

Hide Tower Resident Management Board Meeting  
Wednesday 7<sup>th</sup> December 2022 6.30pm

**Present:**

Mr S Grave	<b>Chair</b>	<b>SG</b>
Ms I Dahl	<b>Vice Chair</b>	<b>ID</b>
Ms B Grasberger	<b>Treasurer</b>	<b>BG</b>
Ms F Matoq	<b>Secretary</b>	<b>FM</b>
Mr B Abell		<b>BA</b>
Mr P Mixer		<b>PM</b>
Mr R Zanetti		<b>RZ</b>
Ms S Gilbert		<b>SG</b>
Mr N Walker		<b>NW</b>

Ms M Stephenson **MS**

Mr M Thomason	<b>WCC</b>	<b>MT</b>
Mr K Rouse	<b>WCC</b>	<b>KR</b>
Mr C Abrahams	<b>United Living</b>	<b>CA</b>
Mr F Talbot	<b>United Living</b>	<b>FT</b>

Mrs Coral Gerald **TMO Manager** **CG**

**Apologies**

Mr R Mangat **RM**

The Meeting was quorate, the minutes were agreed and proposed by NW and seconded by SG

**Major Works update**

Update on Major Works was given by **KR** from Westminster City Council and **CA** from United Living.

- 1) This phase of the programme will be finished in June /July 2023 and the portacabins will be removed from site once the other blocks in the programme have finished. The reason it was taking so long was due to problems with the other blocks.
- 2) **SG, PM & NW** asked questions, one was **SG** received a letter from WCC that he had refused to have the new vent fitted, and he denied that he had refused and wants an apology. The other question was there a problem if leaseholders had their own vent system fitted. Question also asked about whether the ceiling tiles needed to be included in the works as they are in other blocks.
- 3) **KR** confirmed that 76% of properties needed to have the vents fitted to enable the ventilation system to be balanced. **CA** confirmed the ceiling tiles at Hide Tower will not be carried out by United Living.

**KR, CA, & FT** left the meeting.

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- **RESIDENTS ASSOCIATION**

**MS** gave update on the installation of our new bike hangers, then left the meeting.

- **MATTERS ARISING**

**FLOW 3 DRAINAGE**

Flow 3 were on site on 7<sup>th</sup> December and the first stack was cleared half cleared.

The manhole cover and floor tiles still need to be reinstated.

- **CONFLICT OF INTERESTS**

No conflict of interest.

- **APPOINTMENT OF OFFICERS**

**MT** explained each year the 3 longest committee members had to step down, however, they can put themselves up to stand again. These were **ID, BG & PM**. This is the Rule, Articles & Associations at Company House. He also explained that Hide Tower legally needed a Chair and a Secretary.

**SG** Chair – majority voted yes

**ID** Vice Chair – majority voted yes

**FM** Secretary – majority voted yes

**BG** Treasurer – majority voted yes

**ID & MT** thanked **SG** for coming forward and offered to support him in the role.

- **REPAIRS & FINANCE**

**CG** gave repairs report for November, which showed there had been a total of 30 repairs - 4 repairs outstanding and 26 completed. The total cost was £1,677.60. There was 39% satisfaction. 8 satisfaction slips were returned and 5 phone calls made. 1 repair was over £500, which was the office heater renewal.

Trade	Type of Repair
Glazing	2
Brickwork	1
Electricity	8
Plumbing	15
Joinery, Fixture & Fittings	1

**CG** still waiting for the £11, 237.00 payment from WCC from a void recharge. Another email has been sent asking for an update as to when the invoice is going to be paid.

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The manhole cover in the lobby has been renewed, awaiting Flow 3 to return and reinstate the floor tiling. Jon Breeze from WCC has asked for Hide Tower to resecure the wooden panel by the new manhole cover.

The light, which is not working above the new north door needs fixing and an electrician is due on site Wednesday 7<sup>th</sup> December.

Carlos, the cleaner, is on leave until 2<sup>nd</sup> January and Redspot will be covering.

The leak between flats 3-4 are to be looked at by Morgan Sindell, who will send an operative on 8<sup>th</sup> December in the afternoon.

- **HEALTH AND SAFETY**

United Living waiting for the cost to be approved to renew the flood light above the north door.

Awaiting Westminster to approve software to have CCTV on laptop.

- **ANY OTHER BUSINESS**

AGM was held on Wednesday 30<sup>th</sup> November at 7pm.

Next Board Meeting is on Wednesday 1<sup>st</sup> February via Zoom.

**SG** thanked **ID** and **MT** for joining.

Meeting closed at 8pm.