

# Luxborough Tower Residents Association

Draft Minutes Committee Meeting Major Works  
18 12 18 6.15 pm, Luxborough Tower meeting room

## **1 Apologies**

Michael King, Alex Reid, Jason Killeen & Liz Waine Attendance Nick Vinson, Andrew Hughes, Mike Kostyn, Josephina Becci, Alison Dow and Anthony Styant.

## **2 Introduction of CWH Team**

Jonathan Cooper & Gavin Ridgewell from the Asset Team who prepare the client brief and Darren Townsend from the communication team of major works delivery incharge of consultation.

## **3 Outline of major works process**

CWH run 30 year and 5 year plans. This is an immediate project although has been on the cards for 5 years. In the past CWH would tender on the open market, now they are dedicated contractors. United Living are a managing contractor, who subcontract all works and have a contract from start of 2018 with WCC. One statutory consultation is Section 20 which comes at the end. There are 4 stages of consultation, which carry no weight in law. For the process summary, see section 9.00 Milestone Program.

## **4 Understanding why this is being presented as an all encompassing set of works for imminent delivery**

CWH currently manage Westminster's stock. WCC have a program of 50 million pounds of capital projects. CWH think all this work needs to be done and is better to be done in one go. CWH gave an estimated working number of 5 million pounds of all works which could be potentially 57,000 pounds charged to a 2 bed leaseholder.

## **5 Process from proposal to delivery and follow up timetable**

CWH shared client brief December 18 LTRA presented key question to CWH December 18 CWH to respond to questions LTRA to respond to client brief LTRA and CWH to meet on 23 January Resident consultation 18 February TBC

AOB

Lifts and Sprinklers

There was no mention of lifts in the client brief nor sprinklers.

Next meeting January 23rd 6.15