

## **NEWS FROM THE BOARD. SPRING EDITION FEBRUARY 2022**

### **STOP PRESS**

The board is pleased to announce that Andy Batty has accepted an invitation to join the Board. Andy has been a member of the Company since it was created. He brings a wealth of experience in corporate governance.

### **PLANNING AND LICENCING**

Nothing of note to report however with the demise of the Crafty Crow, we need to be vigilant on what might replace it, and the licence they will apply for.

### **WEB SITE**

This has been partially updated. There are still no volunteers to take on this task. Directors will continue to monitor the site, with help, and will commence the addition of the NftB to the website in 2022.

### **CAR PARK**

Nothing of note to report.  
However, the installation of Electric Vehicle (EV) recharge points will be investigated during 2022, and a meeting has been scheduled for late March with the Managing Agent at which preliminary plans will be discussed for a proposal.  
We are mindful that proposals must ensure access and availability to use for all on Site.

### **1 CITY POINT**

Since the Leaseholders have taken the matter to legal advisors, they, and the Company have been attempting to find agreement to the issues raised by the extensive works carried out in 2020/2021. There appears to be a possibility that these matters can be settled in a manner satisfactory to both parties, reporting on this issue at the current time would not be helpful to either party in finding a way forward. The Board will report to the Leaseholders when a settlement has been achieved.

### **ALTERATIONS**

All future Alterations of any kind, even replacement of like for like, will now be handled via our new Managing Agent - Blue. They will be writing to each Leaseholder regarding the updated method of application. From this time forward, if in doubt – Ask. The previous alterations protocol is redundant.

## **HANKINSONS (Whittles) Contract work**

A considerable amount of work has been carried out on this issue, the Maintenance Committee have worked tenaciously in conjunction with Blue Management to deliver the best job possible on City Point under the circumstances.

There have been many issues brought to light over the last few months, the Managing Agents are mindful of the shortcomings and are working hard to ensure they are rectified.

## **MAINTENANCE GENERAL**

There has been an enormous effort made by our new Managing Agent. Their representative Simon Marlow, has worked tirelessly to ensure that projects now well overdue from our previous Block managers, are dealt with.

Many of the items had been identified by the previous Boards, but not been carried out, such as Car Park Painting Lighting, and Roof Leaks.

Some items, including statutory maintenance, had not been flagged up to previous Boards, this is all now in the process of being corrected, and these items will be carried out.

## **CITY POINT**

### External Redecoration

The External Redecoration of City Point was completed in December, somewhat later than expected. We are aware that there are still snags to be sorted out and these will be completed in the spring/summer when Hankinson's (Whittles) are back on site.

### Garage painting

Blue has received quotes for the work to repaint the garage and is sending out the second part of the Section 20 notification.

### Garage lighting

We have quotes to upgrade the garage lighting to full LED and movement sensors. This work will be completed prior to painting.

### Flat roofs

Investigative work on the flat roofs above the lift lobbies is planned to take place shortly. The focus is on the outside gable wall in two of the blocks (A and C) to see if water is being trapped in the wall cavities. We will then be able to plan in any necessary repairs.

### Coping Stones

The coping stones on the ground floor terrace areas need re-bedding (and replacing in some cases). Bison have been appointed to complete the work which should start shortly. Coping stones on the penthouses will be assessed at a later stage.

### Emergency release buttons from the garage

These have been re-sited as they were in the wrong place.

## **ROYAL STANDARD HOUSE**

### External Redecoration Work

Planning is underway for the painting of woodwork to the exterior of Royal Standard House this year. Work is expected to start 3rd May and continue until the end of June and will also include the repainting of all the metal railings on the Estate.

### War Memorial

The costs and practicalities of cleaning the war memorial on the Castle side of the building are being sought.

### Automation of Smoke Vents

Quotations have been received and Simon will be sending out the second part of the section 20 notice shortly.

### Communal Ventilation System

Some residents have complained of problems with the communal ventilation system. Blue is bringing a specialist contractor to investigate any possible solutions.

## **ESTATE**

### RSH Pedestrian Gate

We are aware that the gate is a bit temperamental and sometimes doesn't close properly, so we are keeping an eye on it.

### Gym

Repairs to the areas above the door suffering from water ingress have now been completed.

### Drains

The Drains outside City Point block A have been repaired with additional fittings installed to help the 'flow'.

### External lighting

Initial quotes have been received for upgrading the lighting on the Estate, especially outside City Point. We will review this with Simon of Blue. In the meantime, the RSH bin store light has been upgraded to a more reliable LED light and the lighting to the basement that had failed is being replaced.

### Apartment Front Doors – Fire Safety

Our Managing agent has now appointed Quantum to undertake checks of all apartment front doors for compliance with fire safety regulations. Hopefully this will take place in March. The contractor will require access to every apartment to inspect the door and frame and all its associated components.. Any improvements necessary will be the responsibility of the individual leaseholder but we will be providing a list of contractors and prices to help leaseholders complete the work.

### Dry Risers in Apartment Blocks

These are now being properly serviced shortly and will be checked twice annually..

### Trees

We are consulting with the Council about two sycamore trees at the rear of Royal Standard House which are causing concern/nuisance and may need to be removed. No decisions have yet been made as to what solution will be implemented.

