

Hide Tower Resident Management Board Meeting
Wednesday 5th February 6.30pm in the Hall.

Present:

Mr D Bresnihan	Chair	DB
Ms B Grasberger	Treasurer	BG
Ms F Hughes		FH
Mr P Mixer		PM
Mr H Singh		HS
Mr N Walker		NW
Ms F Matoq	Secretary	FM
Ms K Mutic		KM
Mr R Mangat		RM
Mr R Zanetti		RZ
Ms K Mutic		KM

Mrs C Gerald	TMO Manager	CG
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Apologies

Ms C Lucy		CL
Mr T Brandon		TB
Ms I Dahl	Vice Chair	ID

The meeting was quorate and the previous minutes were agreed by **NW** and seconded by **FH**.

HS wanted a correction in the Minutes regarding him not attending the training in October 24. He said he did not receive the Training information. **CG** confirmed an email was sent to him by **CG** and the Trainer.

- **MATTERS ARISING**

CG spoke to Colin about no lights in the garden or by Carlos's shed.

Keith Rouse has sent **GEM** to check the fans in the RA room.

NW has sent email to **WCC** for response.

PM wants someone from the Board to find out how the vents work. United Living 2nd floor bin did not replace old wooden door. **DB** to check himself and will talk to **PM**. He will also take photos.

RM wants snag list for works that have not been completed.

DB to meet with 2 or more members to inspect block and do snag list, to meet on Thursday 6th February at 5.30pm in the hall.

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- **CONFLICT OF INTEREST**

No conflict of interest.

DB received complaints from Committee members about leaseholders issues being discussed at Meeting, for example, service charge. He explained that issues about the block only to be discussed and leaseholders issues needs to be discussed in separate meeting.

- **MAJOR WORKS**

Update on Major Works AC116, removal of cladding & replacement. The colour brown -18A was chosen by residents following a survey.

- **REPAIRS & FINANCE**

December 2024

Bank balance on 31st December:

- Deposit account £334,536.12– Includes £554 interest.
- Current account £47,400.75..

There were 26 repairs and £5,610 spent.

There were 2 satisfaction slips returned, 27% tenants' satisfaction.

Trade	Type of Repair
Glazing	1
Electricity	12
Fixture & fitting	2
Plumbing	6
Drainage	2
Joinery	2

There were not any repairs over £500.

January 2025

Bank balance on 30th November.

- Deposit account 334,536.12 including £554,05 interest.
- Current account £79,545.73

There were 34 repairs and £6,221 spent.

There were 3 satisfaction slips returned, 29% satisfaction.

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Trade	Type of Repair
Glazing	2
Electricity	13
Fixture & fitting	2
Plumbing	11
Joinery	1

Repairs over £500

- 10th Floor – Remove old worktop and sink to renew. Renew flexi pipes with plastic. £1,380.00.
- 12th floor- flood from copper pipe into stack, flooding flat below. £789.60.
- Ground floor – reglaze exit door. £ 936.00.

• **HEALTH AND SAFETY**

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

WCC fitted temp barrier in car park by columns to prevent vehicles from parking.

Awaiting **WCC** reply regarding quotes sent for barrier fobs.

• **RESIDENTS ASSOCIATION**

Nothing to report.

• **ANY OTHER BUSINESS**

Training

Committee Training has been booked for:

RM to attend Finance for TMOs on the 1st February 2025, which was cancelled.

Cyclo meter – **BG** informed Meeting residents are being charged 4 times as much as other providers. **DB** suggested residents to read meters and ask **WCC** for unit rate & standing charge for meter.

CL asked for terms of reference and **CG** to send.

DB confirmed to members he wanted to make some changes, which includes: -

- Giving members provisional dates for the meeting in 2025 to enable members to plan.

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- Sending letters to tenants in the block to encourage them to join the Committee to enable a better balance of tenants to leaseholders.
- He is also looking to change the format of the meeting, details to follow.

DB explained the motor bikes needed barriers to prevent them from falling. **RP** wanted the motor bikes to be put elsewhere to be contained.

The next meeting is on Wednesday 19th March at 6.30pm in the Hall.