

Hide Tower Resident Management Board Meeting
Wednesday 1st February 2023 6.30pm

Present:

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

Mr K Rouse	WCC	KR
Mr C Abrahams	United Living	CA

Mrs Coral Gerald	TMO Manager	CG
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Apologies

Mr R Mangat		RM
Ms S Gilbert		SG

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

- **Major Works update**

Update on Major Works by **KR** from Westminster City Council and **CA** from United Living:

- Panels are to be fitted behind WC, where there is a possible fire risk, as the current hardboard panels in some flats is not enough protection. The Panel will help to separate properties. 50 panels have been made and **UL** need access to the 69 Flats to carry out survey.
- Vents to be fitted in 69 flats, and 18 UPVC doors have not yet been certified.
- **NW, PM, ID & SG** queried the riser doors being certified and the one on the 18th floor having a large gap, outstanding snagging for past 2 and a half years, 2nd floor damage to floor tiles, and architrave damaged on 18th floor.
- Colin is going to be asked to walk block and to use the tiles in the chute room, which can replace the missing ones in the ceilings.

KR, CA left meeting at 6.55pm.

- **CONFLICT OF INTERESTS**

No conflict of interest.

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• **MATTERS ARISING**

SG introduced new rules for conducting the meeting, which are:

- Put hand up if you want to ask a question.
- No more than 3 minutes to put a point across.

Ms Sarah Gilbert has resigned, so RMB needs to get another member. **SG & ID** to follow up.

Missing ceiling tiles on the landing have been replaced by Colin.

Broken stack by office due to be repaired and Flow 3 has employed a specialist company to complete the works.

• **REPAIRS & FINANCE**

CG gave the repairs report for December, which showed there had been a total of 32 repairs at a cost of £3,159.60. Two satisfaction slips were returned, and phone calls made. There was 28% satisfaction.

Trade	Type of Repair
Drainage	2
Brickwork	3
Electricity	16
Plumbing	9
Joinery, Fixture & Fittings	2

CG still waiting for the £22,567 payment from WCC from 2 void recharges. Email has been sent asking for an update as to when the invoice is going to be paid.

WCC paid Allowance £49,49,938.60

Bank balances on 31st January in Current Account £65,465.31 and Deposit account £363,226.26.

Invoices for over £500 for December:

- Staff agency £2000 – Cover for Carlos, who was on leave for December.
- Flat on 5th floor - over heated immersion heater £765.00.
- Flat on 10th floor – Investigating, remove and replacing blown plaster, retiling walls, and repairing leak into flat below from bathroom £1,925.

There were 44 repairs in January, 3 satisfaction slips were received, and calls made, with a 28% satisfaction.

The cost of repairs was £10,093.20. The overspends were for:

- Flat on 1st floor – renew laminate floor in flat due to flooding from flat above £5,538.

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- Flat on 9th floor – cost of tracing leak £951.60.
- Flat on 10th floor – repairing leak £760.80.
- Heaters £7,000 – purchased more heaters for winter months.

Trade	Type of Repair
Damp	2
Brickwork	3
Electricity	16
Plumbing	17
Glazing	2
Joinery, fixtures & fitting	2
Decorations	2

Flat 4 - Flow 3 to expose the whole stack and then line if necessary. Stack 2 is due to be cleaned and unblocked next.

Quarterly monitoring:

- Completed outstanding 6-month visits, which have been scanned onto WCC system.
- Completed and updated emergency contacts and plan.

- **HEALTH AND SAFETY**

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

Recycling bins not being emptied. Recycling Team have been informed.

Letter sent to residents on 18th & 19th floors about loitering on stairwell.

ID & SG were concerned about drinking water and if it was stored in a tank, how often does WCC inspect the tank, and how often is it cleaned to prevent contamination.

- **RESIDENTS ASSOCIATION**

ID reminded about RA AGM on 16th February, and anyone can join. Maureen Stephenson has 87 votes for outdoor gym.

SG asked about the difference between the RA & RMB, which are: -

- RA is responsible for management of hall & garden and can hold WCC accountable.
- RMB is responsible for managing the building and everything is discussed at Committee Meeting.

PM asked if the gardening contractor provided value for money. **SG** explained that **PM** needed to raise the issue at the RA AGM.

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- **ANY OTHER BUSINESS**

Nothing to report.

The next board meetings are on Wednesday 15th March via Zoom, and Wednesday 26th April in person.

Meeting closed at 7.35pm.