

LUXBOROUGH TOWER

Luxborough Tower Residents Association

Minutes LTRA special committee meeting 05 02 2014 draft

Attending

Josephina Becci, Alison Dow, Nigel Greenhill, Andrew Hughes, Sara Mackay, Olivia Oakley, Alex Reid, Judie Slack, Nick Vinson, Elizabeth Young and David Larkin representing City West Homes.

Apologies

Michael King, Denise Atkinson-Hines

Elizabeth Youngs Expenses

It was voted to pay Elizabeth Young all her outstanding expenses. 4 voted for the full amount, 3 for a lesser amount with one abstention. It was noted that retrospectively claimed expenses are usually dismissed outright and some expenses may not be considered reasonable, however due to the fact that the LTRA had until recently NO expenses policy it was felt best to pay them. As of the last AGM the LTRA has an expenses policy and all expenses will be claimed in time and recorded in the treasurers report in a very transparent way. The committee thanked Andrew Hughes for the enormous amount of work and time given to resolve this. David Larkin expressed the view that CWH are very pleased the LTRA now have an expenses policy.

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Approval of minutes from 17 12 13

Minutes were approved

Matters arising from minutes

A cheque for £500 and picnic hamper was received from The Chilterns, AR has written to thank them. The LTRA must decide what do do with these funds in due course. The hamper will be raffled to residents during the next public consultation meeting for either the relandscaping or major works. The committee thanked Jennifer Grimshaw for pursuing this matter with her usual enthusiasm.

Heating failures and compensation

So far we have had 18 days out of 34 in 2014 with heating failures. It was noted whilst we negotiate again with CWH for compensation that residents have had to meet the cost of expenses of electricity whilst no there was no or reduced heating. It was agreed that we would keep an active log of failures as in the past and EY was tasked with keeping a record. It was also discussed that there is still no contract between CWH and the University regarding the supply of heating, it was meant to be signed before christmas, but seemed to have negotiations stopped. It was suggested to get some legal advice, follow up NV.

Water works Stage 1 complaints January 7th and 8th 2014 from NV, JS, AR, DAH, AH & SM

Still no formal response received by any of the six LTRA committee members, raised to a stage 2 on January 25th and no response to that either.

Northern Access Road, repairs 04 and 05 February

The saga of the repairs to the Northern Access Road which went on between September 25th to December 22nd have begun again with repairs to the repairs. Workmen arrived and dug up the paving. Not much more has happened since and the committee is concerned that the same poor service delivery is starting again.

Lifts Stage 1 complaints January 25th 2014 , failures, poor service from NV, AR & JS

Still no formal response received by any of the six LTRA committee members. This will be raised to a stage 2 on February 8th.

TMO action group

Due to the consistent failures of service delivery from CWH it was agreed to start a TMO action group headed by AR. This is to understand the full complexities, the criteria and the pros and cons. AR has already spoken with Mervyn Thomason. AR to reach out to three people involved in TMO's and the TMO Association.

Estate Inspection 05 02 2014

JB, EY and AH, Betim, Kate, Martina and Alex all attended.

The floor is to be waxed and buffed (matt) and then inspected. Plants and furniture will have a Fire Risk Assessment on Monday 10th February. Mobility vehicles require further discussion. JB has been sent the relevant policies for reading. In addition regarding illegal Sat dishes, IPTV is being being tested. JB mentioned that external lighting on Northern side is not working.

Roof Police cabin etc

Regarding the benefit of any rental and any compensation. The 700 pounds paid each year is not necessarily coming to LTRA or residents. As there is a question of the damage to the roof with no condition report before or after, there is no basis for any claim to damage of the roof. There is 2000 in the pot, which Nick Richard has offered to spend in the tower. LTRA proposed this be a contribution to the major works costs for resurfacing the roof this year.

Treasurers report on bank account and expenses

Andrew prepared report and the committed thanked him for his hard work.

Major works Luxborough Tower Condition Report

It was agreed to organise a special meeting about windows and embark on major consultation with the residents to get a very clear picture of who wants to have the windows changed now we know the condition report findings and have an indication of the costs to residents. The costs are very high. The committee was happy to proceed with the replacement of the drains and redoing the roof, but seriously concerned about the cost of the windows (around 4 million pounds, not including all fees). There was dismay that the report suggested expensive scaffolding when alternatives were discussed, the fundamental point of secondary glazing of bedroom windows should be considered. The condition report did not include essential services. It was agreed to await CHW news before proceeding with consultation.

Library and flats, relandscaping

NV mentioned that he is waiting news from CWH and J&L Gibbons to organise the final consultation with residents where the finished design, based on all the consultation and feedback can be presented. The relandscaping are expected to be put in for planning early February.

Paving stones south path

AD reported that she had to request 5 times for this repair and it had to be done again later this week

AOB

Date of next meeting

It was suggested 19 March 2014, NV to ask committee re their availability

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