

NEWS FROM THE BOARD - October 2022

CHAIRMAN'S FEEDBACK FROM THE AGM

May I thank all of you who attended the AGM. I believe it was a record turnout, which shows just how great the “need” was to meet face-to-face once again.

I would like to thank all those who asked questions or otherwise participated in the meeting, which I think resulted in a good and frank interchange of views.

One consistent theme that came out of the meeting was the desire to move on from the challenges of the past two years and to look to the future. The Board fully endorses this.

The new Board

The new Board met on 10th October, warmly welcoming Dave Silver from RSH as a new Director. Sadly, Duncan Moffatt will be leaving City Point shortly and had previously expressed to me his wish to resign from the Board after the AGM. I wish to thank him for all his hard work on behalf of the Company, his wider efforts for the community and his wise counsel.

The Board re-elected me as Chair. Philip Wrigley no longer wishes to act as Secretary to the Board and therefore company secretarial matters will now be dealt with by the Blue legal department.

Your Directors are now: Andy Batty (Chair), Martyn Knight, Suzie Reeves, Dave Silver and Philip Wrigley.

Since joining the Board, I have been impressed by the number of unpaid hours my colleagues put in - overseeing such matters as maintenance, issue resolution and finance - and also by the robust discussion and debate that has taken place in Board meetings.

How the Board operates – overseeing the Managing Agents

The Board's view is that its principal (but not only) role is to protect the value of our site and - what to many leaseholders is their greatest asset – the apartments.

There was much talk at the AGM of “hands off” and “hands on”. To clarify: the day-to-day running of the site is delegated to our Managing Agents, but the Board is still accountable and fulfils a “non-executive” role. That means closely monitoring Blue's performance, advising Blue on the resolution of day-to-day issues (when requested), taking longer term and more strategic decisions (e.g. regarding site-wide maintenance projects) and intervening when it deems necessary and appropriate.

Directors do not undertake day-to-day site management activities themselves and do not believe they should be micro-managing a professional managing agent.

The Board believes the majority of leaseholders present at the AGM concurred with this general approach. However it is recognised that a better complaints process is required to ensure any problems raised by leaseholders are properly understood and dealt with, and this is in hand.

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Reporting Problems

A reminder - it is the responsibility of every leaseholder and resident to factually (and courteously) report any site issues or concerns to the Managing Agent, and this can be done by either emailing Blue (info@bluepropertymanagementuk.com) or via their 24 hour helpline (0330 053 8770).

Alterations

The AGM reaffirmed the Board's previous decision that all applications for alterations should now be handled by Blue, with the "Licence to Alter" process being followed for any major or complex applications. The Board will, of course, maintain close oversight of the process.

This process will align with the requirements set out in clause 3.5 of the lease regarding "Alterations", meaning that any structural changes or changes to the exteriors of the buildings will not be approved, but consent will not be unreasonably withheld or delayed in relation to more simple, non-structural alterations.

War Memorial

There were 6 replies from leaseholders in RSH regarding the timing of cleaning of the war memorial. All were in favour of delaying and including this work in the Company's 5-10 year plan, as and when scaffolding is due to be erected to complete other works.

Some 20 works underway in the last year

Finally a reminder that it has been an extremely busy and successful year with some 20 or so maintenance / Health and Safety works completed or in progress as we catch up after the last few difficult years. This is no mean achievement.

We shall issue separately the reports that were presented to the AGM which contain further information about the last year and the challenges ahead.

Andy Batty

Chair of Directors

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OPEN FORUM – A DATE FOR YOUR DIARIES **TUESDAY 22nd November 2022 from 6pm to 8pm** **in the Ustinov Room at the Nottingham Playhouse**

Having assessed the general mood of the AGM and the evident wish to move forward, the Board is committed to listening to the views of all residents and adopting a more consultative approach. The Board feels this is important to ensure that decisions are taken in line with the wishes of the majority of members, rather than simply those who are most vocal.

The Board would like to build an initial 'strategic' plan for the next 5 years in the life of RSH & CP, involving directors, leaseholders, tenants, the Managing Agent and such external agencies as needed.

