

Hide Tower Resident Management Board Meeting Wednesday 13 January 2021 – 6.30pm.

Present

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

Apologies

Mr P Mixer		PM
------------	--	-----------

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 wasn't any **ID** asked for a proposer **MW** proposed the minutes and **MS** second them, all members agreed.

1. Matters Arising

ID informed members that due to time constraints United Living decided not to attend our meeting and that it would be better to have a dedicated meeting to discuss the X251 major works project. There was a lot to discuss and they would need more time. They have proposed that we meet next Tuesday or Wednesday whenever was convenient for the members. Members agreed Tuesday 19th at 5.30pm. **PA** will inform Lindsey Jenkins.

ID advised that as a result of the lockdown and people working from home they were asking about the drilling noise. **PA** had requested a schedule of works so that we can notify residents of when they can expect drilling noise around the landings. What we have been given is detailed one which **ID** has put on the website, but we have asked for a simplified version to go in the lift notice boards.

Hyper-optics have completed the internal work and have a final job to do in the external bin room. This will be happening very soon. Once the work has been completed then we will arrange a joint inspection visit with Mark Jackson involved, to look for any defects. **SG** pointed out that they have left a shabby finish to the area in the car park where they drilled and filled in with black tarmac instead of trying to match the finish, he is not happy with leaving a scar on the building. **PA** to raise the Mark Jackson.

There is no update on the drainage problem will ask for one at UL meeting.

ID informed that due to Maureen Glen leaving after the sad death of her husband she has now moved back to her family. This leaves a vacancy for the treasurer's role. **BG** has had a conversation with **PA** and is considering whether to take this on. She will be arranging a call with Maureen to get more information and to find out how much time is spent on this role before making her decision. **ID** & **MS** are happy to assist with any banking if needed.

2. Conflict of Interest

There was nothing around the table.

3. Repairs

PA gave a repairs report for Q3 Oct -Dec

66 Repairs were issued, 61 have been completed.
6 were communal repairs, of the 55 in- flat repairs, we have received 30 satisfaction sheets all good which is 55%
11 completed and unpaid.

The expenditure to date is £8,522.60.

PA informed that we currently have 3 voids 2 of which are major works voids so will be recharged back to Westminster. She also informed that due to the lockdown we are only carrying out urgent and emergency repairs.

SG asked a question regarding the repair to the lobby following the drainage work carried out by Flow 3 drains last year he believes that WCC are liable for the cost. **PA** advised that the cost was paid for by an insurance claim on the building insurance.

4. Finance

PA spoke of the quarterly finance report she had given out showing income and expenditure. She asked members if they had any queries, **BG** said she did have some but come to see **PA** at a different time to discuss.

Balance at the end of December £50,336.68
Q4 allowance has been requested and waiting for payment.

Petty Cash opening balance £103.05 there has been 2 purchases of £56.05.
Closing balance £47.00

3. Health & Safety

ID informed members **PA** will be attending a meeting on Friday to discuss the insurance claim and trip hazards at Hide Place entrance. She will mention the trip hazards caused by the tree roots and will feed back results of the meeting.

ID asked **LS** and **TW** if there were any other issues they have picked up. **LS** said the lighting is looking good, but he noticed that there were some loose cables in certain areas, but he is sure these will be tidied up. Nothing further to report.

Any other business

TW spoke about notices been put up by a resident on the fire escape staircase asking to be mindful of making noise as you vacate through the staircase, **TW** believes that they should have permission to do this rather than just putting it up themselves. **PA** informed that she was aware of it and had spoken with the residents who believe putting a notice in the lift does not work, so she gave permission to give it a go.

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

Residents Association Matters

PA informed that we had paid the monthly garden bill, and we were still waiting for PO numbers so that we can invoice for the aerials on the roof.

MS said that there is a Chairperson vacancy for the RA, **SG** said he had experience of Chairing a Resident Association where he lived previously and maybe interested.

As there was no other business the meeting finished at 7.15pm. The next meeting will be on February 24th at 6pm