

LUXBOROUGH TOWER

LTRA

Minutes Annual General Meeting

26 11 2014

Apologies

Denise Atkinson-Hines & Mike Kostyn

Attendance

Aisling Foster, Waltraud Ayer, Josephina Becci, Antony Cassim, Alison Dow, Alicja Emmett, Paul Foster, Nigel Greenhill, Kenneth Heaver, Andrew Hughes, Michael King, Sara Mackay, Ruth Melville, Olivia Oakley, Alex Reid, Anthony Styant, Nick Vinson & Elizabeth Young. Rodney Pedroza ,Alex Bevan & Kenny Johnson from City West Homes.

Approval of minutes of Special General Meeting

The minutes were approved.

Election of Committee (Kenny Johnson)

The committee stood down and Kenny Johnson from CWH took over the proceedings.

Those who had stood for election were voted one by one. Denise Atkinson-Hines, 16 votes, Josephina Becci 16 votes, Alison Dow 16 votes, Andrew Hughes 15 votes, Michael King 17 votes, Nigel Greenhill 15 votes, Mike Kostyn 18 votes, Sarah Mackay 18 votes, Alex Reid 18 votes & Nick Vinson 17 votes. It was noted that as Elizabeth Young's nomination was not received in time, she would be very welcome to attend the next meeting, where the committee will be asked to co-opt her on to the committee.

Election of Officers for coming year (Kenny Johnson)

Alex Reid was voted as Chairman with 17 votes, Nick Vinson as secretary with 17 votes and Andrew Hughes with 17 votes.

Approval of new Constitution and Standing Orders (Andrew Hughes)

Andrew Hughes explained the process that the committee had been through to date, including further clarification with CWH, approval by the committee and circulation to all residents last month. There was one change proposed and accepted by the AGM, that was to reduce the quorum for an AGM and other General Meetings to 15 members or 15% of the membership which ever was the fewer.

The new LTRA Constitution was accepted with a unanimous vote.

Report of activities by the Treasurer (Andrew Hughes)

The report included the opening and closing balance, all the years expenses, and the comments from the external auditor.

The AGM offered a Vote of thanks to Andrew Hughes for the accounts

Report on membership (Nick Vinson)

After several 'meet and greet' the residents held in the lobby, the membership is currently at a high of 107 individual members from 85 flats. It was also reported that the notice board had recently been replaced to allow more space for communication with residents.

Report by Chairman (Alex Reid)

The potential replacement or decommissioning of the communal heating system was explained. The latest figures regarding the leaseholder ballot is currently 58 for decommissioning and 2 against. If 2 more leaseholders vote for decommissioning then CWH can proceed, potentially as early as Summer 2015.

Re-Landscaping, further to the pulling out of the appointed contractor Mace in September, new tenders have now been sent out. These, which include funding by Westminster Council, will be back early January and a realistic start date is around April 2015.

Lobby redecorations, the lobby was redecorated this month, thanks to a request by the LTRA, at no cost to residents.

Estate Inspections, there is an improved functionality to the Estate Inspections, carried out by the LTRA with CWH. They meet regularly and before every meeting the team is updated on actions since last inspection. Denise Atkinson-Hines will now join Andrew Hughes and Josephina Becci as responsible for this.

Major Works windows and re-painting is likely to be 2017, masts are to be considered as an alternative to scaffolding and secondary glazing to be considered for bedroom windows. With regard to drains/ downpipes replacement and replacement and repair of the roof, originally this was to be in 2014, however due to difficult communication with Peter Chapman, this may be delayed. The chairman was urged by the committee to make the roof, the number one priority and drains are also a major a priority.

Interflat leaks. Sadly these continue and recently several flats on the 4th floor have been very badly effected by a leak from the 7th floor, first reported in early June, resolved in November. Leaks generally originate from in-flat plumbing, but are corroding and causing damage to the communal hot and cold water risers. There has been some improvement in action from CWH. In the event of any resident being affected we recommend to contact the estate office rather than the call centre, which is a farmed out service and are less equipped to know what to say or do.

Luxborough Tower Residents Handbook

Andrew Hughes and Alison Dow were thanked for their work on this.

Reports by committee members

Gardens (Sara Mackay)

It was reported that bulbs were planted by Peter Vaz and additionally by some of the children in the block. The committee gave thanks to Sara and Peter for their work.

Security (Michael King).

It was reported that we mainly we have problems with students from the University next door, which as its a non-smoking campus, come to smoke in the grounds of the tower. Additionally residents should remain viligant, rough sleepers and junk mail delivery men enter the tower by tailgating. It was suggested to meet residents face to face to discuss the issue of tailgating and how to avoid it. Our recent request for CCTV was refused by Westminster as it was suggested our new secure 1.8 metre fences and secure street boundary would eventually resolve the problem.

University damage to Northern Access Road (Nick Vinson)

There has been no action on this since February when Kate Donovan took over from Nick Richards at CWH.

Cleaning and maintenance (Alison Dow)

It was reported that after this months polishing, an inspection with Trevor Evans revealed it was again applied too thickly on the top floors. It has been suggested to apply the polish after 9 am rather than before 8 am, so hopefully less traffic will pass over the wet floors.

Car-Parking/Garages/Sheds (Nick Vinson)

The current waiting list of LT residents is as follows, Garage: 1 resident, Parking Bays: 6 residents and Sheds: 11 residents. In terms of voids, ie current un lets, Parking Bays - 0, Sheds - 0 Garages - 2 sign ups being arranged, 1 is due to be returned to the estate office by the end of next week and one will be let to the Estate Office. NV to make a note about how to apply for a non-dwelling on the notice board.

Any other business

Heating refunds have yet to be forthcoming, despite being confirmed by LTRA to CWH on 27 09 14. There was some discussion with CWH regarding their 4 hour target response and the fact that the call centre will decide its a communal problem when more than 1 resident calls to say heating is failing. A recent failure had CWH contractors T Brown waiting outside the University, at our expense, as no one knew how to gain access. There was some discussion as to whether CWH are meant to deliver 24 hours of heat, or timed heating. 6 of the residents present think they don't get 24 hour heating.

Date of next meeting

Monday 2nd February 2015 at 6.15pm

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