We have also asked for advice on the variety of small tree that would be suitable for planting either side of the Royal Standard House pedestrian gate later this year. Blue will be arranging the taking up and rebedding a number of slabs in this area and grinding out the existing two tree trunks.

### Gardens

The Gardens are in good condition for the time of year and the Gardening Team have received many compliments about the way they are kept

## **FINANCE**

Accounting information supplied by FHP for the first 10 months of the year has been supplied and has necessitated transactions being queried and checked.

The Board are informed that the paperwork from FHP and Blue has now been submitted to the independent accountant, Stephen Whittaker, for preparation of draft accounts for 2021 which will be reviewed by our MA and presented to the board and, when agreed, to the members of the Company and all Leaseholders.

## **DEFIBRILLATOR**

The Board have approved the installation of a Defibrillator at the entrance to the City Point Garage, adjacent to the Car Wash Facility, for the benefit of our community. Once installed a training session will be organised with qualified trainer in attendance.

Those who may be interested in attending the training session should submit their name to Duncan Moffatt Apt2 C.P. [duncan.moffatt@hotmail.co.uk](mailto:duncan.moffatt@hotmail.co.uk)

**BELOW THE LINE – AROUND AND ABOUT THE COMMUNITY****Jackie Jenkin Jones**

Jackie who passed away just after Christmas was a highly regarded and much-loved member of our community, and she will be sorely missed. She was warm, humorous, and endlessly hospitable and had a deep commitment to all at Royal Standard House and City Point. She was a founder-member of our Residents' Association and was its chairman at the time that we took the ground-breaking decision to purchase our freehold. RSH&CP Co Ltd was formed in 2007 under her dynamic leadership and 56 of our 58 leaseholders participated in the purchase. She remained a director of the Company until January 2021.

**CHRISTMAS 2021**

All residents were invited to a Christmas gathering at the Roundhouse Public House on Tuesday 14<sup>th</sup> December at which Simon from Blue was also invited and attended.

A number of us had a great evening together, lots of festive cheer and conversation. The Roundhouse did a great job in ensuring our area was socially distanced from other Customers and offering Table Service to keep us all safe and well.

**CAROL SERVICE**

Marcia Puckey organised the traditional Carol Service on the steps of Royal Standard House, Music provided by Duncan and Mulled Wine and Mince pies served in the CP Car Park which was welcoming after being outside, but still meeting the Covid ventilation and social distancing requirements. We were joined by three members of the Rotary Club of Sherwood Sunrisers, who were visiting Duncan and Maureen's Balcony for Christmas Drinks, happily, one of the Rotarians was a seasoned singer and helped everything along!



### FESTIVE FUN

Like many other musical and performing arts organisations, the pandemic has meant The Nottingham Harmonic Choir have had their programme of concerts seriously curtailed. This did however provide an unexpected and unique opportunity for the community here during the pre-Christmas period . Since for the second year running we were unable to perform our annual Christmas Carol and Messiah concerts at The Royal Concert Hall, a few of us were keen to do some singing together and, instead of doing that in a local park , were persuaded to come here . So eight of us spent an afternoon singing a programme of carols outside followed by a few pieces from Handel's Messiah. Amusingly, at times we found ourselves in competition with a small group of singers performing outside at the castle!

A few neighbours braved the cold weather and together with a crowd that had gathered outside on the road below, provided us with an enthusiastic and appreciative audience, whilst others from RSH enjoyed the singing from their upstairs window vantage points. We rounded off a fun afternoon with a rousing chorus of Happy Birthday to Karin.

For any musical aficionados, The Nottingham Harmonic Choir will be performing at The Albert Hall and Southwell Minster during Spring and Summer this year and, hopefully will be returning to a full programme of performances in the new season beginning in September.

Sue Spencer



### BOOK CLUB

Eight of us met at Judith's to discuss "Once Upon A River" by Diane Setterfield, which we had mostly enjoyed, especially because of the kindness shown by many of the characters to each other.

Because it was Burns Night we indulged in shortbread and some had a tot of whisky to celebrate literature appropriately. I would say we all had fun - maybe the whisky helped!

Next meeting will be in around a month's time and the book will be "The Lost Man" by Jane Harper. Since it is Australian perhaps we should have Foster's. (We can have quite a lot of fun choosing appropriate refreshments.) Marcia will host.

If you would like to get ahead with your reading, the book after The Lost Man will be "The China Room" by Sunjeev Sahota, and if you are interested in joining the fun, contact Judith, 9, City Point - or any other member.

**COMMUNITY WELCOME CARD**

The Social Committee have organised a welcome card for each new resident to receive as they join our community, the final draft is now in the hands of the Social committee, it takes the form of a "Greetings Card" and they propose that there be a "Mentor" assigned to each new resident to answer questions arising from their new acquisition, or to point them to the correct source of information for their questions to be answered.

Just another facility to maintain our Community position as the Best Place to live in Nottingham.

**Her Majesty Queen Elizabeth's Platinum Jubilee**

In June 2022, the Social Committee are proposing a form of "Street Party" on the Terrace of RSH for all the Residents of the Community plus Friends and Family to celebrate the Platinum Jubilee of her most Gracious Majesty.

More details will be delivered to each resident nearer the date.