

LUXBOROUGH TOWER

Luxborough Tower Residents Association

Minutes LTRA committee meeting 17 03 2015 draft

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

2. Approval of minutes of committee meeting 02 02 15. The minutes were approved, but change Heating & Heating Ballot responsibility to Mike Kostyn instead of Nigel Greenhill.

3. Reports by committee members on:

Heating and Heating ballot, Mike Kostyn. No formal report, but an email up date . CWH reported that the residents have accepted the change away from a communal heating system. The matter is now with the CWH Legal Department because all the leases have to be checked individually. The committee to ask Mike Kostyn, nearer the time, to approach an electrical company to offer sample solutions for new heating installations.

Major works/Roof repairs update Alex Reid. Chair reported on e-mail conversation with Peter Chapman: roof repairs to be done without scaffolding and before windows or repainting. However, works not yet phased, and likely to be done mid 2016.

Inter-flat leaks, Nigel Greenhill. Report on recent leak in flat 63. Katrina will regularly send on details to Nigel and asked for any updates from committee members about residents made vulnerable by leaks or other building problems.

Security, Denise Atkinson-Hines & Michael King. Report held over to next meeting. Josephina reported a recent case of rough sleepers: she phoned the police. Residents do need to phone or police will not take action.

Landscape scheme, Alex Reid. Chair reported on recent response from Westminster Major Projects. Tristan Samuels apologised for slight further delay in signing off the project: possible meeting with residents in mid May.

Cleaning and maintenance, Alison Dow. No formal report, but the committee felt that the building was looking good.

Gardens, Sarah McKay. Thanks for the new bulbs and can we do more next year, please.

Estate Inspection, Josephina Becci, Denise Hines & Andrew Hughes. Andrew reported on the Inspection Feb 2015: repeat of usual small issues, plus some main concerns referred on by CWH. A progress report from CWH discussed and to be updated at next inspection 10am 07 05 15.

Car-parking/Garages/Sheds. Nothing now available. LTRA would like CWH to discover the legal basis of the garage leases.

Treasurer update, Andrew Hughes. End of financial year and current position shown. Noted shift from expenses to expenditure. Final accounts will be presented at AGM in Nov 2015.

Membership update, Andrew Hughes. No change from the last meeting. Current personal membership 110 and flats membership 88.

CWH Contractor parking. Although discussed with the Estate office at the last meeting there has been no change to this.

4. Any other business.

Nick Vinson had reported serious problems with the water supply to his flat. The Chair reported e-mail conversation with Martin Skidmore as to the design specifications for the water pressure at the 20th floor.

O'Shea and removal of cabins. Chair reported on discussions about removing the contractors' cabins via our car-park: they should have thought of this a long time ago! The matter is now with CWH, the freeholders of the site. If it goes ahead there should be plenty of notice, with careful monitoring of the work by CWH. A hint for a contribution from O'Shea to LTRA?

The new CWH Operations Manager. Vince Lyons, will attend the next LTRA meeting.

5. Date of next meeting

Wednesday 20 May at 18.15

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