

Luxborough Tower Residents Association

- **Minutes of meeting Thurs 7th Sept 2023, merged into**
- **Agenda for Committee Meeting Tues 28th Nov 2023
6:30pm in the Meeting Room**

Present: Josephina Becci, Enrico Galliani, Andrew Hughes LTRA Secretary, Mike Kostyn, Sara Mackay, Kanayo Nwosu WCC, Anthony Styant, Nick Vincent LTRA Vice Chair, Leon Williams WCC. Quorum for committee meeting = 5, so quorate.

Apologies: Sian Reid, Alex Reid, Denise Atkinson Hines

Election of Committee and Officers

At the July 4th AGM the following volunteered to join the committee and were all individually and unanimously elected. In alphabetical order:

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

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

2 extra flats not at the meeting. We asked that Denise Atkinson Hines / Sian Reid be co-opted to the committee. Agreed.

The officers elected by the committee at the meeting on 7th September.

Mike Kostyn	Chair
Nick Vinson	Vice Chair
Andrew Hughes	Secretary & Treasurer

Meeting Dates

All dates to be confirmed nearer the time:

Tues 28th November 2023 committee meeting

~~Mon 12th February 2024 General Meeting~~ **sorry: Mon 5th or Tues 6th February?**

Tues 30th April 2024 committee meeting

Tues 9th July 2024 Annual General Meeting

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

~~Tuesday 14th November 2023 10am~~

to be rearranged

Wednesday 7th February 2024 10am

Thursday 9th May 2024 10am

Friday 9th August 2024 10am

Building work and noise

The protocol is in place, but seems to be ignored by builders and residents. How to improve the process? **WCC comment?**

Landscaping Project

Summary of progress. It has been difficult to follow the progress, or to match what we have seen on site against what Wates say is happening. The end must be near? Nick could, perhaps, take us through a few of the outstanding items. Below is the list from the last meeting in September. **Progress from WCC & LTRA**

- Snagging – eg the aedicule: colours and angle and leaks and signage and text
- Discussion over placing of bollards – extra one(s) needed?
- New sliding doors for the foyer – discussed and alternative designs suggested
- Entry phone – design work passed from Oakways to Wales – progress slow
- 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
- Several drains currently leaking into undercroft to be repaired
- Lights fixed, front and back undercrofts
- Walls and ceiling in north undercroft to be painted
- Tarmac to be relaid April 2024?
- 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. Pods cost £70pa
- Still following up key safes in northern undercroft. Currently 7 there **WCC?**

Heating

- Temporary boiler moved over the summer. Working well but still screening to be finished to cover the boiler in the undercroft. **WCC – progress?**
- Long term. Possibility of a government project to heat the block with solar energy from the roof. Fully paid. Met with some scepticism. **WCC - Any progress?**
- Request to consider wind power as well
- Charging for electricity. Billing for the temporary boiler was wrong. Confusion about the charge items: costs put against LT. Chased up for several months by MK and NV. A rebate expected from WCC. £71k (plus) costs have already been removed. Meeting expressed their thanks. **NV & MK progress**

WCC and Management of the Block

- Meeting with WCC Housing Advocate and Head of Housing to discuss management of the block. Extended **list in hard copy** for the meeting after feedback from Advocate.

Freehold, Extension of Lease

- It seemed that common hold might be introduced to replace leases. On seeing the proposal it is clear that this will not apply to flats like ours
- Purchase of the freehold of the block. The committee discussed this briefly and absolutely turned down any idea of buying the freehold. It would mean setting up the same services that Westminster struggle to supply
- Individuals extending their leases. Westminster is holding workshops on 28th November - 1st December. And a day of Teams workshops on 6th December. Details and bookings <https://www.westminster.gov.uk/housing/leaseholders/leasehold-communication/lease-extension-workshops-2023>

AoB