

LUXBOROUGH TOWER

Luxborough Tower Residents Association

Minutes LTRA General Meeting 16 07 2014

Apologies: J Becci, A Hughes & O Oakley

Attendance: A Bevan (CWH) M Brown (CWH), W Ayer, A Dow, M Edwards, T Emmett , N Greenhill, J Grimshaw, M King, M Kostyn, S Mackay, A Reid, J Slack, A Tang, S Tash, Z Tempest, N Vinson & E Young

Approval of minutes from 20 05 14 and Annual General Meeting 27 11 13
The minutes were approved for both.

Chairs report

The chairman read his report that was previously distributed to residents on 16 June 14.

Progress on on-going matters, report back from committee members:

Heating Andrew Hughes/Alex Reid/Nick Vinson

NV reported that after surveys and visits by consultants, CWH came to discuss with the LTRA on 01 07 14, the next stage of the consultation process for the options for decommissioning, upgrading or replacing the communal heating system which is nearing the end of its life. Option 1a involves decommissioning the existing hot and cold water risers and putting in new hot and cold water risers, connected to each flat a little like the current gas supply. Option 1 b, involves replacing the current hot air heaters with new radiators in each flat as well as a new resident controlled thermostat and a metering system. Option 2 involves giving residents complete independence with either gas or electric heating, or nothing at all and the decommissioning of the communal heating system. Independent gas central heating or electric could be installed by CWH or independently.

Heating refunds/contract with University/CWH

This is underway with CWH and although first offered in May last year rather than July this year. Dates of heating failures need checking.

Major works/Windows, Alex Reid

AR explained that the very urgent items of the roof could cost between £100,000 & £150,000. Drainpipes which are rusting and corroding will be between £40,000 & £50,000. Both for as soon as possible. Exterior repainting and window replacement the current estimate from CWH was 3.75 million, around £25,000 to £30,000 per flat including scaffolding (doing them together keeps costs down), plus master climbers are an alternative being explored. The existing paint can last a further 3 to 5 years and paint technology keeps improving. There is no danger with the current windows, but they may have thermo-issues so secondary glazing could improve heat loss. There is much more work to be done on this, to ensure best practice and we understand that today, lessees can put forward preferred contractors.

Inter-flat leaks, Nick Vinson/Alex Reid

Further inter-flat leaks have seen disappointing and far from satisfactory responses from CWH. The call centre appears to be problematic and not well informed. The Estate office promised to send out a surveyor with out delay in the future. Further discussion between LTRA and CWH is requested.

Security, CCTV Judith Slack/Michael King

Some residents have said that rough sleepers still appear sometimes on top floor. Estate office to check with residents on 21st floor.

Re-landscape scheme, Nick Vinson

Planning was granted by Westminster Council on 24 06 14. The LTRA re-landscaping sub committee are still waiting for a further meeting with Andrew Almond of CWH and Philip Black of Mace, the contractor, in order to understand when the works can begin.

University damage to Northern Access Road

There is nothing to report as the committee is still waiting for a meeting with the University, their contractors and CWH.

Lighting timing, Josephina Becci/Nick Vinson

JB and NV made a plant tour to understand the various lighting zones and timers on 01 07 14 Staircase lights are on a timer that is changed twice a year, Martin Skidmore, has been asked if we can we upgrade the timer to change on a monthly basis to reflect the seasons. Corridors lights are on a movement sensor. We have asked Keith Morgan to check how long the sensor currently keeps the lights on for, with a view to testing and reducing as if any resident with mobility problems will automatically keep the sensor on, no matter how long they may stay in the corridor. Lobby lights are on a daylight sensor so should only operate when day light is reduced. If they come on in the middle of a bright day, it would be a fault with the photocell. Exterior lighting have photocells on the top, i.e. light sensors. If for any reason the lights are on in the middle of a bright day, its likely there is a fault with the photocell or they need replacing.

Membership, Andrew Hughes

A note of thanks to everyone who helped get a massive extra 30 members in July. Below are the new overall numbers and percentages. Total individual members = 105, Total of flats in block = 115 of which flats as members = 85 / 74%. Council Properties = 35 / 30% of which 23 are members, non-resident lessees = 26 / 23% of which 15 are members, resident lessees = 54 / 47% of which 47 are members

Cleaning/maintenance, floors Alison Dow

AD discussed the problems of the recent floor waxing, which were inspected on a floor by floor basis. Some were fine, others appeared to have much too much wax. New e-cloth cleaning system will be introduced resulting in a much better streak-free clean at reduced cost.

