

# Luxborough Tower Residents Association

## Agenda Tues 10<sup>th</sup> January 2023 Meeting Room 6:30pm

Meetings – forward dates:

Gen mtg Tues 10th Jan 2023

Comm mtg Tues 28<sup>th</sup> Mar 2023

AGM Tues 6<sup>th</sup> June 2023

Estate Inspections 10am

20/02/23

19/05/23

18/08/23

**Present:** Mike Kostyn LTRA Chair, Nick Vinson LTRA Vice Chair, Andrew Hughes LTRA Secretary, Josephina Becci, Paul Foster, Mike Giannini, Sara Mackay, Anthony Styant, Leon Williams WCC

**Apologies:** Denise Atkinson-Hines, Alex Read, Jennifer Grimshaw, Sharon Tash, Luanne Herman WCC

Not specifically on the agenda, but important to set the context. Fed-up with the poor quality of service from Westminster, The Chair and Vice-Chair of LTRA are arranging a meeting with the local MP, and with local councillors and Head of Housing.

### Car parking and pedestrian access

- new parking gate to be installed Feb 2023
- pedestrian residents will have their fobs automatically extended
- registered motorcycles get a parking gate fob
- existing fob holders with registered cars will have it extended to open new gates
- other aspects of entry to parking still under discussion, eg. should residents without a car be allowed a parking fob, eg to let in contractors (scratch card needed from Estate Office). Leon to have further technical discussion but meeting was in favour of leaving procedure as it was previously
- exit from parking will be automatic on presenting car to the gates
- residents with bikes will be asked to walk them along the footpath
- new signage being prepared: 'private, no delivery bikes or scooters'. No tolerance of delivery bikes or scooters on site – leave outside
- meeting recognised that it will take a while to settle in, particularly delivery bikes. It will look and feel different and slowly people will conform to new procedures
- LW to look into a loaned fob system – maybe £50 deposit
- meanwhile the Estate Office have 3 void garages, 3 sheds and 6 parking spaces. They will work through their back list

### CCTV door bells

Two flats have applied to keep their CCTV video door bells. LTRA reported 21<sup>st</sup> April 2021. WCC case with solicitors.

## **Estate Inspections**

Any items we should concentrate on for the next inspection: Fri 20<sup>th</sup> Feb? Then further dates above

### **Heating #1 – contract with the University and consequences**

There had been a major row with the University before Christmas over their work to replace their gas boilers in the basement. Consequences still following with questions unanswered about who signed off the works, etc. Work due to be complete by end of March, but some doubts whether it'll be finished.

These new boilers will take up less space leaving an area Luxborough Tower could use for their boiler (currently the 'temporary boiler')?

### **Heating 2# - heating and the electricity bills**

There has been a long-ruling argument with WCC about the electricity charges on our service charges. The minutes of the last meeting explained fully the problem but limited movement since 2018 towards an accurate cost

### **Heating #3 – temperature**

During the cold spell residents from across the block were reporting low temperatures from the boiler. AS explained powerfully the dilemma faced by some residents in the cold weather. Asked the Estate Office to investigate this. Take up official complaint?

### **Heating #4 – the future**

Before Christmas agreed to hold a one-off meeting with Gavin to discuss the result of the visit by two heating consultants to consider five options for the future. Meeting was held, document was promised but has still not been sent on to LTRA.

## **Leaks**

Asbestos will have to be removed to complete the repair of the leak into the Meeting Room (reported Jan 2019), so there may be further delays. And then, massive new leaks with water tumbling down the south east quadrant, and people forced out of their flats

## **Luxborough Tower Landscaping works**

Delays continue: supply chain problems and subcontractors. However the new path finally opened, and better weekly updates from Wates – thanks to Sinead. Footings about to be added to the railings. The aedicule, access gates and lighting to be installed in Feb 2023. And, don't forget the tree replacement for the one that was taken down in error.

Meanwhile some difficult negotiations about the Wates site and the welfare cabins.

- Originally agreed 15 weeks, but this has stretched to an additional 20 weeks. As recompense it has been agreed that the south undercroft will be redecorated (in a pretty and appropriate blue) with integrated lighting for the entry.
  - Then a single cabin to remain for a year. As recompense the north undercroft repainted with new lighting
  - LW to investigate the rusty downcomers in this area, the north undercroft
- These works mostly replace those that were included in the original plan but lost in the funding compromise . Thanks to NV and MK for arguing the case

### **Major Works**

Process currently with lawyers. Process has now moved on, and Westminster has agreed, in principle, looking at alternative solutions, depending on cost to overall project. Treasurer pointed out that it will be necessary to hold a General Meeting to release further funds to our solicitor

### **Membership Campaign**

Membership lasts for 3 years and was last renewed October 2019. Have emailed everyone on the email list, letter dropped all the flats in the block, done an evening foyer slot. Now 48 personal members, 38 flats. Need to run foyer slots again: 1 morning with D A-H, 1 evening with SH.

### **Window Cleaning**

Next clean of the communal windows early February 2023

### **AOB**

- \* Barbecue on flat balcony- - reported
- \* the dumping of hire-bikes on our property – put them back on the street
- \* the use of the back car park by youths on motor bikes and in cars to deal drugs – the secure gates are soon to be installed