

LUXBOROUGH TOWER

Luxborough Tower Residents Association

Draft Minutes

02 02 15 18.15 pm, Luxborough Tower meeting room

1 Apologies were received from Alison Dow and Denise Atkinson-Hines. Attendance; Josephina Becci, Andrew Hughes, Nigel Greenhill, Mike Kostyn, Sarah Mackay, Ruth Melville, Steve Melville, Alex Reid, Nick Vinson, Elizabeth Young and from CWH Rodney Pedroza, Village Manager & Katrina Pearce, Housing Manager.

2. Approval of minutes of the AGM of 26 11 14.
The minutes were approved.

3. Staffing changes at CWH

Kate Donovan is leaving her post as Central Area Manager of CityWest Direct, this role is being recruited right now. Rodney Pedroza is the new Village Manager replacing Martina Brown and Katrina Pearce is the new Housing Manager replacing Alex Bevan.

4. New committee member responsibilities were confirmed as below.

Heating and Heating ballot, Nigel Greenhill, Major works/Windows, Alex Reid, Inter-flat leaks, Nigel Greenhill, Security, Denise Atkinson-Hines and Michael King, Re-landscape scheme, Nick Vinson, University damage to Northern Access Road, Jennifer Grimshaw will be asked if she may be able and willing to assist, Cleaning and maintenance, Alison Dow, Gardens, Sarah Mackay, Estate Inspection, Denise Atkinson-Hines, Josephina Becci and Andrew Hughes, Car-parking/ Garages/Sheds, Nick Vinson and Resident handbook Andrew Hughes and Alison Dow.

5. Reports by committee members on:

Heating and Heating ballot, Nigel Greenhill

Rodney Pedroza reported, enough leaseholders have voted for disconnection, the process is now with CWH legal teams, due to the implications of the leases. An update on timing was requested. Clarification was made that heating is put in to standby between 12.00 and 6.00, if below 3 degrees it automatically goes back on.

Major works/Windows, Alex Reid

Peter Chapman agreed to split the works into two schemes. The first would be the replacement of the roof and the replacement of the downpipes than run through the balconies (Jan to April 16). The second would be the external decoration and window replacement. Andrew Hughes then reported on the full process of Major Works Asset Feasibility flow charts from the AMC. As a meeting was held after the condition survey and the roof and drains go ahead was assumed and given more than a year ago (recorded in the LTRA meeting on 05 02 14) Alex Reid was asked to go back to CWH for further clarification and realistic time frames.

Inter-flat leaks, Nigel Greenhill

Both Rodney Pedroza, Village Manager and Katrina Pearce, Housing Manager are aware they are the official first point of call for all residents.

Security, Denise Atkinson-Hines and Michael King

A meeting has been set up with PC David Miller, of Marylebone High Street Safer Neighbourhood Team for 28 02 15. Rough Sleepers, students from the University and youths congregating in the lobby, and the staircase are still major issues. Tailgating education should be a priority for meet and greets between LTRA and residents.

Re-landscape scheme, Nick Vinson

It was reported that according to Ben Denton's office, as of last week, Westminster has completed the tender evaluation and are now into the interval processes that lead up to the Cabinet Member decision. The programme is as follows:- Gate Review - Thursday 5th Feb - this is an internal challenge group that reviews the processes prior to Cabinet Member being asked to sign it off. Cabinet Member clearance (2 weeks after Gate), then there is a 15 day cooling period before we announce the successful tender in March 2015.

University damage to Northern Access Road

This needs to be picked up as there is no one on CWH staff with any history.

Gardens, Sarah Mackay.

The Green wall at the back of the CarPark has had a go ahead, after April with the new year budget. NV to request the sketches from the re-landscaping scheme for SM and Peter Vaz, the head gardener.

Estate Inspection, Denise Atkinson-Hines, Josephina Becci and Andrew Hughes to attend the next one on 10 02 15 at 10am.

6. CWH Contractor parking

Most CWH contractors don't use the three visitor parking spaces, but instead use resident parking spaces or park in the front of the rubbish shoot. They need reminding officially and in person when they visit the Estate office to borrow the keys.

7. Any other business. Elizabeth Young was coopted on to the committee, by a unanimous vote.

8. Recycling bins still sometimes locked. Rodney Pedroza to follow up.

8. Constitution, now signed and sent off. Andrew Hughes. AH also gave a brief Membership report, we now have 110 individual members with 88 flats covered. With regard to the accounts we received 505.00 pounds from CWH for 2014 membership subscriptions and the current balance now stands at 880.00 pounds.

8. Date of next meeting

Tuesday 17 March at 18.15

E LuxboroughTower@gmail.com

T @LuxboroughTower

F www.facebook.com/luxborough.tower