

Hide Tower TMO Committee Meeting — Minutes

Date/time: 12th August 2026 at 6:30pm

Next meeting: Provisional – 16th September 2026

Attendees

- Mr D Bresnihan DB (Chair)
- Ms B Fisher BF (Deputy Chair)
- Ms I Williams IW (Neighbourhood watch)
- Mrs F Bresnihan FB
- Ms T McLean TM
- Mr H Singh HS
- Ms C Lucy CL
- Mr R Mangat RM
- Mr N Walker NW
- John Boakye JB (TMO Manager)

Apologies:

- Ms B Grasberger GB
- Ms F Matoqx FM (Secretary)
- Ms I Dahl ID
- Mr T Brandon TB
- Mr R Zanetti RZ
- Mr P Mixer PM
- Ms K Mutic KM

Agenda

1. Apologies / meeting introduction
2. Chair & Secretary succession (AGM / October)
3. Review and approval of previous minutes
4. Conflict of interest / Audit discussion
5. Antisocial behaviour, legal matters & CCTV
6. Balcony safety, communal spaces & bins
7. Bike storage
8. Gating, cladding and roof refurbishment / planning updates
9. Finance update and audit challenge
10. Any other business / next steps

Discussion Summary

1. Opening / Chair's remarks

- Chair apologized for issues at previous meeting and noted meeting will be short.
- DB reiterated intention to step down at the AGM in October but will remain temporarily if no volunteers to avoid TMO reverting to the council.
- DB request for volunteers for Chair and Secretary roles; responsibilities and lack of personal financial liability explained.

2. Previous minutes

- Minutes reviewed and agreed by BF and HS. Action to circulate short (summary) audit version noted.

3. Conflict of Interest & Audit

- Recent audit raised concerns about documentation of conflicts of interest and other items (unclear data scope).
- Committee members asserted conflict-of-interest matters have been on agendas; but the audit requires clearer, explicit statements:
 - Therefore, no conflict of interest noted.
- Committee agreed to challenge some audit findings and gather supporting materials. Need to compile statistics on works > £5,000 to respond to audit queries.

4. Antisocial behaviour, legal & safety matters

- JB reports of antisocial behaviour: drug use (strong smell on third floor and first floor), noise nuisance, people smoking in stairways, and dog fouling in hall/lift area.
- JB to review CCTV for reported incidents using approximate times to identify responsible parties (**12.08.26 between 13:30hr – 14:30hr**).
- DB advised that the management team have several legal matters and investigations are ongoing (major complaint on one property, two other properties under legal/internal investigation, stack piping investigations). Details to remain confidential.

5. Balcony safety & communal hazards

- DB and JB - multiple near-miss incidents reported related to balcony items and ornaments; concern about fire risk and falling objects in high winds.
- Fire brigade liaison ongoing. TMO management will issue guidance to all residents about balcony/communal space safety, with staged warnings over next three months and escalation to the borough if unresolved.
- Reasonable adjustments to be considered for residents with mobility issues.

6. Bins, waste & bike storage

- Misuse of bins and occasional missed collections noted; potential fox access and wind-related littering discussed.
- JB proposal to assess space for an additional bin and to explore getting another bike shed/rack due to overflowing storage. Committee agrees to proposal.

7. Gating, cladding & roof refurbishment / planning

- Committee's collective frustration expressed at lack of progress from assigned WCC contacts (named contact referenced S.Patel).
- Planning application reportedly submitted and to be pursued by Stephen Stretton (recently appointed WCC TMO liaison); planning timescales expected to take many weeks (6–12 weeks just for initial planning).
- Concern about possible scaffolding and its duration/costs. Building Safety team reportedly visited without proper introduction; committee to request formal engagement and sign-in on visits.
- Meeting planned with new council contact (Steve Stretton) on 17th September; ongoing liaison with council and other borough contacts.

8. Finance

- DB and management to review audit's financial observations. Audit suggests tendering for works over £5,000; committee to check historical percentage of contracts > £5,000 to inform response.
- Committee members contested some audit contentions about financial capability and record detail; an internal review meeting with John, Pauline and others will be arranged to prepare a formal challenge/response.

9. Staffing / Cleaner

- DB & JB to discuss future cover plans for when Carlos is on leave. Currently cover is arranged via an Carlos/agency. Committee to verify agency arrangements and consider staffing options to ensure consistent building coverage.

10. Any other business

- * DB and Committee confirm JB in post following completion of probational period.
- * DB and Committee agree to new printer contract which would generate an average saving of £800 per annual.