Gardens, Sara Mackay

Peter Vaz, head gardener is poised to extend and reseed the wild garden. SM to ask him to hold off until the re-landscaping is underway. Jennifer Grimshaw noted a charge on 13/14 services charges for £3524.60 pre on costs. These should have been covered by the aerial grant. This has subsequently been credited. The budget for bulbs would also be held on to.

Estate Inspection, Alex Reid/Josephina Becci/Michael King

It was noted that a majority of items, some of which are health and safety risks have still not been completed, despite being noted on more than one Estate Inspections. A discussion was had with the Estate Office on how to improve this. The Estate office said that they are always chasing and prodding. James Davies and Martin Skidmore were ultimately responsible for most of the items on the list. The Estate office is the first point of contact for this and reports. The committee asked for names, phones and emails for people with functional responsibility.

Car-parking/Garages/Sheds, Nick Vinson

Currently there is 1 shed to let, 2 parking spaces to let and 3 garages to let. The Estate office will be contacting top of the list. There is currently 30 on the list, top 5 are non LT residents who will be discounted. Any resident who wishes to enquire about non-dwellings should speak to Alex Bevan.

LTRA Resident handbook, Alison Dow/Andrew Hughes

This has now been updated, and has been through to CWH for comment.

TMO action group Alex Reid

AR informed those present about his research into this and that subsequently the LTRA would not be moving forward with it.

Corridor plants policy Andrew Hughes

AH reported that there was a limited amount of feedback from committee members who did not attend the last meeting. As Health & Safety rules forbid plants in the corridors and as all leases also forbid obstructions of any kind including plants, the committee agreed the best course of action was that plants can stay (CWH would be asked to turn a blind eye to the rules) unless a resident objects. In the case that any resident objects to plants on their floor, CWH will need to have them removed. It was felt this would be the least heavy handed approach and the easiest to manage, rather than asking residents to get the agreement of their neighbours before placing plants. This third option was passed by the meeting. It was also noted that according to the Westminster Reporter, mobility vehicles and scooters left in the corridor are also in breach of leases and must be kept inside flats.

Treasurers report Andrew Hughes

The new, simplified format was used to show the current state of the accounts. There has been almost no activity since the last report: some copying and the cost for buying the new website for a year. So, we have £447 in the main account, plus £500 in the discretionary account. However, in the autumn we will be applying for another £500 approx from CWH. We do, therefore, need to discuss ways to spend the money appropriately. Plus, applying to the CWH discretionary funds (Community & Aerial Funds) which have up to £20,000, largely unspent.

Input resolutions from membership

Newsletter, the committee explained that the recent chairmans letter distributed to all residents on 24 06 14 and the recent meet the residents in the lobby on 15 07 14 was in place of this.

Minutes, a request was made to increase the font size of the minutes printed on the notice board.

Heating agreement between CWH and the University has stalled due to the fact that its likely the communal heating will be decommissioned in 2015.

Lift service.

A meeting was held on 25 02 14, where 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. A surveyor, David Cooper, carried out a survey on 12 05 14, which the committee noted was especially complimentary and flattering about the state and cleanliness of the lifts and made no reference to any of the recent faults. CWH Tenants' Handbook,

Communal satellite TV reception,

It was noted that IPTV may be rolled out. More information was requested.

Meeting room use, Jennifer Grimshaw

JG would like to organise a regular 'coffee and cakes on a Sunday afternoon' get together. The Estate office suggested they liaise with David Larkin of CWH.

Short lets

Short term lets are not permitted in LT. Any resident who is being affected by illegal short lets can contact Westminster Short Lets Team, part of planning and enforcement call 020 7641 7803. Further information was subsequently distributed to the committee via Martina Brown.

AOB

The LTRA has previously requested the Estate Office to arrange for the recycling bins to be emptied more often, as they are overflowing. Veola claimed they did not have access. Urgent action was requested.

Date of next meeting

08 09 14 at 18.15

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