

# LUXBOROUGH TOWER

Luxborough Tower Residents Association

Draft Minutes, General Meeting

29 06 16 18.00 pm, Luxborough Tower meeting room

Apologies were received from Martina Brown, Michael Kritevan, Alex Reid & Sara Mackay. Attendance; Josephina Becci, Maxine Braham, Howard Dewhurst, Nigel Greenhill, Jennifer Grimshaw, Andrew Hughes, Michael King, Mike Kostyn, Binita Maria, Sharon Tash, Nick Vinson, Kei Kei Wong & Elizabeth Young. From CWH Rita Bailey, Katrina Pearce, Rodney Pedroza & Laurence Printemps. In the absence of the Chairman, Andrew Hughes ran the meeting.

2. Approval of minutes of meeting from 31 05 16.

The minutes were approved

3. Roof replacement/repairs

Rita Bailey updated the meeting, CWH will be ready to send a section 20 notice in the next two or three weeks, at the same time specifications are being amended and budgets prepared ready for tendering to 5 specialists. Its estimated that works could begin in around 4/5 months. It was also confirmed that there would be a hoist positioned in front of the staircase windows to the east of the south door. The small amount of fencing in front of that area will be removed and not replaced, which was agreed by the meeting. Regarding the costs for the repair and replacement Jennifer Grimshaw provided copies to the LTRA, the Estate office and Rita Bailey concerning the historic agreement between the Metropolitan Police (who used to rent space on the roof) and Pinnacle, where by the MP offered to pay 25 percent of eventual roof repair and replacement costs. The committee thanked JG for her invaluable contribution to reducing leaseholder costs.

4. Re-landscape scheme update

The library and flats as well as the re-landscaping are delayed. Tristan Samuels, Head of Major Projects at Westminster City Council is unable to provide any information, despite assurances he would be in a position to update us 'in a few week's every time that Nick Vinson contacts him. NV also reported that he has been in touch several times with Councillor Iain Bott, Member for Marylebone High Street Ward and Councillor Paul Dimoldenberg, Labours Built Environment spokesperson neither of whom were able to shed any light on the delays. It was noted by Jennifer Grimshaw that the protracted delays mean that our security is lacking, for example the CCTV installation that was requested in 2014 for installation during the contract works, was not approved by the CWH committee because of the increased security measures being proposed for the gardens.

5. Major works

Rita Bailey explained that CWH were in the process of appointing a consultant to carry out a condition survey, they need to tender the consultant which is presently being signed off. The consultant should be in place by mid august, they will then review the condition of the block. This will come with a priority schedule. As per the request of the LTRA, 20th century architecture specialists Avanti Architects have been appointed as consultants to ensure that any major works, including any potential window replacements/ upgraded and paint colours are carried out sensitively to protect the buildings design and characteristics. Although the heating decommissioning is not currently the responsibility of Rita Bailey and her team, the committee reminded the need to consider the timing of the heating works and the financial implications for residents when looking at the master schedule. The heating decommissioning, leaseholders will shortly be issued with letters from Westminster City Council regarding the proposed variations to their leases, and the final formal ballot process will commence.

6. Mace, offer of free labour

Alison Dow is following this up.

7. lift service

Lift went out of service again today. Lift trappings were discussed and a promised 60 minutes call out time was considered too long, MK said his recent trapping wait time was 75 minutes. AH offered to discuss with Nick Humphries if there was any way to improve the service, for example a more personalised contract. It was also discussed about how the lifts had remote readers installed around 20 years ago and to understand if they were still operating.

#### 8. Interflat leaks

It was reported by KP that there had been 3 interflat leaks recently, one of which was reported in person by a resident at the last meeting. NG asked again for a plan of all the buildings pipes and services. KP offered to restart her dossier and provide a monthly report.

#### 9. Report on heating replacement

This was discussed during major works

#### 10. Treasurer report on membership and accounts

A membership drive started to do and we currently have 30 renewals. The current balance of £3102 was provided by the treasurer on a summary.

#### 11. Reports by committee members on:

Estate Inspection next one is planned for August 3rd

Cleaning and maintenance; A meeting was held today with the contract manager for Pinnacle who took over from Facicom. Particular focus was on the cleaning of the lift floors and stainless steel panels, the use of e-cloths for cleaning the floors which the cleaners recently abandoned despite improvements from the traditional mops, improvements were requested for litter picking and a cost implication was requested for increased frequency to window cleaning from 6 times per year, to 12 or 9 which will be brought to the next meeting. During AOB JG suggested that before the next strip and polish, the areas of floors with deep scratches be buffed before polishing and that leaks from windows on floors 8 and 20 have damaged the surface of the floor. It was also noted to pay more attention to the jetting of pathways to avoid slippery surfaces.

Car-parking 10 on waiting list, 4 used as temporary one let end of next month, Garages 9 on waiting list, G7, 12, 16, 23 and 24 are all currently not being let to residents. Out of these five garages three are in use by the estate office; the other two are leaking and Sheds 21 on waiting list and none available

#### 11. Any other business

A new no Parking notice to be added to the gate.

Rat Poison was left in an ice-cream cone which was discovered by a dog owner.

City West Homes Residential nuisance calls and mailings. Seven residents complained about mailings from CWRH offering to sell or let properties, plus emails and phone calls, specifically to a resident with an ex directory number. NV said that he has complained at least three times and demanded that CWRH to cease contacting him yet the mailers and the letters still come. We are in the view that contacting us to offer these services contradicts data protection laws. NV to contact Thomas Quayle, Head of Residential on behalf of LTRA and RP and KP to pass on the same message.

#### 12. Date of next meetings

Its likely to be in September, unless any information about major works comes to light before then. NV to reach out to LTRA committee.

LuxboroughTower@gmail.com