

Hide Tower Resident Management Board Meeting
Wednesday 15th June 2022 6.30pm

Present:

Ms I Dahl	Chair	ID
Ms F Matoq	Secretary	FM
Mr D Bresnihan	Vice Chair	DB
Ms B Grasberger	Treasurer	BG
Ms K Mutic		KM
Mr B Abell		BA
Mr P Mixer		PM
Mr R Zanetti		RZ

Apologies:

Mr S Grave		SG
Mr R Mangat		RM
Mr N Walker		NW
MR T Weldin		TW
Ms S Gilbert		SG

Ms P Addison	TMO Manager	PA
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ID started the meeting by welcoming everyone and asking if they'd read the minutes of the previous meeting, and if they agreed with them. All agreed.

PM proposed the minutes were accurate and **KM** seconded them.

- **MATTERS ARISING**

RECRUITMENT

ID informed that we've recruited a new TMO manager called Coral Gerald, and that her approximate start date was to be August 1st 2022.

PM was concerned that we may have appointed the first person we saw. **ID** assured him that the correct protocol was observed and that several interviews had taken place. She also said that **PA** and Chailean Dottin-John, our WCC representative on the interview board, were happy with the choice.

PM asked whether there would be any sort of hand over. **ID** said there would be a handover, and that once done, **PA** has kindly offered to be available for a month or so via telephone for any queries the new TMO manager may have.

FLOW 3 DRAINAGE

ID went on to discuss the meeting with Flow 3 on 31st May 2022.

Flow 3 want to start proactively cleaning the stack pipes and maintaining them, as opposed to what has been a reactive process for a long time.

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They proposed a 4 week programme, starting as soon as we're ready, which would involve works being carried out on each Tuesday and Thursday of the 4 week period. They would need access to all the flats on the 2nd floor, 10th floor, and 20th floor.

PM raised the point about shutting off the mains water supply, but **ID** said they weren't able to do it. **DB** said that there is no reason they can't turn off the mains supply and that he would turn it off himself.

After some discussion, it was decided that **ID** would email Ryan from Flow 3 the next day with the following:

1. Contact the residents whose properties they will need access to so as to make sure they are at home on the days you'll need them to be.
2. Send a block wide letter issuing 14 day's notice of commencement of work.
3. Send a block wide letter issuing 7 days of notice of commencement of work.
4. In the block wide letters, stipulate that their mains water supply will be turned off but that the water in their bathrooms will remain unaffected, and that they will issue supplemental bottled water should they request it.
5. Make sure that people are aware that this is dirty work, and that anything valuable be moved out of the way of any required access points.

UL AC116 MEETING

ID said that Phuong Doan from WCC and on behalf of UL had sent letters to all residents regarding the AC116 project meeting on June 22nd 2022.

PM said he'd called Phuong to find out exactly what the works involved as several members were confused, thinking it was to do with the insulating the fascia of the building. He said that she told him it was to discuss the aluminium panels on the kitchen and bedroom windows, and the wooden balcony slats.

BG said that they discussed two different options regarding the timber, one where they would treat the timber so that it is not flammable, and the other option was to remove the timber, however there would be a risk of the sliding doors falling out as they have not been installed properly.

UL CROSS CORRIDOR DOORS

ID referred to Keith Rouse's latest email regarding the fire escape door on the first-floor exterior staircase. Keith Rouse had said he was happy to meet with the RMB to discuss. **DB** said he was available from the 8th July. **FM** said she was away in August/ September. **ID** will liaise with Keith Rouse to find a suitable time.

No-one around the room understood the technical speak within Keith's update, so a all agreed a meeting is necessary.

- **CONFLICT OF INTERESTS**

There was nothing around the table.

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- **REPAIRS**

ID said there had been a total of 16 repairs. The total completed that are yet to be repaid is 2. The cost of the repairs is £3033.40
8 Satisfaction sheets were returned, which is 50%.

- **FINANCE**

BG queried the £9636.00 amount, so **ID** gave her the **PA's** figures to ask **PA** about it.
PM wants a breakdown of the £60,000 figure. He also wanted to discuss the block electricity and lighting, but it was decided to leave this for another time.

- **HEALTH AND SAFETY**

PM informed the room that the block lighting hasn't been fixed, and that there are 3 rear stairwell lights still out, one of which is on the inside of the metal fire escape door on the north facing exit, where the drug users gather.

ID asked **FM** whether she had had to notify the police since Monday 13th June, when she, **PA** and **ID** had managed to grab hold of an officer walking past so as to alert him to the issue, which is ongoing. **FM** was advised to call the police while the drug use was in place.

FM said that they hadn't been there since Monday.

DB said there is drug use all over the area, but that the police do nothing. Replacing the fire escape door is the first step in trying to stop it.

ID asked **DB** whether a blue light would be a deterrent, and although it would, **DB** and **PM** felt it would disturb residents on the flower floors too much, as well as the residents in Dean Abbott House on Vincent Street, which directly faces it.

DB told the room that he'd had further talks about making the block a gated community. Gates could let people in using buzzers like the blocks surrounding us that have been gated in recent years.

BG said we would need gates as well as one entry point. **DB** agreed and said he would send someone down to scope it out, get costs for the whole project, and approach the planning department. He also said that public access could be rescinded, which was in a response to concerns from a few members.

PM informed the room that the reason the front door was making a piercing high-pitched sound was because Flat 11 had left their phone hanging. Their phone had been connected to the front door.

- **ANY OTHER BUSINESS**

Maureen Stephenson is getting hall keys cut for **ID**. **DB** asked if he could have a set too, which would make sense with him being Vice Chair. **ID** to ask Maureen Stephenson.

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KM asked whether the old office on the 21st floor was available to rent. **ID** informed it was best to ask **PA**.

ID informed that as summer holidays were approaching, it might be better to not have RMB meetings in July and January. This was agreed around the room.

- **RESIDENTS ASSOCIATION**

PM said people had been experiencing a problem with ants and that he could hear rats in Carlos's shed.

BG advised it would be a good idea to put information regarding how to contact Pest Control in the next newsletter, which would be the Summer 2022 version.

The next meeting is at 6.30pm on August 23rd.

The meeting closed at 8:00pm.