

Hide Tower Resident Management Board Meeting
Wednesday 15th March 2023 6.30pm

Present:

Mr S Graves	Chair	SG
Ms F Matoq	Secretary	FM
Mr B Abell		BA
Mr P Mixer		PM
Mr R Zanetti		RZ
Mr N Walker		NW

Mrs Coral Gerald	TMO Manager	CG
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Apologies

Ms I Dahl	Vice Chair	ID
Mr R Mangat		RM

The Meeting was not quorate to begin with therefore no decisions are made. The minutes agreed and proposed by **RZ** and seconded by **NW**.

- **Major Works update**

SG update Committee about the Major Works walkabout with Keith Rouse from Westminster City Council and Frazer Talbot from United Living to look at snagging.

The snagging includes tidying up, skirting boards, and painting areas on the communal landing.

- **CONFLICT OF INTERESTS**

No conflict of interest.

- **MATTERS ARISING**

SG reminded Members of the new rules for conducting the Meeting, which are:

- Put hand up if you want to ask question.
- No more than 3 minutes to put a point across.

- **REPAIRS & FINANCE**

CG gave the repairs report for February which showed there had been a total of 33 repairs at a cost of £8,196.80. Two satisfaction slips were returned, and phone calls made. There was 29% satisfaction.

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Trade	Type of Repair
Glazing	1
Decs	5
Electricity	12
Plumbing	12
Joinery, Fixture & Fittings	3

CG still waiting for the £22,567 payment from WCC from 2 void recharges. An email has been sent asking for an update as to when the invoice is going to be paid.

Bank balances on 28th February in Current Account, £44,421.18 and Deposit account, £363,226.26.

Invoices for over £500 for February: -

- £4,313.70 for Office rent
- £2,612.69 for purchase of storage heaters
- £606 for flat on 19th floor for renewal of 2 heaters
- £1014 for flat on 1st floor consisting of renewal of 2 heaters, renewal of ball valve to immersion heater, and redecoration due to overheating immersion, as well as relocation of a socket to enable resident to cook
- £510 for flat on 10th floor to fit heater and cable
- £588 for 2 heaters and a cable to flat on 11th floor
- £906 for redecs following from flat on 9th floor

SG asked about the high spending on heaters. **CG** informed that the heaters that were being renewed were the original heaters, which were beyond repair.

- **HEALTH AND SAFETY**

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

Stack 1 still leaking in communal area on the ground floor by Office and awaiting results from WWC following inspection from structural engineer on 15th March. Also, due to visit Flat 4 on the same day to conduct inspection of stack in bathroom. **CG** sent email to WCC for the water from Stack 1 to be better contained as H & S risk.

The main door to the block has not been working properly and the contractor has been called, with the repair completed on 14th March. The Committee may need to look at changing from an automatic door closure to a manual one, as the automatic door is being held open by people, which causes the closure to malfunction. A decision could not be made as the Meeting was not quorate.

CG checked with WCC and found out WCC is responsible for the drinking water, which includes monitoring and checking the quality of the water. Checks are conducted twice a year. Hide Tower will also conduct 2 yearly checks to ensure the lids are on properly and there is not any visible contamination.

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PM raised concerns about water pouring from stack and about cost of the contract for the main door.

- **RESIDENTS ASSOCIATION**

SG updated the Committee on the RA AGM on 16th February. Maureen Stephenson stepped down as Chair. The person from WCC who lead the Meeting, David Larkin, was not good at directing the Meeting. 10 people joined the RA and are waiting for the David Larkin from WCC to arrange the first meeting.

- **ANY OTHER BUSINESS**

SG informed the Committee of the need to change the Zoom account and checked when Hide Tower accounts will be Audited. CG confirmed the accountant will be contacted on the 31st March.

NW asked about concrete posts and paving being damaged. Contractor to repair.

RZ asked about lights around the building still being on during the day. SG confirmed lights had been wired into emergency lighting and is part of the snagging list.

The next Board Meeting is on Wednesday 19th April in person in the hall.

Meeting closed at 7.02pm.