

# LUXBOROUGH TOWER

Luxborough Tower Residents Association

Minutes LTRA committee meeting 08 09 2014

Apologies

M King

Attendance

A Bevan ( CWH) M Brown ( CWH), A Dow, A Hughes, N Greenhill, S Mackay, A Reid, J Slack, N Vinson and M Braham as an observer.

Approval of minutes from 16 07 14

The minutes were approved.

Progress on on-going matters, report back from committee members:

Heating consultation and ballot, Andrew Hughes/Alex Reid/Nick Vinson

The forthcoming ballot was discussed in detail and a letter from the LTRA to all residents was proposed by AR, further explaining the options was agreed. September 24th between 4pm and 7.30 was agreed as a drop in session, manned by both CWH and LTRA for any resident questions. It was noted that any proposed changes to the communal heating may affect the lobby and corridor temperatures, which are currently a pleasant temperature thanks to ambient heat from communal heating.

Heating refunds

Nick Vinson reported back on Kate Donovan's latest offer and the explanation of the calculations and the substantial difference between the offer in 2013 and 2014.

Security, Judith Slack/Michael King and update on CCTV, Nick Vinson updated on

Judith Slack mentioned the undercroft on the South Side asking if it can be considered for bike sheds etc. It was noted that the re-landscaping works were subject to lengthy consultation processed and that all residents views have already been taken into account and the designs approved by Westminster planning. As we are currently in limbo waiting for protracted negotiations between CWH and MACE, it was deemed too delicate to pursue now.

In terms of the CCTV installation that was to be considered for installation during the contract works, the CCTV review panel in charge decided that because of the increased security measures being proposed for the garden, and the fact that Westminster's policy at present is to take camera's down, that they would not approve the requisition.

Website, Andrew Hughes

Andrew Hughes presented a first draft of the website he has built. It was noted it should be easy to access for residents, clear, precise and include minutes, notices or news, constitution, standing orders. Plus it needs to be simple to update.

Re-landscape scheme, Alex Reid

AR updated the committee on the protracted contractual negotiations between CWH and the library and subsequently the re-landscaping works.

Historical University damage and Thames Water reparations to Northern Access Road, CWH

There has been no news from Kate Donovan regarding this. It was noted that the University are doing further refurbishment works, and no access to LT grounds should be given for any contractors and their trucks or other vehicles.

Membership, Andrew Hughes

105 individual members, 85 flats out of 115 represented, which 74% of all flats are members.

Cleaning/maintenance, Alison Dow

Micro-fibre cloths are now used for the floors, less product is used and they also clean the lifts better. Next floor clean end of Oct, strip back of floors on clean after next.

Gardens, Sara Mackay

Hedges need some attention. There is money in the kitty but best to hold on until we know more about re-landscaping works schedule.

Estate Inspection, Alex Reid/Josephina Becci/Andrew Hughes

The last inspection was Tuesday last week and a good proportion of items have been completed. The team now meeting at the start of the inspection to review action since previous inspection. It's also been agreed a change to the process, with a list with notes on the end, as what action was taken. Target to complete before next Estate Inspection.

Car-parking/Garages/Sheds, Nick Vinson

Voids ready to let: Garages: 0 (5 under investigation), Sheds: 0, Parking spaces: 2

Waiting List: Shed: 17, Garage: 8, Parking: 11

7 of these applications are from individuals that are not affiliated with Luxborough Tower. Priority is obviously given to residents who do not have their preference of non-dwelling, then residents of Luxborough Tower and lastly non-Luxborough Tower residents.

Recycling bins, Alex Bevan

These are now being emptied on Tuesdays and Fridays.

Resident handbook, Alison Dow/Andrew Hughes

Reviewing suggested amendments, CWH to have a meeting with Alison to look at suggestions.

Treasurers report Andrew Hughes

AH asked the committee to think of things to spend the money on for next meeting. NV suggested a new notice board.

CWH Annual Report Andrew Hughes

This goes in October.

AMC Andrew Hughes

The Area Management Committee, which AH just joined, has the power to call in senior management to account. MH added there are new hires in CWH especially in Major Works. MH suggested how we could put some requests in for grants.

Constitution and Standing Orders, Andrew Hughes

AH presented a few further amendments which will go before the AGM in November.

Date of next meeting

22 October at 18.15

Date of next AGM

26 November for AGM at 18.30

E LuxboroughTower@gmail.com

T @LuxboroughTower

F www.facebook.com/luxborough.tower

