up the pavements and so it would made to Westminster Council. The repair to this area has now been completed, and we have also changed the lighting on the shed compound wall, so the pavements are better lit.

PA has contacted Mervyn Thomason to assist with getting the other trip hazards repaired as soon as possible, the first tree on the Hide Place side is particularly bad and now that winter nights are here, they need to be dealt with before more accidents occur.

ID/PA discussed the new lighting on the first floor, this was put in without any notice to the committee. **MS** and **ID** had asked for a meeting with **UL** and **Lindsey Jenkins** to discuss this, as they were not happy with the lighting and wanted to also discuss the cyclical decorations. They informed that they would feed back to the committee on this.

ID asked **LS** and **TW** if there were any other issues they have picked up. Discussed the problem with the lobby lights which were out all day on Monday and again on Tuesday we believe this to be down to **United living** replacing communal lights on the first floor. **PA** advised that she asked **Paul** to check it out and it is now working correctly.

Any other business

ID informed that the next meeting would be due to take place on the 30th December but as it is between Christmas and New year, she proposed that we have it on January 13th at 6.30pm. This was agreed by all members.

MW will put the Christmas tree up in the hall to spread a bit of cheer to the building.

PA advised that there have are some changes taking place with our support requirements in Westminster and he is no longer supporting Hide Tower we now have Chailean Dottin-John supporting us. This is forthwith, **PA** has met Chailean and found her to be nice and approachable to will look forward to working with her.

As there was no further business to discuss **ID** asked **MG** to take it over for the Residents Association.

Residents Association Matters

MG informed it was a quiet month, we had paid the monthly garden bill, and we were waiting for **PA** to get the PO numbers so that we can invoice for the aerals on the roof.

Nothing further to report.

As there was no other business the meeting finished at 7pm. The next meeting will be on January 13th at 6.30pm