

# LUXBOROUGH TOWER

Luxborough Tower Residents Association

Minutes of committee meeting held on 11 09 2013

Attending Nick Vinson, Andrew Hughes, Michael King, Andre Robert, Sara MacKay, Alex Reid, Alison Dow observer.  
Apologies Elizabeth Young, Judy Wardell, Judie Slack, Denise Hines, Jennifer Grimshaw and Andre Robert who had to leave early.

1 Approval of minutes from 10 07 2013

The minutes were approved.

2 Matters arriving from minutes

It was noted there was no show from Abdul Adamu an observer invited by JS.

3 Anti-social behavior, response from local police/possible reopening of kick-about area?

Regarding the recent variations to antisocial behavior issues, from kick about area to front lawn and rose garden, many points were raised round the table. These included being careful of re creating public amenity use, rough surfaces were dangerous, liability, opening again will make little or no difference to the antisocial behavior, not good to lip flop back on decisions, and that potential future secure boundaries will remove the problem. It was noted that to date only 1 resident from the tower has actually requested and been issued with a key, despite contact being made by the estate off especially with families. The committee instead agreed to vigorously pursue the police to deal better with the antisocial behavior, MK to coordinate with JS when she is back.

4 Draft Constitution and the Draft Standing Orders AH

AH went through his amendments to the draft constitution and the committee ratified on all the changes.

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The draft constitution has now been agreed for submission to the next AGM

The draft standing orders are agreed for submission to next LTRA meeting

The committed thanked AH for his hard work.

5 Initial Treasurer's Report AH

AH Presented the last three years accounts. To date he still has no access to the bank book as Santander have said that PL and EY were never signatures. Its 5 weeks waiting for Santander to reply. As requested by EY, the issues of retrospective expenses will be discussed separately at the next meeting.

The committed thanked AH for his enormous amount of work in this matter.

6 Drains on balcony regular rodding/CWH survey AREid

AREid and SM reported on the flood that went through flats 18 to 10 and flooded the ceiling and flat of 10, that was caused by balcony drains that were blocked. Accordingly there is no current regular inspection and there may be illicit sources of water. NV reported that an inspection is being planned by CWH. AREid to check the cost implications to service charges for regular down-pipe inspections.

7 Email communications MK

AH has included this in the draft standing orders.

8 Short feedback from task groups including:

Lighting problems NV and JG to make a tour with Nick Richards and M&E

Window cleaning done on 06 and 08 August, next clean due first week of October, 2 month cycle now standard

Garages, sheds NV updated that process of emptying out unknown and unused sheds and garages is almost complete

Gardens SM reported hedges still need to be more established before they can be clipped.

9 Major works, windows & heating AREid

Masts rather than scaffolding probably possible according to Lee McCarthy. It was discussed that Leaseholders who have already replaced their windows, or may be perfectly happy with them as they are will still have to pay.

Regarding having a fully independent heating system ( separate from the University) would be very very expensive.

10 Re-landscaping works update NV

Nv updated re process and planning application which has recently gone in and that residents would receive official letters from Westminster planning this week. The next meeting of the steering group is set for September 12th, where designs based on last consultation with residents will be ready as will prices from the quantity surveyors.

11 Corridors NV

Apart from some items identified during last Estate Inspection that have fire and safety issues the subject of plants, trees and furniture in the corridors will be discussed with residents at the AGM.

12 Constructions on balcony NV

NV urged all committee members to take a proper look at some of the constructions on balconies that are visible so this item can be discussed at the next meeting.

13 Membership campaign

In order to have any funding at all its a requirement to have residents from a minimum of 23 flats as members of the LTRA. There was no update from JW or DH regarding the membership drive.

14 AOB

Alison Dow was co-opted to the committee with 5 votes, the committee welcomed her.

15 Date of next meeting

The date of the next meeting was suggested for October 9th, awaiting confirmation from the several committee members not present. Subsequently the meeting has been fixed by email for October 24th.

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