

Luxborough Tower Residents Association

Minutes General Meeting 24 04 18 18.15 pm, Luxborough Tower meeting room

Apologies and requests for AOB

Apologies from Alison Dow. Attendance was from Josephina Becci, Jennifer Grimshaw, Andrew Hughes, Michael King, Mike Kostyn, Sara Mackay, Hitesh Patel, Ankith Patel, Alex Reid, Zara Tempest, Nick Vinson and Edward Wooler. Shaban Cevani, Jonathan Cooper, Harvey Dhanoa, John Hayden, Paul Nacarro and Liz Waine attended from CWH.

2. Approval of minutes of meeting from 12 12 17 Minutes approved.

3. Fire safety update, Fire Risk Assessment Independent Risk Assessment carried out in November, report received by CWH, but still not seen by LTRA, 6 months later. Fire doors were inspected with around 20/25 responses. No report as yet.

4. Update on heating replacement

We held a meeting With Jonathan Cooper and John Hayden from CWH on March 21st, where CWH contradicted previous information given by CWH over the past 3.5 years, i.e. that the chosen option of decommissioning and individual heating was not an option, as individual gas nor electric heating not OK, due to loading issues for mains gas or electric and green targets. John Hayden Head of M&E said he is trying to find out if Cabinet Member approval was ever given and wanted to start again with a replacement communal heating with radiators in all the flats. Regarding contracts that have been requested since 2013/2014. Martin Jones, drafted a legal agreement about delivery and service of heating. Metering helps with correct amount chargeable, but we need a service contract for failure and compensation, which is meant to be ready over the next two months, currently with tri-legal team, including a break clause. An update meeting will be held on May 21st 2018 for reporting at the June 4 AGM.

5. Changes to CWH contact system, Councillor Paul Dimoldenberg report Still no improvement on email, the phone may have improved according to Liz Waine.

6. Recent water failure.

John Hayden Head of M&E explained the propellers in the pumps were broken.

7. Recent lift problems

Follow up report requested on outages, age of the lift and replacement.

8. Anti-social behaviour, meeting held 16 January At the meeting in January we requested a camera near the rose garden, which was costed at £1500, CWH were putting through the aerial bid. The ASB survey was responded by 13 residents and Harvey Dhanoa of CWH ASB team said a total of 9 reports of ASB had come from Nick Vinson, but no other resident. Dhanoa said that if residents spot non-resident youths trespassing and smoking marijuana they need to call 101, as well as customer services who they can also email.

9. Flat renovations, mess in elevators, blocking open entrance doors, void flat clearance, damage to floors, leaseholders and CWH contractors. Reporting issues/CWH response. A letter to be drafted by Liz Waine to all residents about rules and standards.

10. AirBnb in Luxborough Tower, letter from Cllr Nickie Aiken Leader of the Council All leases say short term lets nothing less than 6 months. Any AIRBNB lettings are in breach of their lease. CWH to respond.

11. Maintenance (including lifts, gardens, and quarterly inspections) Gardens under control, inspections are now monthly. Pigeons kites can scare them. Pest control.

12. Re-landscaping update

We asked for an update on 20th of February however there was no response from Westminster.

13. Major works update

Jonathan Cooper Asset Strategy, explained CWH have new term term partner contracts and United Living are the new Major Works providers. Shaban Cevani as Properites Services Team would be in touch. Already met 3 major works teams. This new team also don't deliver they merely outline a client brief. The committee reminded CWH that conservation architects Avanti have been consulted. Apparently there is still no information on the integrity of the concrete and paint. CWH said the new works should last 12 years.

14. Interflat leaks

John Hayden, starting a PPM, can be waste discharge from bath and sink and how that reaches the stack. Leak protocol should include asbestos.

15. Treasurer report

2000 pounds in ring fenced account want to use the money to redecorate the lobby. Approved.

16. Any other business

Roof works invoice. One resident was concerned about the high cost to leaseholders.

Changes to the AGM, the quorum reducing to 12 members. Committee is no more than 10. Logged for the AGM.

17. Next meetings

AGM 4TH June