

Hide Tower Resident Management Board Meeting  
Tuesday 23<sup>rd</sup> August 2022 6.30pm

**Present:**

|              |              |           |
|--------------|--------------|-----------|
| Ms I Dahl    | <b>Chair</b> | <b>ID</b> |
| Mr B Abell   |              | <b>BA</b> |
| Mr P Mixer   |              | <b>PM</b> |
| Mr R Zanetti |              | <b>RZ</b> |
| Mr S Grave   |              | <b>SG</b> |
| Mr R Mangat  |              | <b>RM</b> |
| Mr T Weldin  |              | <b>TW</b> |
| Mrs M Weldin |              | <b>MW</b> |

**Apologies:**

|                 |                  |           |
|-----------------|------------------|-----------|
| Ms B Grasberger | <b>Treasurer</b> | <b>BG</b> |
| Ms F. Matoq     | <b>Secretary</b> | <b>FM</b> |
| Mr N. Walker    |                  | <b>NW</b> |
| Ms K. Mootich   |                  | <b>KM</b> |

|              |                    |           |
|--------------|--------------------|-----------|
| Ms P Addison | <b>TMO Manager</b> | <b>PA</b> |
| Mrs C Gerald | <b>TMO Manager</b> | <b>CG</b> |

Mr L Rose    **Accountant from Blackman Terry Accountant Ltd**    **LR**

**ID** recommended to the Committee that the audited accounts are to be discussed first to enable **LR** to leave the meeting. The Yearly Annual Audited Accounts were presented by **LR**. There were not any significant issues, and everything was fine. **LR** asked the two questions, Question 1 - The ongoing resident element surplus, and the answer was that the residents agreed to keep the TMO going for another 5 years in the recent ballot earlier this year. Question 2- Have any events risen since the 1<sup>st</sup> April which could prevent the company from operating. The answer was no.

Letter of representation has been sent.

**LR** asked if there were any questions, he pointed out on page 8 that there was a deficit of £1,533, which was caused by an accrual – **PA** said cover was required for the cleaning, due to Carlos being on leave, and because Hide Tower paid for a void, which was recharged to Westminster, but not reimbursed before the end of the financial year. If the money had been reimbursed on time by Westminster, the amount spent would have been about the same. On page 10, Hide Tower was in a financially healthy position.

**PM** queried about earning more interest on the surplus, however, he was reminded by **PA** that the TMO needed to be careful how it invests public money, for example, not in stocks and shares, and she recommended that a Finance Committee, including the Treasurer be set up to look into appropriate investments.

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The Accounts were agreed by the Committee.

- **RESIDENTS ASSOCIATION**

Maureen Stephenson, **MS**, Chair of the Residents Association, came to the Meeting at 6.40pm to present an update.

**MS** explained the contractor, United Living currently carrying out the Major Works on site, have offered to pay for two bike hangers, which will be placed on the site they are currently using for the portacabins. The RA has asked for three hangers - two for adults' bikes, holding up to 18 bikes at the maximum, and one for children, holding up to 9 bikes. The cost is £5,000 each, and the RA will cover half the cost for the third hanger if United Living is unable to pay and would like the Committee to cover the other half. It would be £2,500, and only residents who have bikes will have a key. A consultation letter to be sent to block to get residents' opinions.

Second proposal from **MA** is for four or five pieces of outside gym equipment to be installed in garden. RA will be looking for funding to pay, for example, lottery funding. A consultation letter to be sent to residents.

Both proposals were discussed.

**MA** left the meeting.

The Minutes for the previous Meeting was agreed. Proposed by **PM** and seconded by **TM**.

- **MATTERS ARISING**

### **RECRUITMENT**

**ID** introduced new TMO manager, Coral Gerald, who started on August 16<sup>th</sup> 2022. **PA** is doing handover with **CG** for a month or so.

### **COMMUNAL FIRE DOOR**

**ID** asked opinion of the Committee like on which shade of grey they'd like to go with regarding the framework. There was a discussion about the colour of door and the type of fire door for the north side fire exit door. A choice of three shades of grey were given. The Committee agreed on Slate Grey. The Fire exit door was to have a soft closure with a push bar and no external handle.

### **FLOW 3 DRAINAGE**

Flow 3 will send two further rounds of letters to residents for access, on the 30<sup>th</sup> August and the 5<sup>th</sup> September. They are also still trying to trace the leak from first floor.

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- **CONFLICT OF INTERESTS**

There was nothing around the table.

- **REPAIRS & FINANCE**

**PA** said for June and July there had been a total of 51 repairs. All completed. The total cost was £10,374.60. There were high spends, over £500, which were:

| Location                             | Repair                             | Cost |
|--------------------------------------|------------------------------------|------|
| Flat A                               | Void works                         | £888 |
| Flat B                               | TV Aerial                          | £559 |
| Flat C                               | Decorations-make good              | £552 |
| 19 <sup>th</sup> Floor Communal area | Glazing                            | £408 |
| Flat D                               | Repair/replace corroded waste pipe | £564 |

22 Satisfaction sheets were returned, which is 42%.

- **HEALTH AND SAFETY**

The Committee discussed the recent incidences of youths loitering in the communal area on the 20<sup>th</sup> Floor. Notices are to be put up in the communal areas on each floor, informing residents to ring the police on 999 if concerned.

**PM** said the old-style communal lights are not working and some lights were coming on during the day. Following discussion, Colin is to be asked to adjust the timer for the lights and United Living are to be asked why the lights are on all day.

**PA** inform that CCTV needs to be installed on **CG** laptop. The software needs to be approved by Westminster. In the meantime, the CCTV can be accessed in block and **CG** can be trained to access the cameras from the block and laptop at the same time.

**ID** suggested a security guard could be employed for about 6 weeks to patrol the block between 4pm to 10pm. To be discussed further when we have a fuller committee – more members present.

Concern raised about owners allowing their dogs to urinate in the lift. Letters to be sent to dog owners.

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- **ANY OTHER BUSINESS**

**SG** raised issue about tress being cut. Westminster to be contacted.

**SG** left meeting at 7.50pm.

**ID** explained that new Chair is needed for Hide Tower, as she has served for 3 years and is ready to step down. The Committee was asked was there anyone willing to be Chair.

**RM** left meeting at 7.55pm.

The next Meeting is Tuesday 4<sup>th</sup> October at 6.30pm.

Meeting closed at 8pm.