

LUXBOROUGH TOWER

Luxborough Tower Residents Association

Minutes of Committee Meeting

31 May 2016 6.15pm Meeting Room Luxborough Tower

Present: Alex Reid (Chair), Josephina Becci, Alison Dow, Andrew Hughes (Treasurer), Michael King, Mike Kostyn, Sara Mackay, Katrina Pearce (CWH). Plus two residents as observers. Not present: Denise Atkinson-Hines, Nigel Greenhill, Elizabeth Young.

- 1) Apologies: Nick Vinson.
- 2) Minutes of 6th April 2016 approved.
- 3) Roof replacement / repairs. AH talked through the outline of works and the first estimate of costs from CWH. Possibly up to £2K for a 2 bed maisonette. We still hope that works will be on-site late 2016. Some individual queries raised about the outline of works, eg. What are "Site specific overheads". AH to follow up with CWH.
- 4) Library and Landscaping scheme update. The update from Westminster was that they were still discussing a 'problem', which they hope will be resolved next week. Contact is NR who will report as soon as anything is known.
- 5) Major Works. AR spoke to the first Major Works paper – a "Statement of Aims" to be agreed and forwarded to CWH and used in the GM. After discussion:
 - Delete the penultimate paragraph under PRIORITIES: to make the replacement of downpipes less urgent
 - After discussing the detail on windows:
 - Agreed the existing first paragraph about the bedroom windows
 - Discussed the proposal that balcony windows would not all have to be replaced: the choice could be left to individual leaseholders. After long discussion agreed to remove this and both the further options on the bedroom windows – in effect, delete the last 3 paragraphs of the paper

AH spoke to the second paper: to be distributed to all residents, giving an "Outline of future works". Text agreed, with minor changes:

- Top and tail it with pointers to the General Meeting
- Change 'bed spaces' to 'lease percentages'
- Change the text on the Heating System to reflect how uncertain it is, and what the costs would be if a new communal system were to be put in

- 6) Mace, offer of free labour. AH showed the balance in the LTRA accounts, and proposals from Jennifer Grimshaw as to how to spend some of the money: we buy paint and Mace loan us some free labour. AD kindly agreed to follow this up. Idea of bird spikes over the pathways not followed up: if the landscaping project happens, the path line will change anyway.

Meanwhile, KP is planning to use CWH volunteers, initially to clean the garages.

- 7) Lift service. The Estate Office had supplied AH with a long list of break-downs and stoppages for servicing. Complex and initially not showing any pattern of poor performance. This not in line with the committee's own recent experience: many incidents cited. Of particular concern, the number of people trapped. AH (as 'lift monitor') to focus on trappings. Please let him know of any lift breakdown where someone is trapped.
- 8) Pinnacle, new cleaning contract, starts 6th June. Existing staff are staying.
- 9) Report on heating replacement. No recent progress.
- 10) Reports by committee members on:
 - Estate Inspection. Continuing clear-up of minor items. Michael King taking over the next Inspection on 3rd August
 - Inter-flat leaks. A recent case raised by a resident. Delay caused because the flat above, where the leak is coming from, appears to be empty. The committee expressed anxiety about how CWH responded to such leaks: what was classified as an 'urgent' leak. KP to clarify at the next meeting
 - Cleaning and maintenance, including floor waxing and polishing. AD meeting the new cleaning contractors in 3 weeks' time
 - Gardens. SM reported that creepers had been planted against the back wall, and some bird boxes installed. Still chasing up the money for the crocus drift, to be planted in October
 - Car parking / garages / sheds. KP reported that the number of temporary parking spaces would be reduced from 4 to 3
- 11) AoB
- 12) Date of next meetings, including the GM 29th June 2016. Committee members agreed to do a meet and greet in the foyer from 4pm that day.