

Luxborough Tower 4th July 2023 6:30pm Meeting Room Minutes of LTRA Annual General Meeting

Apologies Ellie Barnes, Denise Atkinson Hines

Present Mike Kostyn (LTRA Chair), Andrew Hughes (LTRA Secretary), Nick Vinson (LTRA Vice Chair), Josephina Becci, Maxine Braham, Ray Cassidy, Alison Dow, Julio Duque, Paul Foster, Enrico Galliano, Jennifer Grimshaw, Sara Mackay, Nick Shea, Anthony Styant, Sharon Tash, Brian Tash, Zara Tempest, Marina Tsemberis. Leon Williams (WCC Area Housing Manager) and Kanayo Nwosu (WCC Housing Team Manager). 18 residents (17 flats). AGM quorum = 12, so meeting quorate.

Election of Committee

The following volunteered to join the committee and were all individually and unanimously elected. Observers for Westminster were Leon Williams (WCC Area Housing Manager) and Kanayo Nwosu (WCC Housing Team Manager). In alphabetical order:

Sara Mackay	Josephina Becci
Alison Dow	Mike Kostyn
Andrew Hughes	Anthony Styant
Enrico Galliano	Nick Vinson

8 committee members. Max size allowed in constitution = 10.

2 extra flats not at the meeting, but still interested:

Denise Atkinson Hines (to co-opt at next meeting)

Alex and / or Sian Reid

The officers are elected by the committee at the first meeting.

All dates to be confirmed nearer the time:

Thurs 8th Sept 2023 committee meeting

Tues 28th November 2023 committee meeting

Mon 12th February 2024 General Meeting

Tues 30th April 2024 committee meeting

Tues 9th July 2024 Annual General Meeting

Other Dates – Estate Inspections. All to be confirmed nearer the time:

Friday 18th August 2023 10am

Tuesday 14th November 2023 10am

Wednesday 7th February 2024 10am

Thursday 9th May 2024 10am

Friday 9th August 2024 10am

Landscaping Project

Picked up detail to do with the landscaping project:

- Snagging – meeting next week and then Wates and the council: eg the aedicule: colours and angle and leaks. Signage shown and text on aedicule to be replaced
- New sliding doors for the foyer – discussed and alternative designs suggested
- Entry phone – design work passed from Oakways to Wales – progress soon
- Entry gates – getting closer. Will use existing key fobs
- Planting – delay because difficulty getting through the concrete in places eg. round south entry
- Black fences round back car park to be cut back
- Shuttering round drainage pipes in north undercroft to be taken down so that pipework can be repaired and painted
- Still following up key safes in northern undercroft. Currently 7 there
- Several drains currently leaking into undercroft to be repaired
- Lights fixed
- Walls and ceiling in north undercroft to be painted
- Tarmac to be relaid
- Discussed position of rubbish bins, but no decision. Need to wait to see whether space around the green wall
- Discussed type of bike rack. Wait until next meeting to discuss further. Pods cost £70pa

Heating

- Possibility of temporary boiler being moved into basement over the summer. Dependent on the flue. Will they manage to fit into the summer break?
- Possibility of a government project to heat the block with solar energy from the roof. Fully paid. Met with some scepticism.
- Request to consider wind power as well
- Charging for electricity. Billing for the temporary boiler seems to have been wrong. Chased up for several months by MK and NV. A rebate expected from WCC as £71k costs have been removed with more to come. The meeting expressed their thanks

Association

Since AGM Secretary presented up-to-date figures for:

- Membership tabled – 66 people as members (53%), 55 flats as members (44%). Secretary would like membership above 50% and will return to recruitment in September

- Accounts tabled – secretary explained the two accounts. Account 1 being money from Westminster to run the association - £164.94 (annual grant will be added). Account 2 being earned money - £3,767 including credit
- Explained about new staff in Westminster Resident Engagement: Eleanor Harrington. What can she do to help and support LTRA? Examples of training, or a social event. Resident MB offered to contact her

Achievements of Luxborough Tower Residents Association

- Meeting Room repaired, painted, cleaned. Thanks to Kanayo Nwasu
- Budget and membership, meetings schedule and Estate Inspections in line with WCC requirements
- Refund for wrongly charged heating (second time)
- Web site, association email list and new Whats App group help communications
- Massive investment for the landscaping works, at no cost to residents
- Project management for the landscaping project
- Constant pressure on WCC to improve their response to Anti-Social Behaviour
- Focused use of property lawyer to handle legal and practical problems with Major Works, leading to the appointment of independent surveyors

Issues to Come

- Many unfinished details and projects above
- Major Works