Key communications going forward will then be:-

1. An annual, social '**Open Forum**' at which residents have the opportunity to meet members of the Board and exchange opinions about how things are progressing and ideas/priorities for the future.
2. The establishment of a rolling five year **Strategic Plan** for the site and its residents, so that residents are able to see ahead – and contribute towards the future of our community.
3. Regular **newsletters** (News from the Board) to ensure close communication between residents and the Board.

In due course, you will receive a letter inviting you to our first open forum which will be on the evening of 22 November. Your input will help the Board to establish the potential priorities within the initial Strategic Plan, which will be presented for discussion at a future event.

We wish the event to be held in a friendly, open atmosphere, where everyone feels free to speak honestly, without fear of intimidation or repercussion. Hence the open forum will run for 2 hours as a 'drop in' event, with limited seating to encourage circulation and allow you to talk to as many Directors (and other leaseholders/neighbours) as you wish. Due to the format and the importance of promoting face to face contact and dialogue (rather than Directors doing all the talking) we will not have remote video access. We also appreciate that not all of you will be able to attend and so we will instead offer an alternative option to be advised shortly.

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INSURANCE EXCESS

For the last few years, it has proven difficult to arrange sensibly priced building insurance for our two blocks. This is in part due to some historical, high value water leak claims. The problem is not just limited to RSH & CP but is encountered by many other sites.

Some years ago, the Board decided to accept a high insurance excess on the buildings insurance policy, in order to obtain acceptable quotes.

As a result, any apartment specific claims under the building insurance will result in the relevant leaseholder being personally responsible for the excess payable – currently this is £2,500 of any claim. Leaseholders may wish to check their own householder policy in relation to cover for accidental damage.

VEHICLE GATES

The vehicle gates have recently been playing up again and the Board is currently considering the most appropriate course of action, both short and long term.

As a reminder, if you encounter any problems exiting or entering the vehicle gates, you should contact Blue on their 24 hour helpline, 0330 0538 770

ELECTRICITY COSTS

We are all aware of the massive increase in electricity costs and general inflation recently. The government is promising an Energy Bill Relief Scheme (EBRS); however, at the moment the level of this discount is unknown and cannot be confirmed – and political uncertainty means that these plans could still be subject to change.

Although the Board is seeking to mitigate against high additional charges, realistically we will have a balancing charge to pay towards these increases in 2022. Additionally, we expect Blue to have to increase the service charge for 2023.

The Board has been proactively reviewing electricity usage since 2012 and has previously taken actions such as switching off corridor heating, installing LED fittings and most recently putting the CP garage lights on smart LEDs with movement sensors. However, in 2021 (i.e. before the recent energy cost increase), electricity represented the second largest cost under the service charge, after buildings insurance. There therefore remains the realistic probability that in 2023 electricity will be the largest cost to the Company.

How we save electricity and what we can safely 'switch off' or use on solar energy is a topic we would welcome your thoughts on at the Open Forum.

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STOP PRESS

We have just been informed of an application from the new owners of the Roundhouse to open until 2am.

The Board will be lodging an objection on behalf of the Company.

Roundhouse

Royal Standard Place

Nottingham

NG1 6FS

I, William James Middleton have applied to Nottingham City Council for the Grant of a Premises Licence for the above premises. The licensable activities proposed to be carried on [on or from] the premises are as follows: -

· Provision of Films, Indoor Sporting Events, Live Music & Recorded Music on Monday to Saturday from 10.00 hrs to 02.00 hrs the following morning and on Sunday from 11.00 hrs to 02.00 hrs the following morning;

· Late Night Refreshment on Monday to Sunday from 23.00 hrs to 02.00 hrs the following morning

· Sale of Alcohol on Monday to Saturday from 10.00 hrs to 02.00 hrs the following morning and on Sunday from 11.00 hrs to 02.00 hrs the following morning;

· Opening Hours on Monday to Saturday from 10.00 hrs to 02.30 hrs the following morning and on Sunday from 11.00 hrs to 02.30 hrs the following morning

The Licensing Register, and full details of this application can be viewed at the offices of the Licensing Authority at Commercial & Operations, Licensing, Central Police Station, Byron House, Maid Marian Way, Nottingham, NG1 6HS between the hours of 9.00am and 4.30pm Monday to Friday by prior appointment.

Responsible Authorities or any persons can make representations in writing to the Licensing Authority at any time up to 11 November 2022