

RSH & CP COMPANY LTD - BOARD NEWS

The Royal Standard House & City Point Newsletter

May 2025

Dear Leaseholders and Residents,

As we are now well into the spring season may I remind you of our **Spring Open Forum**.

Monday 12th May 2025

Anytime between 6:45pm – 8:45pm

The Company Room, Nottingham Playhouse

Wine and soft drinks served

This is an informal 'pop in' event and a chance to meet and talk to the managing agents, the directors and your fellow residents. Residents who rent here are also encouraged to come along. As always, we welcome questions and feedback.

The early part of 2025 has involved the organising of major works already planned for some time - the upgrade to the intercom system; the repairs to the Royal Standard House roof and investigation of long standing leaks into City Point. Progress has been slow but sure, as you will see from NG's report.

We are also continuing to focus on compliance with the Fire Safety Regulations which have increased significantly in the last few years. There has been significant focus on fire doors in communal areas; we do have a lot of them and unfortunately the recent survey has indicated that they do need a fair number of improvements. We therefore expect the works to go through a Section 20 process.

Apartment doors, on the other hand, are the responsibility of individual leaseholders. The apartments are structured to provide a contained 'safe unit' in the event of a fire. If front doors have gaps or missing smoke seals then safety may be compromised. Please do take this seriously and address the points raised in relation to the integrity of your own door when you shortly receive the output from the recent door survey.

I can also now confirm that our 2025 AGM will be on the evening of Monday 22nd September at the Playhouse. As usual this will be a more formal event.

Andy Batty

Chair,
RSH & CP Company Ltd

Legal Action – No 3 & 10 RSH

Following the court ruling at the end of last year, No 3 RSH paid all outstanding service charges and legal fees (as previously communicated), which was a positive step forwards. However, the case still continues, with the Licence to Alter still to be applied for by the leaseholder in order to return the apartment to a habitable state, compliant with the lease. This slow progress is, unfortunately, against a backdrop of long delays for court action.

The legal process relating to No 10 RSH will continue to also be pursued robustly.

Lease Extensions

NG, on behalf of the Board, are investigating whether we can once again offer leaseholders the option to extend leases to 999 years. All leaseholders are able to extend their leases. We will provide further information on process, timings and costs at the AGM.

oooOOOooo

UPDATE FROM NG BLOCK MANAGEMENT

Leaks into the Buildings

Following the leaks and repairs to the roof at RSH we have been informed that, overall, the roof remains in good condition and that whilst minor repairs will be needed as and when, the roof as a whole should be ok for another 10-20+ years. Ongoing repairs should be covered by the sinking fund contributions which we collect every year. We can breathe a sigh of relief!

In CP a new contractor will be starting work on repairs to the large communal windows in all of the blocks soon. Fortunately we have found a contractor who is able to reach high floors and do work from abseil points. Unless we find more complicated problems we will not need to erect scaffolding. The final part of the S20 process for this work will be sent out shortly.

Some of the top floor corridors have water coming in at the side over the stairs during heavy rain. This has caused problems over the years and despite attendance by several contractors it is not clear what the problem is. We are going to have to take down sections of the ceiling of corridors A and C which are badly affected to undertake further investigations.

Our roofing contractor has also started some repairs to entrance canopies to City Point.

Intercom System

The new intercom system has been slightly delayed by the design and production of new call panels and we now anticipate installation in the summer. More information and the detail of how it will operate and what you need to do before work starts will be sent out nearer the time.

Trees

Nottingham City Council raised a last minute objection to the felling of the Sycamore trees at the back of RSH.

At the time of writing we are still waiting for a site meeting with the council officer to demonstrate the problems caused by the trees and to make our case.

Canopy Entrance to RSH East Wing

We apologise that the repair is still taking time to complete, as it is proving difficult to find a contractor willing to undertake the work.

Broadband

The only Broadband service available on site at the moment is from Hyperoptic and we understand that the service is actually very good.

Nevertheless we have opened discussions with Openreach to provide an alternative. However this will require additional, separate wiring and we have been alarmed to find contractors doing surveys on site without our permission. We cannot allow any Openreach employees to do work outside and in communal corridors without our approval and unfortunately Openreach are not being very helpful at the moment.

In the meantime, if you are offered any special deals with other providers be aware that this will require resolution of the issues with Openreach and it could possibly be some time before it can happen.

As with all utilities, you should regularly review your contract price with Hyperoptic to ensure you get the best deal.

RSH Pedestrian Gate

The lock on the gate has been repaired several times but now needs a total replacement and this has been ordered.

Health & Safety / Fire Risk Assessments

Apartment Front Doors

Jamie has completed the fire door checks and we will shortly be sending all leaseholder the results for their own door, the actions needed and guidance on how to ensure apartment doors provide more protection in the event of a fire.

Communal doors

Jamie has also completed a thorough review of our communal fire doors. They will require quite a lot of minor alterations. Again, this is to comply with requirements and to improve the protection these doors should offer. We hope to keep costs as manageable as possible and will be going out to tender shortly.

Communal Gardens

As summer approaches we remind residents that there are several areas in which to sit out and enjoy the gardens - for use by all residents. *(Note the central part of the RSH Terrace, accessed by gate is a private terrace).*

The RSH rear terrace provides a large table and chairs with parasol. Additional plastic chairs and the cushions for the main seating are now stored in a large box further along on the terrace. The box is padlocked (same code as for the RSH pedestrian gate). Please do not move this box as it causes damage.

The RSH/CP side garden has a wooden bench in the far corner and a small table and chairs under the big tree. Additional chairs and a parasol are available, please contact us if you would like to use them.

As per the resolution passed by leaseholders and to maintain a peaceful ambiance, we do not permit ball games.

Grounds

We should be undertaking a light clean of the paths and steps in late spring. Other areas are under consideration depending on advice and cost.

Service Charge Accounts 2024

The service charge accounts for 2024 should be ready for distribution early June 2025.

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

