

Luxborough Tower Residents Association

Draft Minutes LTRA committee meeting 22 10 2014

Apologies

Nigel Greenhill

Attendance

Josephina Becci, Alison Dow, Andrew Hughes, Michael King, Sarah Mackay, Alex Reid, Judie Slack, Nick Vinson & Elizabeth Young.

Approval of minutes from 08 09 14

The minutes were approved.

Matters arising from minutes

Michael King requested that the secretary communicate the date of the next meeting by email after each meeting.

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

Heating ballot

Nick Vinson reported that, so far, 47 leaseholders have responded, with 46 in favour of disconnection (option 2) and 1 in favour of retaining the communal system (option 1). In order to take option 2 forward, the support of 13 more leaseholders is required.

Inter-flat leaks

Nick Vinson reported further issues with leaks into a property on the 4th floor possibly coming from a flat on the 6th and 7th floor.

Security

Despite informing CWH on several occasions the door to the Gas booster room remains open. Apparently its the responsibility of the University, however its a health and safety risk plus may encourage rough sleepers.

South side door

Josephina Becci reported that after a resident proper the door open on the 28th September for up to four hours the door was out of service. The committee made a note to dispute any service charges relating to this service. Additionally it was suggested the doors can be switched off during moves, which may prevent malfunction. If this is the case it would be good to communicate this to residents.

Lighting on undercrofts

Judie Slack reported these seemed to be out of order. These need to checked to see if they are working. Andrew Hughes to follow up and add to future Estate Inspections

Re-landscape scheme

Nick Vinson spoke to Ben Denton, Executive Director Growth, Planning and Housing, at

Westminster Council who has explained that in September, Mace, the selected developer and contractor pulled out, as they did not feel they could make enough money from the job. Westminster are now funding the project themselves, acting as the banker and developer and will hire a new contractor/developer. The new short list has been drawn up and the new project evaluation is with the cabinet member waiting for sign off. That should happen any day now, then from the following Thursday it will be 4 weeks to get the bids back. He then estimates a further 3/4 months mobilisation, which realistically means a start date of April 1st 2015. It's a massive delay, but it's still happening as planned. It was noted that according to Elizabeth Young there is no party wall agreement yet with the neighbouring residents in Newcastle House.

University damage to Northern Access Road

Nick Vinson reported that sadly there is still no update from Kate Donovan, this goes back to February this year and even further with Nick Richards

Membership

Andrew Hughes reported the current membership is 107, 85 flats represented and 74% of flats.

Cleaning/maintenance, floors

Alison Dow reported back. Buffing of floors scheduled for next week. Polishing in January. Window cleaning, it was noted the inside of the meeting room windows should be included.

Recycling

The recycling bins were not emptied this week on Tuesday. Alex Reid to contact Alex Bevan. The committee was also asked on their view if they should be locked or unlocked and it was agreed they should remain unlocked.

Gardens

Sara Mackay reported her most recent meeting with the head gardener Peter Vaz, he will now fill in the gaps in the front hedge, and gaps in the beds, with sturdy evergreens. The lawn has recently been fed as have the hedges which have also been cut back. Bulb planting is planned with some of the children from the block, this will go around the trees and with 50 pounds from LTRA funds they will also go in the wild garden at the back. Sara also offered to bring the tree surgeon in, with light of the delays to the relandscaping works.

Estate Inspection

Alex Reid reported the lobby will be painted, at no expense to residents, on the 28th October. The decorations will be funded by an Aerial Grant, applied for by Martina Brown. A further note to please include check lights in undercroft at future Estate Inspections.

Car-parking/Garages/Sheds

Nothing further to report, however there are still some voids and garages with leaky roofs.

Resident handbook

Andrew Hughes has reported that we have taken out 5 million pounds of public liability insurance for 75.00 pounds per year. The committee agreed the content of the page about

fire safety. It was noted that despite several notifications to CWH the Fire safety notices are still incorrect.

Treasurers report

Andrew Hughes reported we still have £328.00 to spend and £500.00 from the developer /contractor of The Chilterns. In addition to the £50.00 allocated to buy bulbs, the committee also approved a purchase of a large wooden framed notice board for £439.20. This is to be purchased straight away in order to take advantage of the lobby redecorations on 28 10 14. Andrew Hughes to see if any grants may be available. It was also noted the Annual grant application goes in October.

Standing Orders

The minor changes to the Standing Orders were approved.

Draft constitution

This is now ready to go to AGM and will be distributed to all residents in November, before the AGM.

AGM preparations

Nick Vinson reported that he will begin all the preparations for communications with residents for the AGM in November straight away.

AOB

Josephina Becci apologised for not attending the meeting on 08 09 14.

Judie Slack asked the committee if any other residents notice the heating on in their flats on 13 10 14 rather than 02 10 14. Two other residents, both on the South West side, reported their heating had gone on at the later date. Judie also reported that she had raised a Stage One complaint to CWH on October 2nd regarding this problem and believed that there was an ongoing issue with delays to heating on that side of the block.

Date of next meeting

26 November at 18.30 for the 2014 AGM.

E LuxboroughTower@gmail.com

T [@LuxboroughTower](https://www.facebook.com/LuxboroughTower)

F www.facebook.com/luxborough.tower