

# Luxborough Tower Residents Association

## Committee Meeting Tues 16<sup>th</sup> May 6:30pm meeting room

Present: Mike Kostyn Chair, Andrew Hughes Secretary & Treasurer, Anthony Styant, (3 - quorum 5), Leon Williams WCC Luanne Herman, Kanayo Nwosu (Housing Team Manager). Apologies: Nick Vinson Vice Chair

Meetings – forward dates

AGM            Tues 4<sup>th</sup> July 2023

Estate Inspections 10am

18/08/23

Meeting not quorate so we talked quickly through the minutes of the previous meeting, and the matters arising.

### Updates on Wates & University building work

- Weekly updates from Sinead: most of the flooring has been laid and planting almost finished. Still delays: problem with the design of the entry phone system
- University work finished. They left, a fortnight late, with not a word of apology

### Update on LTRA discussions with WCC Councillors and our MP

- Meetings with our local MP, WCC councillors and WCC Heads of Department to check progress across a range of problems
- Last meeting not held, Next meeting 31<sup>st</sup> May

### Consultants' report on heating options – Executive Summary

Informal feedback since this report was discussed. The view is that the roof is not strong enough to carry heat pumps, and anyway that heat pumps are not efficient enough to produce power for a block such as ours

### Update on independent surveyors for Major Works

Another report is being commissioned, in response to pressure from the LTRA and our Property Lawyer. This will be a major report, paid for by WCC, with the task of checking which works **must be done**, as opposed to those that **could be done**.

There is a delay: does the latest contract carry enough scope?

### Accounts and Payment of our Property Lawyer

Carried forward to the AGM

## **Anti-Social Behaviour**

Same problems repeated. We await the security gates. A story reported from today. Resident sitting on a bench in the sunshine at 3pm, approached by a young man selling cannabis

## **AoB**

- Key safes. Currently 9 of them spreading across the wall in the north undercroft. Leon reported that they are only allowed for carers. Strategy:
  - Find out which are for carers
  - Find out which are for rentals
  - Write to rentals and push them to relinquish their safe.
  - Then, if necessary forced removal

## **Use of the Grounds**

Discussion on access to grounds and block. The meeting took a strong line on not allowing access.

- The grounds only for residents with accompanying guests. No parties or socials or outsiders' dogs
- The meeting room only for LTRA business, except:
  - WCC housing staff holding surgeries with residents (maybe one afternoon a month) – detail to be worked up
  - Query whether Wates can use it for occasional meetings – clarifying use