

# LUXBOROUGH TOWER

Luxborough Tower Residents Association

Minutes

20 05 15 18.15 pm, Luxborough Tower meeting room

1. Apologies were received from Andrew Hughes & Elizabeth Young  
Attendance, Josephina Becci, Maxine Braham, Alison Dow, Nigel Greenhill, Michael King, Mike Kostyn, Sarah Mackay, Alex Reid & Nick Vinson and from CWH Rodney Pedroza and Katrina Pearce(?).
2. Approval of minutes from 17 03 15; The minutes were approved
3. Heating replacement update; According to Martin Skidmore, the procurement of the legal services needed to support the variation is taking longer than expected. The legal work is extensive, it includes drafting the variations, responding to enquiries, applying to the Tribunal, serving notice, responding formally to objections, instructing Counsel, preparing and managing the case, and, if successful, registering each variation with the land registry. On this basis, it's extremely unlikely we could be in a position to disconnect before the start of the next heating season. Mike Kostyn will request an accurate timetable. In the meantime, several residents, who have waited to disconnect their hot air heaters since September 2014 have been refused permission. Mike Kostyn and Nick Vinson to follow up on this, it was agreed by the committee CWH should be asked to be more cooperative and accommodating for any residents who wish to remove their heating and install independent heating during the summer shut down, as several have been allowed already and these particular residents have waited now for around 8 months.
4. Re-landscape scheme update; The cabinet members elected to appoint Mace as the preferred design and build contractor for the project and contract negotiations have started. CWH are looking to place 2 key contracts over the coming weeks, one with the preferred bidder for the build contract, and the other with the contract administrator acting on behalf of the council. Both of these contracts are in stages of negotiation and the legal points are to be clarified at present but as yet the contracts remain unsigned. In order to avoid any duplication of the previous false start, CWH will not be making any arrangements for design meetings or consultation meetings with the LTRA steering group until the formalities are completed and the parties bound by contract.
5. Security and constant faults to North Entrance Door; Re-landscaping may resolve the problem, but it's delayed. It was agreed by the committee that the doors should be declared 'not fit for purpose'. Nick Vinson to follow up, finding out how much they have cost to install and how much we have spent to date on repairs.
6. PlaySpace fence repairs and trespassers; The repair was noted on the estate inspection 05 05 15 on and was promised to be repaired sometime ago, which has not happened. Aside from the repair, Rodney Pedroza was asked to come up with a cost effective way of preventing this happening, as repairs to date have not been enough to prevent vandalism.
7. Update to roof repairs; Although previously Alex Reid had confirmation from CWH major works team that the roof replacement was scheduled for 2015, they have been delayed to 2016. Nick Vinson reported leaks through the roof into the ceiling on March 29th, Rodney Pedroza was asked for an update on this repair and Alex Reid was requested to go back to CWH major works team again to underline the priority status of the re-roofing, as this is now the second resident reporting leaks and damage to their flats.

8. Meeting room requests; One or two requests have come in to use the meeting room. After the most recent request the key was not returned which nearly resulted in the LTRA committee meeting being cancelled. It has been agreed that from now on requests will be considered but keys will need to be collected from CHW Estate Office for Soho/Marylebone and a deposit of 50 pounds will need to be made. Additionally a criteria for requests will be established for the future, JB agreed to work on that for the next meeting. It was agreed Josephina Becci could have a key to the meeting room to allow coffee mornings for older residents who would like to meet socially.

9. Motorbike parking; A resident requested to park his motorbike in the undercroft, The committee agreed this was not a good idea as it would encourage others to do same, however CWH have offered him the use of a 'leaky' garage which is not suitable for rental.

10. Reports by committee members on; Estate Inspection; CWH reported that repair to the gas pump on the ground floor is in hand. CWH reported that the blocked down pipe has been cleared and a further blocked pipe was also attended to and cleared.

Inter-flat leaks; 109 into 101 was reported. CWH were asked to supply plans showing positioning of unseen pipes and duct locations to assist with insurance cover and locating potential problems.

Cleaning and maintenance, including floor waxing and polishing; Floor Buffing was undertaken during 3<sup>rd</sup> week of May and was deemed satisfactory, apart from where the floors have been damaged in the past and are not receptive to the cleaning. Floors will be buffed again in August and polished at the end of September.

11. Any other business; Status of the noise coming from the boiler room was discussed in detail as it is disturbing sleep for residents in the lower floor flats, in particular Flat 2, Flat 10, Sarah Mackay who reported the problem over 6 months ago and Flat 20. There appears to be several issues:- Noise on the stairwell, possibly caused by the new pump for central heating and water. However, this hasn't reduced since the heating has been turned off. Other problem areas identified were :- Red door leading to boiler room and noise on 4<sup>th</sup> floor from water pump. The University has been unhelpful in trying to solve the problem despite their access being needed for the ground floor noise. Josephina Becci suggested contacting Councillor Karen Scarborough who has offered to help on liaising with the University. Sarah Mackay and Alison Dow also reported loud dripping noises at night which appear to be in the heating system, possibly just in South facing flats. CWH to investigate.

Sara Mackay raised the issue of a discrepancy for insurance claims whereby balconies are not covered by either contents insurance or buildings insurance, endorsed by Alison Dow who has been refused a claim for damages from the balcony leak above her flat.

Temporary repair was requested for a garden bench, until new furniture is provided as part of the landscaping scheme.

12. Date of next meeting;  
Wednesday 15th July at 18.15

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