

## **NEWS FROM THE BOARD MAY 2022**

### **Martin Gotheridge**

It is with both sadness and gratitude that the Board has bidden a fond farewell to Martin Gotheridge as he has resigned in anticipation of leaving the community at the end of May 2022. Martin has been a great supporter of the site and has worked tirelessly on the Board for some twelve years, a great deal of the time as Chairman, and has overseen the reformation and consolidation of the new Board over the period since the 2021 AGM.

We all wish Martin and Margaret a happy and long stay in their new home, and hope that we will see them on many social occasions in the future.

### **External Redecoration of Royal Standard House**

Hankinsons are now on site for the external redecoration of Royal Standard House and the estate railings. We appreciate that there are now several contractor vehicles and two cherry pickers on site. This is because Hankinsons have increased the number of workmen to complete the works hopefully before July. We would be grateful if residents could ask any visitors to park at the City Point end of the site whilst the contractors are on site.

The existing scaffolding at the back of Royal Standard House will be used to get a better look at the war memorial in order to prepare a condition report.

The graffiti on the memorial on the Lenton Road memorial is still waiting to be cleaned, but is being urgently followed up by our Managing agents.

### **Boundary maintenance**

We've been advised by Valley House that our boundary wall will require some maintenance work. Blue will be meeting with their Property Manager shortly to discuss any necessary work.

### **Sycamore Trees at rear of Royal Standard House**

Permission to trim back the trees should be granted later this month and Blue should be able to schedule the work in very soon. This obviously depends on contractors and their advice on timing of pruning.

### **Gardens**

This summer Blue recommended to increase the hours of the gardeners to allow Emmanuel and his team to focus on maintaining the gardens as they are and setting us up for the next few years. Much time and effort has been spent by Karin and Ivan over the years on improving the gardens 'area by area' from how they were left by the developers some 20 years ago. We now have lovely gardens that we are keen to keep well cared for and managed for the enjoyment of all. At the end of the year Blue will review the hours needed going forward.

A reminder that **all** seating areas throughout the garden are for **all** residents to enjoy and there is no reservation system in place. Non-resident guests are also welcome to join you but we remind everyone to be respectful and remember that ball games are not allowed on site.

### ***Update from Karin***

A good show of hellebores (Christmas Rose) this year.

Time to split and move plants - always lots to do.

The promise of summer lasted for a few days, lots of seasonal interest, plants in bud. Self-set snap dragons, poppy seeds saved from last year scattered around.

As always thank you for all the appreciative comments.

Enjoy there is much more to come.....

## **General Health & Safety Issues**

### **Apartment Doors – Fire Safety**

Blue will be writing out to leaseholders shortly with guidance. It is clear that some alterations will need to be done to abide by Fire Safety regulations. As you will be aware, under the terms of our leases, the Apartment doors onto shared hallways are the responsibility of individual leaseholders.

### **In the Event of a Fire**

Confirmation and restatement of the evacuation procedures for both our buildings will be distributed shortly.

## **Royal Standard House Maintenance**

### **Video Entry System**

A new contractor has been to investigate the problems some residents are having with the video door entry system. Our Managing Agents are pursuing the report.

### **Automation of Smoke Vents**

This work has now been completed.

## **City Point Maintenance**

### **Garage Lighting**

The work to finish the installation of new LED Lights with movement sensors is now planned for completion before the garage painting. It will be carried out during June 2022

### **Garage Painting**

A reminder that this work has been provisionally scheduled for August and may require access to all parking spaces during that time. Blue will be contacting leaseholders in June with more detailed information. Please contact Blue if you going to be away to confirm arrangements for your car to be moved away from the painting process.

## **Leaks to Flat roofs**

We have now received a comprehensive report from NODE (the surveyors) with suggestions as to why the flat roofs on some corridors are leaking. It would appear to be a combination of factors including some omissions in the original build design. Blue are in the process of obtaining quotations from builders to make repairs.

## **Lifts**

We have received several reports on the condition of the lifts including from Schindler. Blue are now reviewing what needs doing. The cause of the ongoing problems in C block have been identified and work to install a new main operating component is to be planned in.

A reminder that all lifts will be having new emergency auto diallers installed as well as some essential maintenance. Unfortunately, this will mean some downtime. Blue will be in touch with leaseholders to advise when works are planned

## **Coping stones**

Works to re-bed and re-mortar the lower terraces have been completed. The contractor has also inspected some of the penthouses where gaps in the stone around the metal fixings may need attention. Blue are awaiting quotes and logistics advice before recommending any action.

## **Licensing and Planning**

Nothing of note to report under this heading.

