

Hide Tower Resident Management Board Meeting Wednesday 11 August 2021 – 6.30pm.

Present

Ms I Dahl	Chair	ID
Mrs M Weldin	Secretary	MW
Mrs M Stephenson	Vice Chair	MS
Mr L Stephenson		LS
M Mr T Weldin		TW
Ms T Mclean		TM
Mr S Graves		SG
Mr P Mixer		PM
Ms P Addison	Manager	PA

Apologies: Ms B Grasberger Treasurer **BG**

ID chaired the meeting **and** welcomed all members, she asked if everyone had read the minutes of the last meeting, and if there were any queries. As there weren't any, **ID** asked for a proposer, **LS** proposed the minutes and **TW** second them, all members agreed.

1. Matters Arising

ID went onto say that the committee needs to discuss and take a vote on changing the northside corridor doors to be the same as the proposed south side of the building. **SG** informed that he would abstain from the vote because Westminster have not provided drawings or costings for this. **ID** disagreed and said that we have had drawings.

PM believes that it is sensible to change the doors as the current ones are old and on some floors, there are problems with opening and closing them easily, also gaps underneath, they are inadequate.

ID put it to the vote and asked all members if they agree to change the north side doors, all members were in favour apart from **SG** who abstained from voting.

ID moved on to update on the leaks at the front of the building and informed members that **PA** had been in touch with WCC to speed up the remedial work on this, she had heard back from Sam Preston that he had arranged a site meeting to take place on Wednesday 11th with a structural engineer, and Flow 3 drains. Unfortunately, the engineer had a family bereavement and had to cancel the meeting, so we are waiting for a new date to be arranged.

ID then informed members that we had received 2 quotes from WCC to re-route the cold-water mains pipe at the front of the building, the quotes from:

Gem	£13,744
United Solutions	£13.090

If the committee were happy Chris Brown would proceed with a work order for Gem to commence the work. All members agreed with this.

ID went onto discuss the RMB, she informed members that she had heard back from Merv, regarding co-opting a previous committee member of Millbank TMO, the lady in question was the treasurer, but was not re-elected as treasurer, she therefore decided to resign from the board. He would not refer her if he thought she would be a risk to Hide Tower. PM thought it was a bit strange that she would want to get involved with another TMO. ID suggested we invite her to the next RMB meeting,

2. Conflict of Interest

There was nothing around the table.

3. Repairs

PA gave a report for July 21

27 repairs issued.

24 completed.

Expenditure so far £6,351.78. There were three high spends during this period. Communal glazing job £576.00, Make good damage, to kitchen following flood £1575.60 and replace fire doors to kitchen and lounge in another property £835.56. These are all inclusive of VAT.

Electrics	6	£1207.20
Fixtures and Fittings	6	£2933.16
Plumbing	5	£785.82
Glazing	3	£900.00
Drainage	1	£81.60
Decorations	1	£444.00

We received only 5 satisfaction sheets are 20%

4. Finance

PA gave a report on quarter 1 finances, she advised that we had received 45,211 exc VAT quarterly allowance. We had also received £10,308 for rechargeable void work totalling £55,528 income.

Expenditure was £12,774 for office costs

Estate Expenses for in flat and communal repairs £31,162

Surplus of £11.5k

July opening balance was £53,523.11.

Received quarterly allowance of £54,263.50 inc VAT allowance

Expenditure £20,678.81

Closing Balance £87,107.80

Petty Cash opening balance £93.06 there have been 3 transactions totalling £42.45, closing balance £50.61

The auditor will attend or zoom into the next meeting to present the end of year finance report.

5. Health & Safety

ID confirmed that the tree roots have now been cut back and trip hazards have gone.

PM spoke of the broken window from 20th floor flat and that she should make it safe as a matter of urgency. PA will contact the family of the resident to get authority to go in, to make safe. In the meantime, there has been fencing put in on the car park underneath this property if any glass were to fall.

Also discussed the faeces on the floor in lobby thought to be a dog, but on checking CCTV it was found to be a rather drunk resident. PA didn't get a clear id as person not looking at cameras.

LS reported that lights were left on in the fire escape staircase. MS to speak to Andy about it.

Any other business

Date of next meeting to be changed from 22nd to 15th September 2021

PA spoke of Training offered by WCC for committee members they will be via Zoom.

MW spoke of Jack Fisher turning 100 and proposed that we give him a birthday voucher, it was discussed and agreed by all members to give him a £100.

MW presented MS with a gift voucher for £40 for the extra voluntary work she has been doing during the lock-down to help requests for key and visitors parking permits.

Residents Association Matters

ID informed that SNT drop-in sessions are to re-start next week, some dates are for Saturdays and the SNT have asked for a key to the hall so that they can let themselves in. They also said with the imminent closure of Belgravia Station could they use the hall from time to time to do paperwork. Committee discussed this and has no problem with them using the hall for paperwork but not in favour of giving a key out to them.

Discussed putting in a bid for funding from Airwaves towards the decorations and tiling work, PA informed that we would need to have some paperwork ie quote for costs to do this.

As there was no other business the meeting finished at 7.25pm. The next meeting will be on 15th September at 6.30pm.