

Luxborough Tower Residents Association

Committee Meeting 20th November 2019

Minutes

- 1) Minutes of the last meeting, AGM 10th September, agreed, and action points checked. Picked up as pertinent below

AP c/f – not listed below

Major Works working party / Major Works update from WCC / meeting room cupboard redecoration / building project planning permission / future of temporary boiler

Association Business

- 2) **Present.** Mike Kostyn (chair), Nick Vinson (Deputy Chair), Andrew Hughes (Secretary), Michael King, Sara Mackay, Alex Reid, Ruth Aboagye (WCC), Krupa Pindolia (WCC). Apologies from Josephina Becci.
- 3) **Officer roles.** Reminder that these were allocated at the AGM in September. AH explained that he is now both Secretary and Treasurer and it would be better if the responsibilities were spread. Someone else to be Treasurer?
- 4) **Accounts** presented:
WCC £1,075 with annual grant of approx. £400 due before March 2020
Other £6,566 plus £500 still due from crane work but £2,250 owed to solicitor (RA to chase)
Overall £7,642 +£900 - £2,250 = approx £6,300
- 5) **Membership.** Numbers as below, and a plea to run a membership campaign - MK to action.
Total individual members 41
Households with at least one member 31 = 27% (minimum for WCC = 20%)
- 6) **Meeting dates** for 2020 confirmed as below, and not to be changed:
Mon 27th Jan / Tues 7th April / Tues 23rd June / Tues 15th Sept

AP: Volunteer for Treasurer / RA to chase crane money / MK to run a membership campaign

Estate Business

- 7) **Car parking.** Changes to system not in place yet. Numbers have to be burnt off the tarmac and new registrations required. KP will write to all concerned when it is in place. Discussion about whether space should be reserved for motorbikes to stop them parking in the undercroft. Bikes would then require a permit and be ticketed if parked wrongly. WCC to consider
- 8) **AirB&B.** WCC has been pursuing cases, including one in Luxborough Tower. KP is being trained in the process and will show us (anonymously) some of the extensive paper work involved
- 9) **Heating.** No update. How long will the new heater be in place? Could it be a touch warmer?
- 10) **Estate Inspections and repairs.** Updates to existing work and new additions. Particular concern about lift L247 clanking. KP took detailed notes. The cupboard off the meeting room to be redecorated 9th Dec and 21st Dec.ext Inspection date moved to Feb 18th

AP: KP to send letter about parking / KP to follow up repairs from Estate Inspection and meeting / KP to share some of the AirBnB process

For Information

- 11) The **landscape project** was passed – a couple of design details were queried: railings and trees. So, it could be built in the next 3 years, but it is still dependent on the housing scheme, which goes to the planning committee in December. WCC are going to re-do all the hoardings round the playground, to improve the look, and to make it more difficult for squatters / rough sleepers. KP needs a warrant to be issued before she can evict
- 12) **Major Works**. AH read an email from Daren Townsend. Since we submitted a solicitor's letter the Major Works process has stopped and nothing further will happen this financial year. Further contact to be made through our solicitor / the WCC legal team
- 13) **Sprinklers**. Several people had received a letter from WCC promoting the installation of sprinklers. Also a survey to fill in which focussed on payment methods for these sprinklers. Some anger at the presumption here: we have never been consulted on sprinklers being fitted and the committee does not want them. They are not appropriate to a cast concrete building. Individual leaseholders are welcome to have them fitted, but we object to a blanket assumption. The money would be better spent on improving fire resistant doors, etc. NV read a letter to WCC expressing our position and pointing out that WCC have no power to fit them unless the leaseholder agrees
- 14) **Resident Engagement**. AH explained about the role of Resident Engagement and a recent report on improving the relationship between Westminster and residents across the city: 5 levels of engagement. One aspect of this is to produce a "Local Plan" for each estate with small scale improvements: no extra money or process, but an attempt to bring new ideas and detailed improvements

To Discuss

- 15) **Local Plan**. As per point 14 above we discussed possible ideas:
 - Sign behind rose garden between car park & grass (keep this gate closed)
 - Self-closing gate – southern gate at front of Luxborough tower off Luxborough Street
 - Additional bike racks
 - Space for motor bikes/ scooters (and see above about parking)These will be monitored. MK suggested that it would be a good idea to follow up this Local Plan during Estate Inspections. Details of repair and maintenance also remembered and noted.

AP: progress to be monitored and reported to committee and at Estate Inspections

AoB

- 16) After the meeting JB suggested a Christmas Box for the cleaner