

RSH & CP COMPANY LTD - BOARD NEWS

The Royal Standard House & City Point Newsletter

September 2025

Dear Leaseholders and Residents,

Our annual AGM is fast approaching and we look forward to seeing leaseholders and residents on Monday 22nd September at 7pm at Nottingham Playhouse. Everyone is welcome but only members of the Company are allowed to vote.

Our managing agents NG will be providing an update on the past year and future plans and there will be an opportunity to ask questions of both them and the directors. We are also keen to hear your views on the management of the site and any suggestions you might have.

We would like to encourage new Directors to the Board. Therefore, if you are interested or considering whether to put yourself forward, please do speak to either myself or one of the other directors, as we would all be happy to share with you our experience and to answer any questions you might have.

If you are unable to attend, please consider nominating a proxy to vote on your behalf. You are also welcome to submit any questions to James at NG in advance.

Andy Batty

Chair,
RSH & CP Company Ltd

Legal Action – No 3 & 10 RSH

Both situations are highly unusual and so legal procedures have continued to be frustratingly slow as it is critical that we strictly adhere to the correct legal process at each step.

Enforcement action is now underway, although the claimants continue to raise objections which the courts may conclude they must hear out, despite the claimants being provided with many such opportunities by the Company, our lawyers and the courts in the past.

Lease Extensions

We are pleased to say that we will be able to introduce a one-off, special deal for Company members to extend their leases to 999 years, should they so wish. This will be for a limited time only and NG will be providing an update at the AGM next month, with the relevant information being shared with all leaseholders subsequent to this.

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UPDATE FROM NG BLOCK MANAGEMENT

Intercom System

The new intercom system is now up and running, albeit with a few teething problems – which is to be expected on any change in system or process. If you are still having trouble using the new system, please let us (NG) know.

Leaks into the Buildings

There have been several areas of water ingress into the City Point corridors over the years and we have been meeting with contractors to undertake investigation for many months. This has not been easy but we are pleased to report that repairs have been done to the entrance canopies and repairs to the big communal windows will be starting on 8th September. Our contractors Sky access will be using abseil points rather than scaffolding to renew the seals and replace worn parts on both sides of the building.

We have removed part of the ceiling in A block and are awaiting heavy rain to try and see where the water is coming in from regarding another leak!

Lift Maintenance

Following a disappointing performance from Morris Vermaport in recent months, we have appointed ADL as our new lift maintenance contractors.

We do not anticipate an increase in overall costs and ADL were asked to advise on the current state of the lifts and the likely work needed over the next year or so. They report that the City Point lifts are generally in good working order and parts are easily available. However the RSH lifts have obsolete parts and would suffer several months of down time if a key part failed. We are therefore investigating the option of obtaining parts in advance to store in order to minimise delays. It is likely these parts would be quite expensive and an increase in the contribution to the RSH lift sinking fund might be needed next year.

Trees

We have been disappointed with the council's inability to meet with us to discuss our plans to remove the "offending" trees at the rear of RSH and replant alternatives. Our tree surgeon is making a formal complaint and hopes that we can still do the work this year.

Canopy Entrance to RSH East Wing

The broken glass canopy has now been replaced.

RSH Pedestrian Gate

A new type of lock has been put on the pedestrian gate and we hope this will work better.

Health & Safety / Fire Risk Assessments

Apartment Front Doors

All leaseholders should now have received a summary of items needing attention to their front doors in order for them to be considered as compliant with fire regulations. We encourage everyone to ensure their front door complies as this offers the best protection in the event of a fire in the corridor. For details of a contractor willing to undertake work on behalf of leaseholders please contact Jamie.

The main issue is that you should be protected from smoke from any fire in communal areas. The legal requirement is that a check of each apartment door is done on an annual basis; therefore, if you don't take action now, we will simply be required to keep reminding you!

Communal doors

We have received an initial cost for upgrading communal fire doors to meet regulations in both buildings. The cost is higher than anticipated and will unfortunately require a S20 process.

Service Charge Accounts 2024

The service charge accounts for 2024 have been signed off and you should have received these on 12th August by email. Pleasingly, despite some pluses and minuses, overall balancing charged were very low this year.

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

