

Hide Tower Resident Management Board Meeting

Wednesday 29th November 2023 6.30pm

Update on IT

CG explained that we are unable to meet via Teams due to not being able to download the necessary app to the laptop that connects to WCC's network. We can, however, use Zoom. **HS** to provide link for virtual meetings.

• REPAIRS & FINANCE

The repairs to the main tank is being undertaken on 30th November.

Warrior Doors to attend to repair the automated door on the 30th November. If Warrior are unable to repair the door, then we'd like them to meet with Committee to discuss options.

Bank balance on 31st October

- Deposit £367,566 (597.20 in interest)
- Current £62,363.65

Trade	Type of Repair
Electricity	13
Glazing	3
Concrete	1
Plumbing	6
Damp	2
Joinery	2

There were 34 repairs and £8,871.60 was spent.

There were completed Tenant Satisfactions at 32%, and 2 repairs over £500. These were the works that were completed in Flat 3 & 4, costing £3420.00. The works have been recharged to WCC, with a void recharge for £3636.00.

Bank balances on 29th November

- Current account £36,166.36
- Deposit account £367,566.00 (597.20 in interest)

Trade	Type of Repair
Drainage	2
Electricity	8
Glazing	1
Joinery	3
Plumbing	14

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WCC paid the insurance claim for the communal lobby following the flood from the stack in the office, which was £9950.00.

1 repair over £500 – this was for electricians to create new power run to automated door at the cost of £2016.00.

- **HEALTH AND SAFETY**

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

Awaiting estimate to replace panel to rear door.

3 lights repaired in the garden area.

CG has emailed **Keith Rouse** about the lighting in the car park at the front, which is not working.

Recycling bins have been removed from near office/ stairs and are now at the rear of the building.

WCC have installed a Red Box at the front of block, to hold information about the block for the Fire Service. Assa padlocks to be purchased and fitted to tank room on the top floor and the gates in the carpark.

The committee discussed having new fencing around Hide Tower to prevent people from loitering.

PM to contact **WCC** about signs.

Questions asked from Committee Members:

- The Portacabins – **ID** has emailed **Keith Rouse** about having them removed. If no response, **DB** will write to **Keith Rouse's** manager.
- Building Security and Breaches – Discussion took place about gating off the whole block. Not sure who will pay if RA and RMB also contributes. **Colin** is in process of getting estimate for RA. **DB** to speak to **Maureen Stephenson**.
- Parking signs- WCC responsibility.

- **RESIDENTS ASSOCIATION**

No update

- **ANY OTHER BUSINESS**

RM informed that screws and nails were found in car park following the abseilers securing the panels.

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DB wanted to know what Hide Tower is responsible for and has been sent the management agreement to ensure maintenance service.

Meeting finished at 7.40pm

The next meeting is Wednesday 7th February in the Hall at 6.30pm.