

# Luxborough Tower Residents Association

Draft Minutes

20 09 16, Luxborough Tower meeting room

1. Apologies were received from Josephina Becci, Nigel Greenhill, Michael King & Elizabeth Young. There was attendance from Alison Dow, Andrew Hughes, Mike Kostyn, Michael Kriteiman, Alex Reid & Nick Vinson as well as Rita Bailey and Martina Brown from CWH, Rob Ireland from Baily Garner and Duncan Finch from Avanti Architects. Michael Kriteiman was duly co-opted on to the committee unanimously.

2. Approval of minutes of meeting from 29 06 16.

The minutes were approved

3. Major works

Duncan Finch introduced himself and showed a presentation of Avanti Architects, who specialise in 20th century buildings including post war modern architecture. Avanti will be involved in the specification of any replacement windows. Rob Ireland introduced Baily Garner, the contract administrator consultants, who will oversee the survey, condition report, the consultation spec preparations, planning approval, tendering, through to a start on site date currently of September 2017. Resident consultations would be key all the way through the process. Beginning end of October. Rita Biale updated the committee on the roofing, 5 contractors were invited, 2 have tendered, specs have now been finalised, out for tender in two weeks, a decision should be made in 10 weeks and we should see costs in around 18 weeks. Some residents expressed an interest in access to the roof for recreation.

4. Re-landscape scheme update NV

NV reported meeting in August with Tristan Samuels, Head of Major Projects, Housing, Regeneration and Property Westminster Council. As a summary a library will no longer be built in Luxborough Street due to spiralled costs and a new location for the library has subsequently been identified. TS also confirmed that Westminster do plan to build on the space and have several options on the table which include flats and some element of office use below. They wont built anything very much different from what was planned, although an expensive double basement is unlikely. As they have invested several years worth of work in planning, and agreeing deals for lost right to light with neighbouring properties including BT and the flats next door and opposite, the plans will be very similar to the existing, however without a library. There is pressure from Westminster as well as councillors to move very quickly and it's likely that a decision will be made at the end of September as to their preferred scheme, which may only need amendments to the existing planning application rather than a new planning application. NV's understanding is that our re-landscaping scheme remains in place. Westminster will carry out the new development themselves, with less responsibility to CWH. They will finance themselves and they will look to appoint a smaller developer, i.e. not someone like MACE. NV asked if the fencing can be anticipated, TS says he can see a 'Strategic Case' for bringing this forward and will discuss with his colleagues as 'enabling works', meaning that in order to start the works, the path needs to be moved to its new position and therefor the perimeter fencing could be done at the same time.

#### 5. Update on heating replacement

MK updated that the ballot was sent out, doing the summer with a very short time to reply. Martin Skidmore appears to no longer manage the project. MK is to contact Martina Brown for assistance in getting new contact information.

#### 6. Replacement of front doors

As the committee declared the entrance doors not fit for purpose due to constant faults, NV, AR and NG have been looking for quotes from 3 separate companies to replace the doors with sliding doors, as per Avanti's design that are spaced for public buildings. It was agreed that we should request the sliding doors be rolled into the window replacement major works and NV is to follow up with Rita Bailey from CWH, Rob Ireland from Baily Garner and Duncan Finch from Avanti Architects.

#### 7. Membership campaign

AR & AH hosted a meet and greet in the lobby earlier today. Membership renewals are now up from 35 increased to 45. Need to follow up non-resident leaseholders. Sara and Alison and Denise all offered to help

#### 8. Pinnacle cleaning contract problem

The cleaning contract will be passed from Facilicom to Pinnacle from 6th June. AD & NV met with Senior Contract Manager for Pinnacle, Joao Santos and Betim Shehu on June 29th. Under Facilicom had the windows cleaned 6 times per year and during our meeting we requested a price for increasing the frequency to 9 times and 12 times a year, so we could present the new costs to the LTRA for approval. Subsequently, in September, we were informed that when CWH switched the contract from Facilicom to Pinnacle the frequency of our window clean was mistakenly reduced to 2 x per year or 1 x per year (there is confusion about this). This error on behalf of CWH is clearly not acceptable, just as it's not acceptable that during the meeting Mr Santos was not aware of the frequency of the window clean as it would have been better to flag up the issue on June 29th so it would have been resolved as a priority then. Furthermore none of the things we discussed with Mr Santos have been actioned (concerning poor cleaning of lifts, floor cleans, not using the right materials etc). During the recent floor polish by Facilicom, cleaning products were splashed all over the lift doors, floors were left streaky with white corners.

9. City west Residential data protection NV updated the committee that he had raised a concern/complaint to the Information Commissioners Office (ICO) who oversee data protection on September 5th.

#### 10. Pigeon breeding

Brought up again at the meeting. Alex Reid offered to chase up on this.

#### 11. Finances

O'Shea, the developer of the Chilterns, have given the Association a further £1,000 for access to our car park with their crane. And it seems there may be further future dates. So, the Association balances are £688 from CWH (with the annual grant to come later in this financial year), £3,206 from O'Shea, making a total of £3,894. The committee agreed that there weren't any immediate expenditure planned.

12. Jennifer Grimshaw reduction in service charges Jennifer Grimshaw who has been chasing CWH for some time over historical overcharges for communal heating by the University, informed the committee that John Millichope confirmed a 43% reduction in heating charges will be applied from October 2016, showing in the next service charge demands. JG is still looking to claw back

substantially more than this for past years. In addition JG regarding cost for planting west wall covering shrubs has resulted in CWH reducing their charge by 50% from £1,631.52 to £815.70. The committee thanked Jennifer for her tireless efforts on behalf of all residents.

#### 13. Constructions on Balconies

The feedback from Janet Lacey regarding our meeting with John Millichope in March 2016 was considered very unsatisfactory. AR agreed to look at Westminster Planning to understand if these constructions also breached Westminster Planning rules and it was noted that forthcoming major works would be a good moment to remove them, as they would obstruct window replacements.

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

##### 15. Any other business

Ceiling replacement of damaged tiles budget from from Katrina Pearce, Nv to confirm to KP to go ahead.

##### 16. Date of next meetings

It was agreed to wait for the dates of the up coming major works consultation before deciding on the date.