

Hide Tower Resident Management Board Meeting Wednesday 29 January 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 M Ramos		MR
Ms B Grasberger		BG
Mr L Stephenson		LS
Mr P Mixer		PM
Ms P Addison	Manager	PA
Apologies		
Ms T Mclean		TM

1. Matters Arising

ID chaired the meeting she welcomed all members to the first meeting of the year. She asked everyone if they had read the minutes of the last meeting, and if there were any queries. **MG** pointed out there was a small error on the RA business it was **MS** who handed over to the RA and not **ID** who was absent from the meeting. As there weren't any further queries or comments **ID** asked for a proposer **MS** proposed the minutes and **TW** second them, all members were in agreement

Matters Arising

ID updated members that the work in the hall was ongoing. She informed members that Colin Williams had been paid for the work, and that we were still waiting for the insurance pay out. **PA** gave an update that she had contacted the loss adjuster and was advised that she would make it a priority. **PM** wanted to discuss the finish of the work; he doesn't think the work has been done to a good standard, the ceiling needed patching up, the smoke detector was still covered up and needed to be re-connected. **PA** informed that the work was not finished, and she will speak to Colin Williams regarding these concerns.

Audit – ID advised that there is no further news regarding the audit from Mervyn Thomason, and we are not sure when he will be taking his sabbatical of up to 6 months .

Conflict of Interest

There was nothing around the table

2. Repairs

PA gave a repairs report from 17th December – 29th January which showed that we had raised 21 repairs 2 of which were communal and five were still outstanding. The expenditure to date is £3,092.20, there were two high spends one £1,784.40 for void work and the other £640 for installing 3 new heaters for the electrical rewiring. All other spends were under £100.

We have received 8 satisfaction sheets, all were satisfied with the work, and gave a 57% return.

3. Finance

PA gave a monthly finance report for January:

The opening balance was £10,758.01, we received £50,537.40 for Q4 allowance also £198.80 for rechargeable work. Expenditure was £25,902.46 leaving a balance of £35,591.75. We are awaiting the insurance payment of £23k

Petty cash opening balance was £105.69, there were 3 purchases of £18.55 leaving a balance of £87.14.

PA went on to inform members that there was bad news for next year's allowance as we have a reduction of 7.71% resulting in £11k less, she had queried some of the adjustment figures with Mervyn, but they are based on the last three years figures and taking an average. So, there is not much to argue about. With the increase of staff salaries and repairs we will not be able to break even with this amount. **PA** advised that we should seek to renegotiate the £25k agreed reduction with Westminster as we will now be in need of it. **ID** asked for a show of hands from all members in agreement with this, all members agreed.

4. Health & Safety

ID informed that we have now appointed JRC Associates to do the health and safety audit for us and are waiting for a meeting with them to take it forward.

ID advised that the garden lights have been replaced

ID/PA discussed the issue with a person tripping on the corner of Chapter Street on one of the uneven paving stones within Hide Tower remit. The claim has been taken to Westminster who are dealing with it. Their proposal was to remove 7 of the low-level bollards and replace with new and repair and repave around that area. MS had asked if Westminster would consider replacing all the low-level bollards with new 27 in total. WCC have said that this would be

very expensive to do over £20k and Hide Tower would need to contribute 50% of the cost towards this so that leaseholders don't get re-charged.

There are two options for the committee to decide:

- A. to remove and replace all the bollards and contribute around £10k towards the work.
- B. For Westminster to deal with bollards at Regency Street end and the uneven paving, but with the remaining bollards inside Hide Tower staying as they are with the uneven paving around the trees being dealt with.

The committee decided in favour of option B to keep remaining bollards in place.

Any other business

ID discussed the 20-year anniversary which was due to be held on 10th January but was delayed because the hall wasn't ready and asked when the committee would want to do it. It was decided to have it on 19th February 5-7pm. **PA** will invite Mervyn Thomason and Mal McGirr.

ID also asked about the meal for the committee. It was decided to go to the Ivy on Victoria Street on 12th February, book table for 6.45pm.

PA advised that United Living who were going to be doing the Fire Safety and ventilation work had been on site recently and asked if it was possible for them to use the room on the 21st floor. Members were in agreement with this request. Work will not be starting for at least 4 months as the contract had not been signed off and then there would be a 12-14-week lead in period. We believe that there will be a resident meeting prior to the work starting when residents will be advised on the scheme and how it will affect them.

ID will start on the website in the coming months and has said that it will be good to get some good photography for this.

As there was no further business to discuss **ID** handed over to **MG** for the RA business

Residents Association Matters

MG informed that we had received £750 from the December election but not the aeriels money. We had sent off the finance paperwork to the auditors for the end of year accounts.

MG – the garden work had been completed and it was all looking well. Also discussed putting some plants in the planters in the garden, one of them needs repairing.

PA/MG will be having a meeting with David Larkin to do the RA annual review health check, and we will need to arrange to RA AGM in March.

PA will arrange to speak with the photographer who has a property in the block to commission him to do some photography work for the lobby.

As there was no other business to discuss the meeting finished at 7.25pm.

The next board meeting will be on 11 March at 6.30pm.