

Luxborough Tower Residents Association

Minutes of committee meeting held on 24 04 2013

Present: Luis Bellver, Jennifer Grimshaw, Michael King, Sara McKay, Alex Reid, Andre Robert, Judie Slack, Nick Vinson, Judy Wardell, Elizabeth Young, Ian Thomson & Josephina Becci

Apologies: Andrew Hughes Not present: Denise Atkinson-Hines

1 Priorities for LTRA, the following Priorities were agreed:

Security/Safety...

Major works including windows/cradle

Library, including loss of trees/effect and threat to garden/preserving landscape/playground at the back/more resident friendly gardens

Maintenance/site inspection

Poor service delivery/better service/better value for money

External decorations

Service charges

Drains broken outside/need flushing

Roof/police unit

University, damage to entrance/managing relationship

Parking allocation of garages/car parks/sheds

2 Appointment of ViceChair/Membership secretary etc

As it is above and beyond the statutory requirements it was discussed and agreed that the LTRA wanted to have a Vice Chair and Membership Secretary. Judie Slack was nominated by Andre Robert, seconded by Alex Reid and voted in as Vice Chair. Judy Wardell was nominated by Judie Slack, seconded by Alex Reid and voted in as Membership Secretary, with a primary focus on a record keeping role and using the resources of David Larkin.

It was agreed a membership drive, held for a couple of nights in the lobby would be a good idea and an ideal way to encourage participation and engage with residents. Ian Thomson was then co-opted on to the committee after being nominated by Judie Slack and Seconded by Alex Reid.

3 It was agreed that Committee members would take on roles of responsibility covering areas of the block. It was suggested that when committee members email CWH for any comments/complaints about poor service/issues that they cc in the responsible committee member so they can keep track. And that CWH keep that key contact in the loop when it comes to contact they have from residents. It was suggested we set up a protocol for this (on the agenda for next meeting). Other committee members have offered support where or when required.

Major Works Alex Reid with support from Elizabeth Young & Ian Thomson

Service charges Jennifer Grimshaw with support from Andre Robert/Judy Wardell

Security Judie Slack with support from Michael King

Membership Judy Wardell with support from David Larkin, CWH

Cleaner/maintenance Nick Vinson with support from Ian Thomson

Gardens Sarah MacKay with support from Elizabeth Young

Library Nick Vinson with support from Elizabeth Young

Estate Inspection Andre Roberts & Alex Reid

Carparking/Garages/Sheds Luis Bellver

Heating Judie Slack (Plus a resident volunteer with engineering heating experience TBC)

4 Ben Denton, Strategic Director of Housing, Regeneration & Worklessness at Westminster's offer relating to Library/Flats. The proposal dated 24 April offering substantial landscaping works by Resident appointed professional landscape architects as part of the planning application for the library and funded by the developer of the library at no cost to the residents of Luxborough Tower was discussed. Residents were naturally skeptical and keen for a better understanding of the process, however it was voted 8 to 1 in favour of continuing these negotiations with no obligation.

5 Heating compensation

Jennifer Grimshaw to look into the differing offers to both tenants/leaseholders, plus the CWH letter from around 2009 saying heating charges included a type of 'sinking fund'.

Alex Reid to write to CWH concerning residents initial thoughts and asking how the figure was calculated.

6 New entrance doors

It was noted that the new doors had their first fault within 24 hours. The committee also discussed the poor service of repairs to the doors for the past 6 or so years and the enormous costs borne. Clauses of lessor responsibility can be used. Jennifer Grimshaw to find out if new doors constitute major works. The committee agreed we have grounds to get refund or credit for the poor quality of repairs in the past. It was also noted the doors were installed without planning permission. With regard to Luxborough Tower being etched in the glass above both doors Nick Vinson is to research the original LUXBOROUGH TOWER font and create a logo to use on this and in future when required.

7 Any other business

The LTRA constitution was placed on the agenda for next meeting. Judie Slack offered to email around the model constitution so residents can study.

Expenses and claims were also discussed and discuss a regime on expenses at the next meeting.

It was also agreed to discuss the use of the meeting room at the next meeting

Luis Bellver announced that he may leave the block in September so the finalising of details for bank accounts, floats etc is to be confirmed.

The date of the next meeting was agreed to be May 23 at 18.45