

NEWS FROM THE BOARD

The Royal Standard House & City Point Newsletter

December 2024

Dear Leaseholders and Residents,

Since our AGM in August, our managing agents – NG - have been busy assessing and organising the major repairs identified in the forward maintenance plans (or PPMs) produced earlier this year.

As with all major spend, they have issued Section 20 communications to apartment owners to clarify the works to be done and the likely contractors and costs. There is unfortunately quite a bit of work to do. But remember that these major works are funded from our sinking funds which we have built up over the years - and continue to do so, in order to spread the cost to leaseholders.

Several of the works are planned to start early next year and this News from the Board is a little longer than normal to give everyone an overview of what will be happening. I hope you will have the time to read through carefully and if you have any questions please do get in touch with James at NG. Contact info is on the last page.

Finally, as it is December again and on behalf of the Company and NG Block Management I would like to wish everyone a joyful Christmas time.

Andy Batty,

Chair, RSH & CP COMPANY Ltd

A Christmas drinks gathering has been organised for everyone at RSH & CP....



RSH & CP COMPANY LTD - BOARD NEWS

Legal Action – no 3 & 10 RSH

The longstanding issues relating to No 3 RSH have been progressing favourably through the legal process. Whilst such matters in relation to residential property are often painfully slow, we now have a revised court date in December for the case to be heard. (An initial hearing was deferred by the judge due to the complexity of the case).

The legal process relating to no 10 RSH is a different case, but also continues through the legal system.

Legal fees are being kept to a minimum and there is no reason why, as a minimum, we won't at least ultimately recover costs incurred.

Lease Extensions

We would like to re-introduce the opportunity for extensions to the original 125 year lease previously offered to leaseholders in 2012. This would allow member leaseholders to extend their lease to 999 years at very reasonable rates. Further details to be available in the new year.

oooOOOooo

UPDATE FROM NG BLOCK MANAGEMENT

Service Charge Budget for 2025

We are in the middle of preparing the 2025 service charge budget which will be sent out to leaseholders by mid-December. There have been a few increases in items such as buildings insurance and we are expecting a moderate increase in the annual charge.

Leaks into the Buildings

We have ongoing and complex repairs needed to deal with water penetrating both buildings.

In RSH we will be putting up scaffolding on the 6th January 2025 to investigate ingress of water in several areas of the roof. We do not yet know the cause of the leaks and this is sometimes a tricky process but we will endeavour to make necessary repairs and remove the scaffolding as soon as possible. The scaffolding will be located in two areas. The first is to either side of the entrance to centre block and will extend approx.. 10 metres either way. The second area is behind west block and will extend approx. ten metres across.

In CP the water ingress at the top of the large corridor windows is becoming worse. Contractors are unsure of the real reason, with different contractors offering different views, and so we want to first investigate the structure and fit of the windows. We will undertake preliminary investigations in A block and this may require removing part of the ceiling and opening up the window frame on some of the floors. We are awaiting a date for this investigation and will keep you posted.

Intercom System

Having completed the S20 process we are now planning the installation of the new system for early in 2025. We will be sending out more detailed information about how things will operate and what you need to do before work starts.

Lifts

We are unhappy with the rather slow response and poor communication from our lift contractors during recent breakdowns in RSH and CP and we apologise for the inconvenience this has caused to residents. A formal complaint has been raised.

Health & Safety / Fire Risk Assessments

1. Clearing 'Communal' Areas'

We will be completing the clearance of any items stored in communal areas including meter rooms, the garage, tank room and the gardens from Monday 2 December. There will be a skip on site for a couple of weeks and Carl will be assisting.

Please make sure you collect up any items you may have left in these areas as otherwise they will be put in the skip. This includes anything not stored in metal cupboards in the garage.

2. Apartment Front Doors

Every leaseholder is responsible for their apartment front door functioning as a fire door. Jamie is organising checks of all the front doors in early December to ensure they have closing mechanisms and smoke seals and are not damaged. He will also advise on anything else that may require attention.

Please help us get these checks done by ensuring that someone can be at home to open the door for Jamie to do his checks.

3. In the Event of Fire

We have a new red box at the south side of CP which is required in order to provide the Fire Brigade with important information about the layout and services to both buildings. This box will also provide any information on residents who need help to be evacuated. Please

let us know if this is the case for anyone living in your apartment and we will confirm the information you need to provide.

4. Fire Strategy Document

We are still seeking any available information on the original fire safety document for the CP building and the specific requirements before we commission anything else.

Trees

A full and professional tree survey was commissioned as part of our review of maintenance needs and this has identified problems with some of the trees on our site.

The sycamore trees at the back of RSH are showing evidence of sooty bark fungal disease and one of the trees is leaning quite badly. We have also been advised that several of the trees have restricted root space.

The tree survey strongly recommended removal of at least 6 trees and replacement with more appropriate specimens. The first step will be liaising with the Council and producing a plan for removal which will require closing Lenton Road at some stage.

We would also like to thin out the trees behind CP but we first need to establish ownership more clearly.

Electricity

We are continuing to monitor sub meters for various items in RSH to better understand what is causing the higher than expected energy use and this will continue over the winter when usage generally goes up quite a bit.

Cleaning

Our new cleaners have made a good start keeping both buildings and the gym clean and dusted. Welcome to Luca who will normally be on site Monday and Thursday.

Snow!

As colder weather approaches, just a reminder that there are newly filled grit bins at the east side of RSH and the car wash side of CP. There is also a snow shovel behind the CP garage door. If we do get any big falls of snow this winter we will organise Carl to help clear pathways. However we understand that residents are able to use the grit as and when required for light snow. If necessary please contact Jamie to organise assistance.

CONTACTS

To Report a Problem – Contact the Managing Agents (NG Block Management)

NG Block Management Main Contact Number - 0115 6940 110

Property Manager - James McArthur

Call or text: 07980 673 531

Email: james@ng-cs.com



**Facilities Management
(Maintenance & H&S) - Jamie Pervin**

Call or text: 07517 905 779

Email: jamie@ng-cs.com



Accounts (Service Charge) – Liz Putterill

Call: 0115 6970 699

Email: liz@ng-cs.com



RSH & CP Website

A reminder that our website has lots of useful information about the site, your lease and how things work in your apartment.

www.standardhill.co.uk