## **Finance**

The Board are mindful of general cost of living increases for all and the pressure that brings to individual household budgets – especially since the start of 2022. In the interests of leaseholders, we have therefore postponed several works which we think are not immediately necessary and we are in the process of making better use of our existing funds.

As previously advised, the Board have agreed to use some of the money currently held in both the RSH and CP lift sinking funds to pay for the considerable maintenance work we need to do this year and in the immediate future. This avoids leaseholders having to make large contributions to building maintenance now whilst more than adequate monies sit in the lift sinking funds. Note that we will still have sufficient money to undertake lift repairs and refurbishments.

In order to do this fairly and correctly we need to calculate each individual apartment's contribution to the lift funds and the building maintenance funds and balance them out as not everyone pays the same in each fund. A balancing charge or credit is to be worked out in the next month or so and every apartment will then be sent a letter explaining exactly what is happening and how they will be affected. The credit or additional charge will be added to your June and/or September service charge demand depending on timescales.

### **2021 Service Charge accounts**

Initial Drafts of the 2021 service charge accounts have been prepared, but we are still awaiting several items of expenditure to be clarified. We will distribute the accounts well in advance of this year's AGM.

## **Car Park**

You will have no doubt noticed the large number of contractors' vehicles on site for the purpose of the major repaint of RSH, the Managing Agents will do their utmost to ensure these do not block or inconvenience residents but would ask that any issues are flagged up immediately to the MA for action. Otherwise, nothing to report under this heading.

## **Grievance Procedure**

Our Managing Agent (Blue) deals with all matters on site on our behalf and trust that any issues raised by leaseholders are dealt with properly and promptly by Dawid Makowski, our Property Manager. However, if you find this is not the case and wish to complain, we kindly request that you email Blue at [complaints@bluepropertymanagementuk.com](mailto:complaints@bluepropertymanagementuk.com) in the first instance.

The Complaints Manager will ensure that Board members are made aware of any issues as necessary.

## **2022 Annual General Meeting**

The AGM date for this year has now been set for Monday 19<sup>th</sup> September and will be held face to face in the new function room, at the Playhouse Theatre with the advantage of full disabled access and a bar. The slightly later date this year will allow time for the major works already planned for this year to be carried out and will be an opportunity to allow feedback from these various tasks.

## **Chair of the Board**

With the departure of Martin Gotheridge, the Board have appointed Andy Batty as Chair.

## **Contact Update**

Blue Property Manager for our site:- Dawid Makowski replaces Simon Marlow  
[dawid@bluepropertymanagmentuk.com](mailto:dawid@bluepropertymanagmentuk.com)  
[info@bluepropertymanagementuk.com](mailto:info@bluepropertymanagementuk.com)

Tel: 0330 053 877

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**BELOW THE LINE  
NEWS FROM RESIDENTS AND THE SOCIAL COMMITTEE**

**Book Club**

We were rather a select group at our last meeting on Monday 25<sup>th</sup> April, since many are away on holiday - or at least, by the sea. This meant that the book discussion was rather short, but we had plenty of chatting time. Thanks to Suzie for hosting, and Shilpa for the snacks.

We have selected the next two books - the first is inspired by the Commonwealth reading list in The Guardian and is "Things Fall Apart" by Chinua Achebe. It is quite short and simply written, but with plenty of food for discussion. The meeting will be in June.

If anyone wants to drop into a meeting and see what goes on (usually quite a bit of laughter), contact Judith, 9 City Point.

**Jubilee Tea Party**

Below is the invite to the Tea Party distributed to all Residents, you and your friends would be most welcomed, please let us know the numbers by 28<sup>th</sup> May to Marcia Please, so we may prepare appropriate tables and chairs.



We propose that everybody contributes a small amount food to be shared out on the afternoon, just like the time of the original "Street Parties"

Please indicate if you would like to attend and what you would like to bring

Cakes • Sandwiches • Biscuits • Others - Please State

In the space below, and return the acceptance slip to:-

Marcia Pruckey  
Apt 24 City Point

Friends and Family members and past residents of the Community are most welcome to attend as guests, just let us know so we can cater for sufficient numbers.

There is no cost for the event, and the Social Committee will provide a glass of "Fizz" or a non-alcoholic beverage to Toast her Majesty

Apartment No. \_\_\_\_\_ Yes please - there will be \_\_\_\_\_ of us

We will bring \_\_\_\_\_

**Defibrillator**

This has now been part installed in the location adjacent to the Car Wash, we are still awaiting the Defibrillator itself before full commissioning and training on the use of the equipment, after which all residents will be provided with the appropriate access codes.

