

Luxborough Tower Residents Association

Minutes of meeting Tues March 31st 2022 6.30pm 20th floor corridor

- Present WCC: David Larkin (Resident Engagement), Leon Williams (Area Housing Manager)
Present LTRA Mike Kostyn (Chair, on Zoom), Nick Vinson (Vice Chair), Andrew Hughes (Secretary and Treasurer), Abrar Agboatwala, Denise Atkinson Hines, Josephina Becci, Alison Dow, Julio Cesar Duque, Jill Gatcom, Mike Giannini, Duncan Palmer-Bogie, Sara Mackay, Nick Shea, Noriko Tanake, Sharon Tash, Melissa Wightwick, Edward Wooler, Xiaoping Xu
- Apologies: Alex Reid, Sian Reid, Jennifer Grimshaw, Irwin Nazareth, Paul Foster
- AGM quorum at 5. 18 residents present, so meeting quorate

This was the first meeting of the new committee elected in the AGM:

Josephina Becci	Mike Kostyn
Julio Cesar Duque	Sara Mackay
Denise Atkinson Hines	Alex Reid
Mike Giannini	Nick Vinson
Andrew Hughes	

We elected officers of the Association. The following were proposed by Josephina Becci and seconded by Sara Mackay, and elected unanimously, overseen by David Larkin for Westminster:

Mike Kostyn	chair
Nick Vinson	vice chair
Andrew Hughes	secretary and treasurer

David Larkin pointed out that we had no specific mention in the constitution to having a vice chair, or to having an officer holding two posts. Nothing against these but we should consider making amendments to the constitution for next year.

A development was that committee members would take on responsibilities without becoming an officer. D A-H agreed to take on the role of progress chaser for minor repairs. This would allow her to contact the Estate Office directly, as necessary. NV also suggested setting up a LTRA WhatsApp group. This arrived the next day.

Minutes of previous meeting on noticeboard in the foyer to the block, distributed by email and on the web site. Most items are carried forward. LW for WCC hoped that there would soon be better and faster clear-up. There had been significant re-organisation within Westminster resulting in many staff changes. A new housing officer was being shown around the block the next day.

Items in alphabetical order.

- Bins. Still some unhappiness about the placement of the bins, but no plans to return them, particularly as the undercroft will have new flooring soon. One resident reported mice in one of the bins. LW said he would refer this to the pest control officers
- Car parking
 - New barrier to be installed soon ('May to July'). LW will chase up Wates to get a more specific time
 - WCC have perhaps 6 spare places which will be filled soon
 - Garage #8 still awaiting new door so that D A-H can swop. Maybe end of July
 - Several residents complained about a car with flat tyres that hasn't moved. LW said this would be looked into and removed if found to be abandoned
 - A discussion about residents sub-letting parking places and how it could be stopped. LW described the existing process
- Clear corridors
 - We rehearsed the familiar discussion about LTRA wanting clear corridors, but WCC constrained by their fire policy. To be returned to
 - NV raised his complaint against the unnecessary proliferation of signage, in particular recent floor number signs. LW explained how the reviews of practice after the Grenfell disaster suggested improved luminescent signage
 - NV also complained about workmen who had installed the signage not clearing up when they finished. LW agreed that this showed disrespect to the block and he was meeting the contractor to make the point. And happy to follow up further with the contractors' managers. NV to send on the dates
- CCTV door bells. From the list on the agenda 2 were confirmed as removed. So LW to follow up on flats 49 and 102 who have applied to have CCTV. LTRA have discussed this previously and made it clear that the Association does not accept
- Estate inspection. All residents welcome. Next inspection agreed for 11am Monday 18th July. D A-H volunteered to join.
- Heating: switched off for the summer. What is the plan for the temporary boiler and heating in the future?
 - Gavin Ridgewell WCC has been chasing the University to prepare a plan for their own future heating. Most recent progress: "The University have recently confirmed they intend to replace their equipment later this year starting in August. They are still to submit their application officially and we shall be in contact once more detail is known. The plan going forward is for Luxborough Tower to be served by a separate system from the university"
 - the result of the visit by two heating consultants. "Last week we received a draft report which we shall be reviewing. Once completed the final report can be shared". LW confirmed that once the report was available he would

bring it to LTRA for discussion. Unofficially LW felt it likely that the 'temporary' boiler would be in use for another year

- Leaks – new leaks in the meeting room reported 28 February. LW reported on how difficult this leak was: possibly having to lift the floor of the affected flat. LW confirmed that repair and redecoration of the meeting room would not be at the residents' expense
- Luxborough Street Redevelopment of play space. In progress. NV showed the meeting details of the next stages of the project: paving surfaces etc. AH gave an encomium thanking NV for all his work on the project:
 - I would officially like to thank Nick for his contribution to the landscaping works that are now, finally, being realised after 7 to 8 years of fuss and bother, including major changes to the budget. Nick has shown great dedication to the leaseholders and tenants of the block, showing a combination of the following qualities:
 - vision and intelligence - to understand how our leases work and see that there was a deal to be done with Westminster. Then steering this through meetings and working parties and bringing in professional input from architects and planners
 - aesthetic judgement - everything has to be well designed and look good
 - detail - an endless attention to detail, within the design framework
 - determination - nobody is allowed to accept a weak compromise, over 7 years he has argued and pushed and bothered and checked

The result is a major achievement that enhances the whole block and at no leaseholder cost. Thank you.

The next project will be very different. Westminster Major Works will involve most aspects of life in the block, with a cost to leaseholders that has been quoted at several million.

- Major Works. Process currently with lawyers. WCC have agreed independent surveyors to assess what work needs doing. Two named surveyors have been agreed. But the whole process has gone silent. Last report in March - WCC reported: "We have reviewed and have some queries over the detail. We hope to have our comments over to our legal team this week".
- Service Charges. MK, NV and AH asked WCC accounts to clarify the huge charge for block electricity on the last Service Charges bill. Is someone hijacking our electricity? Finance responded with pages of figures but no analysis or explanation. LW to ask head of section to explain