

RSH & CP COMPANY LTD - BOARD NEWS

The Royal Standard House & City Point Newsletter

March 2026

Dear Leaseholders and Residents,

Welcome to the first newsletter of the year. We are hoping that this year will see a number of ongoing initiatives being completed; fire doors upgraded, CP rear windows repaired and proactive lift repairs to minimise downtime.

Also, at the end of last year we changed garden contractors. As you may have noticed they have started cutting back a lot of planting to breathe some new life into the beds. We expect to renew some areas including the beds by the pedestrian gates in the coming months. The new contractor was chosen because of the quality service and reliability that they provide on other estates managed by NG, that have similar needs to us.

I would also like to let you know that we have received a request for alterations to an apartment in RSH. Given previous experience, NG are handling the application very thoroughly, utilising a formal Licence to Alter process. The Licence will include conditions of working and channels of communication seeking to minimise disruption to other residents. NG will be sending a communication to all residents once they have agreed the Licence and timescales.

Legal action in relation to both No 3 & 10 RSH continues to progress and we will provide an update to leaseholders in April.

As we approach Spring we are now planning our annual Open Forum, hopefully towards the end of April. We will let you know the details as soon as they are confirmed.

Andy Batty

Chair,
RSH & CP Company Ltd

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UPDATE FROM NG BLOCK MANAGEMENT

Leaks into the Buildings

Unfortunately, the recent long spell of wet weather has given us further problems in both buildings. Leaks have reappeared in two apartments at RSH and the roofers are being asked to investigate further.

In CP, the resealing of the communal windows was completed in September, but further work will commence once parts arrive. We have made several fixes to the CP exterior in an effort to stop the leaks, but so far this has been unsuccessful. It's possible we will have to scaffold parts of the building and undertake some more invasive work, potentially to the coping stones.

Lift Maintenance

Our new lift contractors are continuing to undertake phased maintenance of all the lifts, as reported following lift inspections. They have also recommended that we now proactively replace the CPU in the RSH East Wing lift to avoid months of downtime as lead times for some parts are proving lengthy.

Main Gates

A car on the perimeter road reversed into one of our gate posts, smashing the sensor. Our contractor has ordered new parts which will hopefully arrive w/c 9th March.

Trees at Rear of RSH

Plans to deal with the large sycamores at the rear of RSH have hit a problem. The Council, having already taken considerable time, have now rejected our request to fell two of the trees and to re-plant suitable varieties. We are considering our options.

Car Park Lights

Hopefully you will notice that car park lighting has finally been repaired!

999 Year Lease Extensions

Qualifying leaseholders, who have not already done so, will have the opportunity to extend their leases at very reasonable costs. A formal communication and offer will be sent out to everyone this month.

Flooring

A reminder that the lease requires all leaseholders *'To cover and keep covered the floor of the Premises with carpet or (in the case of the kitchen utility room and bathrooms only) other suitable sound deadening material'*.

For many years the Managing Agents have been implementing a fair policy to rectify instances where the flooring has been laid in breach of the lease. This applies at the time an apartment changes hands, flooring is replaced or a relevant noise complaint is received.

If you are in any doubt, please contact us for clarification.

Health & Safety / Fire Risk Assessments

Communal doors

We experienced some delays in getting contractors to quote for the work to communal doors. However, the S20 process is now ongoing and work should be starting in a few months.

Apartment Front Doors

We will also be sharing the details of contractors fixing the communal doors in case leaseholders wish to use them to make their own front doors compliant. This is at the individual leaseholder's expense.

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

