

Hide Tower Resident Management Board Meeting  
Wednesday 7<sup>th</sup> February 2026 6.30pm

**Present:**

|                |              |           |
|----------------|--------------|-----------|
| Mr D Bresnihan | <b>Chair</b> | <b>DB</b> |
| Mr P Mixer     |              | <b>PM</b> |
| Mr R Zanetti   |              | <b>RZ</b> |
| Ms F Hughes    |              | <b>FH</b> |
| Mr H Singh     |              | <b>HS</b> |
| Ms C Lucy      |              | <b>CL</b> |
| Mr N Walker    |              | <b>NW</b> |
| Mr T Brandon   |              |           |

|              |                    |           |
|--------------|--------------------|-----------|
| Mrs C Gerald | <b>TMO Manager</b> | <b>CG</b> |
|--------------|--------------------|-----------|

**Apologies**

|             |                   |           |
|-------------|-------------------|-----------|
| Ms K Mutic  |                   | <b>KM</b> |
| Ms I Dahl   | <b>Vice Chair</b> | <b>ID</b> |
| Ms F Matoq  | <b>Secretary</b>  | <b>FM</b> |
| Mr R Mangat |                   | <b>RM</b> |

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

- **CONFLICT OF INTERESTS**

No conflict of interest.

- **MATTERS ARISING**

Update on leaking stack:

Works to the stacks in on the first floor completed, keys are back with Hide Tower to carry out void repairs.

Update on Flat on 10<sup>th</sup> Floor

**DB** provided protective clothing for repairs to be carried out on flat on 10<sup>th</sup> floor, however, the leak has stopped and resident does not want any further repairs.

Update on IT

Members agreed either everyone on zoom or everyone meets in person, due to noise/feed back from Zoom. Will purchase zoom in autumn, for winter meeting.

- **REPAIRS & FINANCE**

**DB** asked about rear door alarm. **CG** explained looking for new contractor for quote.

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Window were cleaned in December.

December 2023

Bank balance on 31<sup>st</sup> December

- Deposit £368,783.30
- Current £88,771.96

There were 37 repairs costing £7,201.20 including out of hours payment to WCC for previous quarter. There were 4 satisfaction slips returned and with calls, there was 29% tenants satisfaction.

| Trade             | Type of Repair |
|-------------------|----------------|
| Fixture & fitting | 1              |
| Electricity       | 12             |
| Glazing           | 3              |
| Concrete          | 1              |
| Plumbing          | 19             |
| Damp              | 1              |
| Joinery           | 1              |

There were three repairs over £500

- Fit new kitchen sink & pipework to flat on 3<sup>rd</sup> floor, costing £1,104.
- Roof area in tank room repair leak to pipe work, costing £1,440.
- Roof in tank room renew stopcock costing £1,030.

January 2024

Bank balances on the 31<sup>st</sup> January

- Current account £54,091.85
- Deposit account £367,403.46.

There were 37 repairs costing £4,185.60. There were 6 tenants satisfaction slips returned, 31% satisfaction.

| Trade             | Type of Repair |
|-------------------|----------------|
| Drainage          | 1              |
| Electricity       | 12             |
| Glazing           | 2              |
| Joinery           | 3              |
| Plumbing          | 15             |
| Damp              | 1              |
| Fixture & fitting | 1              |
| Painting & decs   | 1              |

1 repair over £500, which was new doors for office cupboard at £660.00.

### • **HEALTH AND SAFETY**

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

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

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

Committee discussed having more information put in Red Box, for example, location of the main stopcock to block DB to find out exact information needed for Box and report back at next meeting.

**NW** brought up concerns about no lighting from 2<sup>nd</sup> floor to ground floor in December, due to flood from flat on 3<sup>rd</sup> floor. **DB** to speak to Keith Rouse of WCC.

**DB, ID** and Maureen Stephenson of the RA, met with Keith Rouse of WCC to discuss various things including Porter cabins & containers being removed by end of April and any damaged paving to be renewed and Bike hangers to be relocated where the cabins were located.

**DB** informed Committee 2 more quotes were needed to create gated community. There has been 1 received for over £100,000, which would be paid for from RMB savings account.

**DB** discussed the 3 sample of ceiling tiles on the 2<sup>nd</sup> floor, only 2 samples at present. RMB to pay for tiles costing £33,966 plus VAT and RA to pay for sensor lights on each landing to reduce carbon print and cost of lighting bills at the cost of £9820.00.

**PM** to contact WCC about signs.

- **RESIDENTS ASSOCIATION**

No update

- **ANY OTHER BUSINESS**

Meeting finished at 7.40pm

The next meeting is Wednesday 20<sup>th</sup> March in the Hall at 6.30pm.