

LUXBOROUGH TOWER

Luxborough Tower Residents Association

Minutes LTRA committee meeting 25 03 2014

Apologies

Denise Atkinson Hines, Nigel Greenhill, Judie Slack & Elizabeth Young

Attendance

Josephina Becci, Alison Dow, Andrew Hughes, Michael King, Alex Reid, Sarah Mackay, Antony Styant and Nick Vinson.

Approval of minutes from 05 02 2014

The minutes were approved

Report back from committee members:

Security, Judie Slack/Michael King

NV to request a meeting with the University. MK to arrange a meeting with the local Police.

Re-landscape scheme/Library, Nick Vinson

NV reported that the steering group would be meeting with one of the directors of Mace, the developer of the library on 28 03 14 for an introductory meeting

Lighting timing, Josephina Becci

JB said its a disgrace that so many lights are still on in full daylight. NV suggested a meeting is arranged with CWH Mechanical & Electrical Manager for a tour of the plant and a check of all lighting zones.

Membership, Andrew Hughes

It was agreed to organise a further membership drive. AH offered to prepare a list of flats not currently members and to include those who have expressly declined so they are not bothered again.

Report on officers meeting held on 25 02 14 with Martin Skidmore (Head of the Building and Property Services team), Les Brindle (roadway), Nick Humphreys (lifts) & Kate Donovan, new Head of CityWest Direct Central Nick Vinson. This report is attached for easy reference at the end of these minutes.

Update from TMO action group Alex Reid

AR reported on the meeting held on 08 03 14 to get a briefing on Tenant Management Organisations (TMOs) from the chairmen of two Westminster TMOs - Wilfried Rimensberger (Millbank) and Richard Tarling (Charfield Court). It was agreed to continue this research and to include professional managing agents in any plans, rather than residents.

Estate inspections Corridor furniture, plants, mobility vehicles Andrew Hughes

As totally clear corridors free from any obstructions are A, a requirement of our lease and B, a requirement of the fire policy which states "Plant on stands, the floor or on shelves which jut out into circulation route are not permitted". A vote was taken, 5 in favour of a clear floor policy and 2 in favour of an alternative policy, if on any given floor all inhabitants do agree for plants to be on their floor. AS also voted for this option. As this is a sensitive issue AH kindly offered to email the 5 committee members not present at the meeting to gauge their opinion on the matter.

Treasurers report Andrew Hughes

AH presented the treasurers report and the committee thanked him for his effort.

Changes to CWH Model Constitutions Andrew Hughes

City West Homes have made changes to their Model Constitution. AH has studied the changes and made a report to the committee as to the changes. Main thing need to have one general meeting per year and one AGM.

Undercroft

Judie Slack was unable to attend so this item was not discussed.

AOB

Date of next meeting 6.15pm 20 May

E LuxboroughTower@gmail.com
T [@LuxboroughTower](https://www.facebook.com/LuxboroughTower)
F www.facebook.com/luxborough.tower

Notes of a meeting held on 25 02 14 with Nick Vinson, Alex Reid and Andrew Hughes from LTRA and Martin Skidmore (Head of the Building and Property Services team), Les Brindle (roadway), Nick Humphreys (lifts) and Kate Donovan, new Head of CityWest Direct Central

Heating

The recent inter flat leaks (October 2013/ December 2013) were discussed in detail as the hot water risers that provide the heat are 48 years old and are causing concern. They are extremely hard to access as they are behind the kitchens and

bathrooms in individual flats. During investigations for the inter flat leaks recently it appeared that copper pipes from a bathroom waste were leaking and corroding, pooling and penetrating laterally to make contact with the main stack. This in turn rotted/corroded the central heating riser where they met the concrete. This is a serious problem, this example shows the complexity, its not the only flats affected and in a building of this age its likely that we will have other similar problems. According to CWH all damage to individual flats was an insurable risk.

This in effect means that we need to study the longer term options for the heating which include

1 Replacing some or all of the internal pipe work in their current position, which is complex as up to 115 bathrooms and kitchens would have to be taken out in order to access the risers. Its unknown who would be liable for this. We should investigate legally.

