

NEWS FROM THE BOARD

The Royal Standard House & City Point Newsletter

February 2025

Dear Leaseholders and Residents,

It's now a year since we appointed our new Managing Agents, NG Block Management, and we are very pleased with the progress being made and the enthusiasm they show.

The new year has started with a flurry of activity as several of our long awaited major maintenance works have either started or are about to get going. These include the RSH roof repairs, the CP corridor leaks, the new intercom system and the assessment and plans for the trees at the rear of RSH. It's going to be a busy year!

NG will of course be sending out more details of what they are doing nearer the time, but we hope this newsletter will give you a good overview for now.

I'm pleased to confirm that we will also be hosting another Open Forum this spring to provide all leaseholders and residents with an informal opportunity to ask questions and feedback thoughts, ideas and concerns with the Directors and the Managing Agents. We welcome and enjoy hearing constructive feedback and ideas and it is good for us to get your views first hand at this Forum – so please do come along.

Following this, the more formal occasion of our AGM will be in September and as always, we encourage those of you who may be interested to stand for election to the Board.

We will confirm the dates for both events shortly.

Andy Batty,

Chair, RSH & CP COMPANY Ltd

RSH & CP COMPANY LTD - BOARD NEWS

Legal Action – no 3 & 10 RSH

The issues relating to No 3 RSH were the subject of a court hearing at the end of last year. The defendant was ordered to pay all outstanding service charges and legal fees and to enter into a License to Alter to remedy all breaches of the lease within 28 days. Monies were paid within this timeline but the leaseholder has not yet engaged with our solicitor to agree a License to Alter. Our solicitor has emphasised to the leaseholder that this remains a condition of the Court Order and is closely monitoring the situation.

As mentioned in NG's email of 30 January 2025 we have recovered all legal costs relating to No 3 RSH incurred between 2020 and 2024.

The legal process relating to No 10 RSH remains challenging but our solicitor continues to seek to bring this one to a close.

Lease Extensions

We have asked NG to open discussions with solicitors to enable us to once again offer leaseholders the opportunity to extend leases from the original 125 years to 999 years. We expect it to be at least a few months before we can put together a proposal and advise leaseholders on the costs associated with an extension.

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UPDATE FROM NG BLOCK MANAGEMENT

Leaks into the Buildings

In RSH, the good news is that our contractors have identified the source of several leaks and have replaced some 30+ roof tiles which were damaged. The scaffolding was left in place for a few extra weeks to await rain and therefore seek to ensure that the repairs are good. They appear to be, and so we have now requested the scaffolders remove the scaffolding which should hopefully be from Monday 3rd March.

In CP there continue to be 4 general areas of water ingress affecting various corridors. The reason for the leaks is not entirely obvious. We have a contractor who is going to scaffold the rear of A block only (which is the worst affected) to remove parts of the ceilings and investigate two of the leak areas and then make repairs. If these are successful, we will go on to complete the other blocks affected. We will also be investigating the two further areas of water ingress at the front of the buildings which are by the lifts and around the entrance canopies.

Intercom System

The new intercom system should be installed in early March. The detail of how it will operate and what you need to do before work starts will be sent out shortly.

Trees

We have received the final report following the tree survey at the end of last year. Most of our trees are in good condition. But, as mentioned before, there are problems with the run of some 7 sycamore trees at the back of RSH. We have some evidence of sooty bark fungal disease, increased leaning of one of the trees by the gym and restricted root space for others to grow properly.

The tree survey recommends removal of a maximum of 7 trees. Permission has been sought from the council and the Planning Office has not objected. We are therefore progressing plans to remove the affected trees this year whilst we confirm all permissions with the council and the Park Estate.

It will be more cost effective to remove all affected trees in one go as specialist equipment is required together with the closure of Lenton Road. The work will include some new planting.

We will be sending out further information as timescales and plans are agreed.

Canopy Entrance to RSH East Wing

Just before Christmas one of the glass roof panels above RSH East Wing entrance shattered. We have so far been unable to find a contractor willing and able to fit a replacement. We apologise that the repair may take a bit longer to complete.

Broadband

We are aware of BT Openreach wishing to offer an alternative to the Hyperoptic Broadband on the site. This is unfortunately not without complications and we are now in discussions with BT about how they would install the service in and on our buildings before we can give them permission to do so.

Health & Safety / Fire Risk Assessments

Clearing 'Communal' Areas'

We have now cleared and tidied the communal areas in line with recommendations from our Fire Risk Assessment. Thanks to everyone for your help, particularly with the CP car park.

We are ordering a lockable storage box to house the plastic chairs and cushions for the RSH terrace as these cannot be stored in a meter cupboard. The storage box will be tucked away in the east corner of the RSH terrace and therefore be closer and more accessible to everyone. There will be a secure lock which residents can open using the gate code.

All Company equipment for contractors and the garden is now housed in the CP Tank Room.

Apartment Front Doors

Jamie has completed a huge number of fire 'door checks' and is finalising his report. We hope to be able to provide information and an easy solution to get the necessary remedial work done very soon.

Electricity

We are pleased to report that actual electricity costs were lower in 2024 than 2023 and are expected to once again reduce in 2025. However, prices remain higher than a few years ago - not least because standing charges are now much higher.

We will be reviewing the reports from the RSH sub meters to see if we can identify what is affecting usage and make some savings.

Noise

A reminder to all residents that there are lease restrictions on the playing of musical instruments in apartments. This is to minimise noise nuisance to your neighbours. If you think you are in danger of disturbing your neighbours with your musical talents, please open a friendly dialogue with them.

Service Charge Accounts 2024

We have started work on the 2024 accounts and do not currently expect any significant cost overruns.

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