

Hide Tower Resident Management Major Works Meeting Wednesday 2nd March 2022 – 6.30pm

Present:

Ms I Dahl	Chair	ID
Mrs M Stephenson	Vice Chair	MS
Mr T Weldin		TW
Mr P Mixer		PM
Mrs M Weldin	Secretary	MW
Mr B Abell		BA
Mr R Zanetti		RZ
Miss F Matoq		FM
Mr S Graves		SG
Ms P Addison	Manager	PA

Apology	Ms T MClean		TM
	MS B Grasberger	Treasurer	BG
	MS K Mutic		KM

ID started the meeting by welcoming everyone and asked if they had read the minutes of the last meeting, and if they agreed, **MS** proposed that the minutes were accurate, which was 2nd by **MW** and agreed by all other members present.

ID informed members that there had been a change to the agenda, and that from now on we will be reporting on repairs and finance on a quarterly basis as this will tie in with the profit and loss from the quarterly allowance we receive and will free up a bit of time when discussing other issues.

1. Matters Arising

ID updated members on the ballot. We had sent out the promotion of the RMB to all residents.

ID had spoken to Mervyn Thomason, and he has advised that they will run the ballot within the next two weeks. We are expecting residents to vote in favour to keep the management and office going. **ID** will also be speaking to Mervyn regarding recruitment and advertising the manager position. It was discussed if we could advertise within Westminster as it would be better to have a candidate that knows Westminster's ways and systems. **PA** informed that putting an ad in Inside Housing would be a good place to get the right person. **ID** also updated that we had met with Andrew Charnock HR company regarding taking care of recruitment, but both she and Birgit were not impressed with job boards they use but were considering that a HR company come on board to update job contracts and handbook and help with recruitment.

ID went onto discuss major works and the cross-corridor doors and asked **MS** to lead on this.

MS informed members that the board had to make a choice on the doors at this meeting, as there is a 20-week lead in period so work couldn't start at the earliest until around July.

As was discussed at last month's meeting there are 2 options on the table

Option **A** which is timber doors with a glass panel within, and glazed side panels. This is the most cost effective but there won't be as much natural light coming into the landings. Estimated cost £190K

Option **B** is proposed by the steering group for metal doors like what is in place that will give more natural light. Estimated cost £344K.

KR will liaise with UL to get some designs and costings for this.

SG informed that he had met with UL and they had said that they would get three quotes to get the best price. He abstained from voting until he sees the costs.

PM is happy to vote for metal doors with the proviso that the cost doesn't exceed the estimated cost. He also expressed that it is important to note that new metal doors won't be as slim-lined as the ones we currently have.

RZ happy to go with metal doors as he prefers the look of them and the natural light.

MS proposed that we go with the metal option, and this was agreed by most people in attendance. **PA** will email absent members for their preference tomorrow.

MS spoke of the quote we had received from Colin Williams to do the ceiling tile work, which is around £45K. **PM** objects to Colin being given this work due to his feeling that the quality of his work is below standard and believes other residents feel the same. More consideration and discussion will be needed on this and the decoration in due course.

2. Conflict of Interest

There was nothing around the table.

3. Health and Safety

ID informed that the temporary ramp in the car park will not be needed now as UL have streamlined their site set up and taken the fencing away from the original ramp which is now free to use again.

PA informed that she had done an inspection of the block and that there are remaining items stored by UL contractors in most chute rooms. She has reported this to Andy, and he will be taking action to remove them this week. She had also checked the external lights and they are all now working on the timer.

PM said there is still one out on the fire escape staircase. **PA** will investigate this and request new light fitting to be put in.

Also briefly discussed the drainage issue at the front of the building,

4. Any other business

ID spoke of the wonderful celebration party for Jack and Rose Fisher and Winifred Long all being over a 100. It was well attended by residents who were very pleased to see these old-time residents who seldom go out these days. Also attended by the Lord Mayor of Westminster, along with Councillor David Harvey and Selina Smith, who did the rounds and spoke to nearly all residents.

MS said that she spoke to Councillor Harvey about last year's leakage at the front of the building as there were some concerns about water damage to concrete overhang. He said that it was noted and would be taken care of.

PM wanted to know if there was any news from the structural engineer who advised that any work to drainage pipes should be done in the flats above on the 1st floor. **PA** informed that WCC are intending to start work on this but they need to decant some residents out first. She advised that they are looking to make the first decant within the next couple of weeks and the resident will move to the empty flat on 15th floor. Then work can commence shortly after that.

ID/PA informed that Westminster is carrying out estate action plans these are small improvements that you can apply for and will be done by WCC. We have requested a cycle rack and will request "no cycles" signs to be chained up on the railings.

PA briefly informed that someone in the Millbank Estate is planning a huge platinum Jubilee lunch on the 4th June which is intended for all residents in the area to attend. If you are interested in being involved, then **PA** has a contact number for the person. Discussion around the room, and the committee would prefer to have our own in the garden.

5. Residents Association Matters

Shed payment is overdue. **PA** to make payment out of cash from RA hall payment.

As there was nothing further to discuss the meeting finished at 7.30pm
Date of next meeting 6th April at 6.30pm.