

LUXBOROUGH TOWER

Luxborough Tower Residents Association

Draft minutes Annual General Meeting

03 02 16 18.15 pm, Luxborough Tower meeting room

1. Apologies were received from Elizabeth Young. Attendance; Denise Atkinson-Hines, Josephina Becci, Alison Dow, Andrew Hughes, Nigel Greenhill, Michael King, Mike Kostyn, Michael Kriteaman, Sarah Mackay, Alex Reid, Zara Tempest, Ian Thomson, Nick Vinson, Kei Kei Wong and Vicki Welch, Katrina Pearce and Rodney Pedroza from CWH. The meeting began and at 18.48 with 14 members it was agreed we were quorate.

2. Approval of minutes of meeting from 19 11 15. The minutes were approved.

3. Election of the Committee. The committee stood down and elections of the new committee were preceded over by Vicki Welch from CWH. The following committee members were voted for and votes counted and listed by each name; Denise Atkinson-Hines 13, Josephina Becci 13, Alison Dow 13, Andrew Hughes 13, Nigel Greenhill 13, Michael King 13, Mike Kostyn 13, Sarah Mackay 13, Alex Reid 13, Nick Vinson 13 and Elizabeth Young 14. The meeting thanked the Chairman, Treasurer and secretary for all their work over the past year.

4. Treasurer report on accounts and membership; AH presented the report for the last financial year. Association income for 2014-2015 was £505 (the CWH grant). Expenditure was £698 leaving a balance of £2663, as we have had 2 additional payments of £500 each from the Paddington Street developers for disruption to parking while they used a crane in our carpark. Accounts were approved and the meeting thanked the treasurer for his work.

5. Report on membership; To date we have 112 individual members, across 88 properties, which is 76% of the block. Membership needs redoing in Autumn 2016. The committee needs volunteers to work the membership drive in the Autumn.

6. Report by Chairman. The Chairman thanked the secretary and the treasurer for their help.

7. Boarded up window since August 2015 on podium level; This subject has now been discussed at three committee meetings and the committee made their disappointment on the follow through by CWH known. Although the responsibility is the leaseholder, the leaseholder is quite clearly in breach of her lease. CWH said that the glass was now measured and due for replacement this week (post script, not replaced as promised on Feb 5th). Generally in terms of breaches of leases, broken windows, constructions, noise disturbances, sublets, antisocial behaviour etc, CWH seem to be failing the block. NV to organise a meeting with the LTRA with John Millichope (Lessee Services Manager - South/Central) and Janet Lacey (Leasehold Advisor, Lessee Services Team) SM, AD, JB, AH and NV to attend from LTRA.

8. Heating replacement update; MK reported on an update from Martin Skidmore 'We've sent the lawyers copies of all leases, apparently there are several different standard forms and they're currently drafting the proposed variations for each type. They confirmed last week they're still working on it, but I still don't know exactly when we'll be in a position to issue the ballot'. MK to request the time line for the switch over and for a meeting with Martin Skidmore and Rita Bailey from CWH. The committee was concerned about more than 100 flats installing new heating at the same time as well as the safe removal of Asbestos.

9. Re-landscape scheme update including hoarding, hoarding decor and communication. Its almost a year since Westminster cabinet members elected to appoint Mace as the preferred design and build contractor for the project. Contract negotiations started in March 2015 and continue. NV spoke with Tristan Samuels Head of Major Projects Westminster City Council for an update and it seems that contract negotiations are continuing very slowly. If we don't have any further update by Feb 24, NV will request a meeting with Tristan Samuels.

10. Anti social behaviour; Several residents complained about non-resident dogs being walked around the block at night and their owners using the grounds as a public park and dog toilet. Just one of several anti social behaviour problems waiting to be resolved by the secure fencing in the re-landscaping works. Residents were reminded about not letting in strangers to the lobby and being more aware of tail gating (notices for take away food, smoking on the staircase etc, could be presented by all residents being more strict with tail gating. It was suggested to put a notice on the notice board about tail gating.

11. Major works including lifts, windows and repainting and update to roof repairs; Vicki Welch reported, that roof repairs were a separate scheme, but the scope of works has now gone over budget and are now considered major works. VW also reported that a new walk around and condition report would be made by Keegans and Rita Bailey from the Major Works team, despite a condition survey commissioned in the summer of 2013. As there is great anxiety from the residents about major works, changing teams at CWH and lack of response to queries it was agreed that NV would request a meeting with Keegans and Rita Bailey as well as Vicki Welch.

12. Reports by committee members on:

Estate Inspections; Next one next week

Works done by leaseholders; How can we improve this? it was agreed to discuss with Lessee Services see point 8.

Inter-flat leaks; One recent comment from a resident, NV to forward to Katrina Pearce

Cleaning and maintenance, including floor waxing and polishing, AD trying to reach person responsible.

Gardens; recent issue with the drilling of the holes for the new planting on the back wall.

Car-parking/Garages/Sheds, 1 space soon to be made available.

13. Any other business; AH reported on CWH request for volunteers to act as assessors at the recruitment days for the new resident engagement structure.

14. A quorum of 15 is too high. It was agreed to propose to change to 10 at the next AGM.

13. Date of next meeting; 06 04 15 at 6.30

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