2 Individual boilers, disconnect the communal plant and install individual boilers in all flats. These could be electric or gas, providing the gas risers have sufficient capacity. If the capacity needed increasing this would mean changing the gas risers and potentially removing and reinstalling the dropped ceilings in the corridors. Residents have been told that the capacity is not currently in the gas risers for any more of them to have gas, something contradicted at today's meeting. LTRA asked for further clarification.

This option involves planning and building control, possible new gas risers and a ballot of lessees (a minimum of 75* must be in favour and no more than 10% against).

3 A new independent plant, including a completely new distribution system disconnected from the university. This also involves new risers for the hot/cold and the same kind of disruption.

It would be useful to know, if the gas risers are the responsibility of the building or the leaseholders. Also what may count as improvements as this has cost implications for the residents.

In addition conversations continue between the University and CWH regarding the management of the University Plant. Work is in progress with this option according to CWH. Heads of Terms incorporating the proposal have been submitted to the University. The University is not averse, providing the CHP plant and satellite sites are included. At some stage the communal distribution pipe work (the risers) will have to be replaced as above.

We have asked for further information and further meetings, before any ballots are planned.

Northern Access Road

Northern Access Road works including historical University Damage etc, resurfacing contribution. The recent works between September and December were to repair leaking pipes below the road. They were not carried out in a satisfactory way, mainly due to the fact they were not level in many points and created large puddling. They were also finished in grey cement, rather than something to match the existing brown composite. In January work was done to add two drains one at the east side and one at the west side of the undercroft, however the central section is still cause of major puddling and needs redoing. Les Brindle did admit that her personally specified a concrete finish rather than a (like for like) brown aggregate.

Northern Access Road cont.

In addition, concerning the historical University Damage etc and their resurfacing contribution as discussed in detail with Martina Brown and Jennifer Grimshaw and with Nick Richards and Nick Vinson in September 2013 and October 2014. Nick Vinson has passed this over to Kate Donovan, who had no hand over from Nick Richards. Nick Vinson has offered to locate email history and forward to Kate (7 email histories were sent on 27 02 14). LTRA expressed a wish to be present at the next meeting with the University and their contractors.

Lifts

The LTRA expressed their dissatisfaction with service delivery over the past four months, with lifts out of order during November 14th-15th, January 19th to 24th and February 11th to 15th. According to CWH there was a problem with the motor in one occasion which required replacing and another time the mother board. CWH target is 98 percent working, over the past four months we actually had 84%. The lifts in LT are electronically monitored. CWH seem to think that the

service we are getting are acceptable and were actually expressing pride that the 6 day outage for the new motor (it had to come in to London from outside and an overnight courier was used, as if that's unusual). We have asked for a surveyor (David Cooper was proposed by CWH) to examine the state of the lifts and their parts, as some major parts were installed in 1994 and 20 years is perhaps the end of their life expectancy. This may anticipate complete lift replacement or perhaps a more modest expenditure. We have asked for a more proactive program rather than a merely reactive program, planned preventative maintenance.

Security/Doors/Youths/University Youths/parties in the lobby and on 20th floor

During our meeting 9 youths arrived in the grounds of the tower. Although the police were called and attended they did not stay long, we can assume that seeing 7 people in the meeting room may have put them off. As many of these youths have been identified as coming from the University, Nick Vinson had been in contact with the Dean who fobbed him off and no one has replied. According to Kate Donovan, Sarah Thomas is the contact at the University and Nick Vinson has asked for her contact. The meeting was told that the local safer neighbourhoods team complains of being underfunded which may explain why they are rarely on duty when we need them. Phone calls to 101 are laborious and are costly for residents as some phone companies charge a lot for calling them.

The new secure boundaries, to be installed by December will deal with these problems in some ways. CCTV to be included in the new re-landscaping at both street entrances, both north and south doors and one in the lobby. Kate Donovan to make contact with Andrew Almond and Jonathan Wright, in order to start the ball rolling with CCTV cameras so they can be installed as part of the re-landscaping project.

Additionally Relandscaping works,

We should keep copies of all specifications for future works including the re-landscaping works, all specs as installed. This is essential for future repairs and alterations. In addition a material store of paving bricks and other materials

E LuxboroughTower@gmail.com

T [@LuxboroughTower](#)

F www.facebook.com/luxborough.tower