

LUXBOROUGH TOWER

Luxborough Tower Residents Association

Draft Minutes Annual General Meeting/Committee Meeting

19 11 15 18.15 pm, Luxborough Tower meeting room

NB The AGM became a committee meeting, as we were two residents short of our quorum.

1. Apologies and requests for AOB; Apologies were received by Alison Dow, Mike Kostyn and Denise Atkinson-Hines. Attendance; Josephina Becci, Andrew Hughes, Nigel Greenhill, Michael King, Guy Llewellyn, Sarah Mackay, Ruth Melville, Alex Reid, Nick Vinson and Elizabeth Young, plus Rodney Pedroza, Katrina Pearce and Vicky Welch from CWH.

2. Approval of minutes of meeting from 29 09 15.
The minutes were approved.

3. Election of the Committee.
This was postponed to next AGM in the new year.

4. Election of Officers for the coming year
This was postponed to the next AGM in the new year.

5. Treasurer report on accounts.
AH presented the report for the last financial year. Association income for 2014-2015 was £505 (the CWH grant). Expenditure was £696 leaving £825, since when we have had 2 payments from the Paddington Street developers for disruption to parking while they used a crane in our carpark. So, funds are healthy and we have made a shift from just spending out on expenses to using the money for positive reasons, such as a new noticeboard and Professional Indemnity Insurance.

6. Report on membership.
87 properties are members, which is 76% of the block and 111 individual members. Membership needs redoing in Autumn 2016.

7. Heating replacement update.
Martin Skidmore has confirmed that The Cabinet Member approved the proposal report on 27 October, and he is now working with the legal team to draft and issue the proposed lease variations. Unfortunately, he does not know how long this will take. The meeting requested that MK please ask if the heating units could come out and any implications for asbestos and costs to leaseholders.

8. Re-landscape scheme update including hoarding, hoarding decor and communication
Update from Andrew Almond 'I am currently not in a position to give you a start date for the library works or for the associated landscape works as we are not yet in contract with the developer. We are making every effort to reach agreement with the developer and to make a start on the improvement works and I will advise when we are in contract and when we anticipate works starting'.

9. Update to roof repairs

Update from Paul Choat, CWH, Operations Manager 'We recently had the final responses to our queries on the contractors quotation, and I am afraid that the number and type of omissions and qualifications were such that the costs have pushed the project into a different type of procurement process (the same type of procurement process as the main project), which is a much slower process. In essence the contractor had omitted a number of items which would mean that the finished roof would not have been able to have a meaningful warranty, he had also priced a scaffold and access system which would not have worked. The impact is that we will not be in a position to start the works early in 2016 as planned, I have instead asked the team to look to expedite the main project and we are working on revised dates now. The project is now with our Technical Services Team, and the project manager is Rita Bailey. Rita is liaising with Vicki Welch and she will be in touch shortly in respect of surveys etc'.

10. New garden planting contribution

SM reported the holes are going up next month for the Virginia creepers on the west wall, and the bird boxes will be installed very soon. The meeting thanked Jennifer Grimshaw for persuading Andrew Almond of CWH to come up with an offer of £400 for destruction of the crocus "drift" by Harrison Environmental, the money is credited to the Service Charge account to avoid it getting lost or forgotten, but is ring-fenced so this £400 can only be spent on extra gardening.

11. Boarded up window since August 2015

As also discussed at the last meeting where many residents were very unhappy about the very visible boarded up window above the front door. According to CWH, they have tried to contact the resident, and are now writing a formal letter early next week reminding them of the terms of the lease.

12. Reports by committee members on:

Estate Inspection 10 11 15 was the last one together with Paul Navaro from CWH, some paving is to be repaired on the South West corner, construction on balconies, some unauthorised work stops. Still hoping get some diagrams and plans of ducts etc running through the flats. To request from John Tatham.

Cleaning and maintenance, including floor waxing and polishing; Specialist coming to inspect the floors, Katrina to keep Alison informed as to when that is so she can attend.

13. Any other business

Some staircase lights are out, Betim to check and get repaired.

11. Date of next meeting

The AGM will be held again, on 03 February 2016 at 18.15

LuxboroughTower@gmail.com