

# LUXBOROUGH TOWER

Luxborough Tower Residents Association

Draft minutes of LTRA committee meeting held on 15 07 15 18.15 pm

Luxborough Tower meeting room

1. Apologies were received from Denise Atkinson-Hines, Michael King, Mike Kostyn & Nick Vinson. In attendance were, Alex Reid, Josephina Becci, Alison Dow, Nigel Greenhill , Andrew Hughes & Elizabeth Young, and from CWH; Katrina Pearce, Rodney Pedroza & David Larkin
2. Approval of minutes from 20 05 15; The minutes were approved
3. Heating replacement update; CWH are getting conflicting legal advice and a report will have to go through two more levels of agreement, including with Westminster themselves. We may have to re-run the ballot as a 'formal' ballot. If the overall scheme does finally get the go ahead it could be 2016 or 2017. It is clearly more legally complicated than they expected. We raised the issue of some leaseholders wanting to disconnect from the heating system in the meantime. DL will give us the name of the CWH person we should appeal to and AR will write to ask for clarification.
4. Noise at Stairwell update. The special vibration plate has been fitted by the university and we believe that the noise has gone.
5. Re-landscape scheme update including hoarding, hoarding decor and communication. We've now had further information from Andrew Almond about the library project. Contracts due to be signed in July with work due to start in September. Meanwhile temporary hoardings have gone up and after some graffiti we have asked that they be painted green.
6. Security and constant faults to North Entrance Door. There have been regular problems but the door has been working recently and will be replaced by sliding doors when the landscape scheme starts. Meanwhile NV is exploring a re-claim from CWH for the repair costs. There is also a security issue: damaged doors open at night and individual flat insurance invalid if the doors are open. AR to ask CWH whether the installation of the sliding doors can be brought forward as a priority.

## 7. Update on Capital works;

A. Library project . See point 5 above

B. Heating project . See notes under point 3 above

C. Major works–roof repairs. CWH are trying to move forward the timing of the roof repairs. See below item 8. So, maybe a section 20 process Nov this year

D. Major works–external decoration and window repairs. It seems the CWH way to make this 'real' is to start the formal section 20 process, again possibly even this Nov (!). There is little likelihood that anything would happen before 2017, but they don't seem to have a way of setting up consultation without making it part of their formal Major Works process. Alex re-stated the committee view that the balcony window replacement should be made optional. There was also a discussion about heat insulation and cladding the building (unwanted)

E. Major Works- lift replacement. Paul Choat at CWH says, "The project manager responsible for lifts has noted that they were last overhauled in 1994. The life-span of the overhaul was 25 years, so the lifts will soon need a full survey and recommendations regarding further works. The survey will be programmed for 2017, but any resulting works are more likely to be undertaken in 2019."

F. Major Works–downpipes. We haven't heard back from CWH yet. If this is combined with the roof repairs it may force the project over £100,000 which could delay both projects. AR to follow up with Paul Choat. This possibly fits in better with the external redecoration and window replacement projects.

8. Update to roof repairs; Paul Choat, Programme Manager for CWH Capital Programmes, said 11 07 15: "It depends on whether the project will come in under £100,000. If so we may get this work to site much quicker. I have attended site with some consultants to take samples of the existing roofing material and also to ascertain the best method for accessing and servicing the works. I will liaise with the various stakeholder departments here, after which time David Larkin will communicate the proposals to you."

## 9. Reports by committee members on:

A. Estate Inspection; next inspection will be 12 08 15 at 10.00

B. Inter-flat leaks; discussion about down pipe, roof and balcony leaks. AD and EY to follow up with the Estate Office on their individual cases. AR to press that such leaks should be treated in the same way as agreed with CWH for water leaks. Meanwhile NG and KP are keeping a log of inter-flat leaks

C. Cleaning and maintenance, including floor waxing and polishing; continuing discussion

D. Gardens; no report but they have recently been cut and tidied

E. Car-parking/Garages/Sheds; repairs: sheds were recently repaired, but now a mixture of black and white. CWH failed the contractors on the work and will get them repainted paint colour should be beige as per the existing shed and garage doors. Status of lease with University of Westminster: CWH do have leases but haven't found the detail yet – we do still want to know because of renewal

F. Treasurer, accounts and membership; Membership remains at 110 personal members and 88 properties out of 115. Accounts spreadsheet show; renewal of web-site for a year (£50), indemnity insurance soon (£80 and donation of £500 from O'Shea for removal of their cabins across our car park.

10. Offer for broadband in meeting room. AH explained the offer from Community Fibre, working CWH to install a new super-fast broadband service in the meetings room. In addition to this installation they would also provide a 6 month no obligation free trial of their super-fast 60mpbs broadband service. About the Meeting Room the committee discussed; who looks after the meeting room: diary, keys, etc, very limited facilities, with no toilets and limited heating, to what purpose? As a result we agreed; not to take up the broadband offer, AH to tell the company, residents may use the room informally, eg for coffee mornings for senior residents. JB agreed to look after these. CWH may use the room occasionally: CWH will be present and use their keys for access to the room and lobby.

11. Any other business: AMC Social Hero proposals; AH who sits on the AMC explained about Great communities' Day: Saturday 5 September 2015: 2pm - 5pm, Paddington Recreation Ground, Maida Vale, W9. Celebrating our community heroes with awards: Young carer of the year, Inspirational young person of the year, Volunteer of the year, Environmental hero of the year and Great Neighbour. Local residents who carry out good deeds within their community; it could be anything from someone helping a neighbour with shopping to someone who voluntarily runs a local parent/toddler group. All residents are invited to nominate for these categories and encourage local residents to refer their neighbours, more details in CWH's new City Voice Central magazine.

12. Date of next meetings;

Tuesday 29th September at 18.15 for the next LTRA committee meeting.

Wednesday 18<sup>th</sup> November at 18.30 for the next LTRA AGM.

E [LuxboroughTower@gmail.com](mailto:LuxboroughTower@gmail.com)

T [@LuxboroughTower](https://www.facebook.com/LuxboroughTower)

F [www.facebook.com/luxborough.tower](https://www.facebook.com/luxborough.tower)