

NEWS FROM THE BOARD

The Royal Standard House & City Point Newsletter

June 2024

RSH & CP BOARD NEWS

RSH & CP Company Ltd AGM – 7pm Monday 19th August 2024 at Nottingham Playhouse

This year the Company's annual general meeting ("AGM") is in August. It will include an interactive presentation from our Managing Agents, NG, on their work to date and the initial findings following their detailed survey of Royal Standard House and City Point. This survey will form the basis of the core works to be performed on site over the coming years and will have implications for the service charge. We therefore encourage all leaseholders to attend.

New Directors

We strongly encourage a few more leaseholders to put themselves forward to join the RSH & CP Company Board by election at the AGM.

The Directors have overall responsibility for the site and oversee the work of the Managing Agent (who manage the site on the Company's behalf on a day-to-day basis). No experience of property management is required, but a questioning nature and good, objective decision making is highly valued. We know potential time commitment can be a deterrent to some people from standing, so stress that we do not expect Directors to be unpaid 'caretakers' or to manage contractors on site. Ultimately, the primary responsibility of the Directors is to protect the site and, by definition, each of our individual homes.

There are normally 5-6 Board meetings a year plus ad hoc discussions when needed, supported by regular information sharing email exchanges. As our Managing Agents have recently reviewed our future maintenance needs and potential costs, it is an opportunity to contribute at a critical time in the site's lifecycle to our future plans and priorities.

If you are interested in standing to be a Director, you are very welcome to contact Andy Batty (07811-401117 at 27 CP) or any of the other Directors for an informal chat to find out more. Information regarding formal nomination papers will be sent out with the notice of the AGM.

Open Forum

Many thanks to all who attended the Open Forum in April. We hope to continue to do an informal event for feedback every spring.

Legal Action – no 3 & 10 RSH

The legal processes in relation to these two apartments continue and further information will be provided at the AGM. In short, such processes are slow and need Tribunal or Court rulings to progress to each subsequent stage. However, both actions are proceeding favourably and the Directors continue to ensure that spend on legal costs is kept to the absolute minimum – but such costs are required to be incurred given the specialist nature of such claims.

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NG BLOCK MANAGEMENT UPDATE

Planned Preventative Maintenance (PPM)

Having completed our survey of the site and buildings, we are now compiling a maintenance plan to cover the next 5-10 years. This will take some time to properly complete as further investigations are required but NG and the Directors will be presenting initial priorities and their cost implications at the AGM.

Some of the work needs to be done as soon as possible to stop further water ingress and we will be sending out Section 20 notices to advise you of these shortly.

Health & Safety / Fire Risk Assessments

We have cleared out most communal cupboards and clutter around the site. The last Fire Risk Assessment strongly recommended that meter cupboards, which are being used for storage, should be cleared and we will be commencing this shortly. If you have any items stored in the meter cupboards, please could you remove them as they represent a potential fire hazard?

There are new H&S regulations following the Grenfell Enquiry and we are assessing the requirements and implications carefully. We will provide a further update at the AGM.

RSH Wall repairs

After a significant amount of chasing, the contractor has finally completed repairs to the RSH wall and gate near the East Wing. The brand new coping stones are as per the originals and we have been advised that they should be left to wear in gradually rather than to have any aging treatments applied.

Some Reminders

Car Parking

We have had some issues with visitor parking at the top end of City Point which has been difficult to deal with. We do not wish to take a harder line in relation to parking enforcement unless there is clear repeat offences, so please do ensure you use your allocated spaces or visitor passes (for occasional, on-site visitors only). If there are any vehicles causing a nuisance please email NG Block Management.

Renting out your Apartment

A reminder that the lease requires you to seek permission before you rent out your apartment. We are aware of some instances where this has not been done (which is itself a breach of the lease), but more importantly, we know from experience that this can increase the risk of other breaches occurring, as a result of actions taken (or not taken) by tenants. There is more guidance and a short form on the website to complete and return to NG Block Management.

Use of the Grounds and Gardens

Residents and their guests are very welcome to make sensible and considerate use of the gardens and the various seating areas.

There is no process to 'reserve' any of the seating areas and any resident is encouraged to use them at any time when they are unoccupied.

Also a reminder that ball games – and animals - are forbidden in the garden.

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