

NEWS FROM THE BOARD

The Royal Standard House & City Point Newsletter

March 2024

RSH & CP BOARD NEWS

Change of Managing Agent

We'd like to welcome our new Managing Agents - NG Block Management - who took over from Blue on 1st January. Our new Property Manager is James McArthur who is assisted by Jamie Pervin for maintenance and health & safety and Liz Putterill for service charge accounts queries. You will find all the contact numbers at the end of the newsletter. NG have excellent experience in building maintenance and long-term maintenance planning. RSH & CP is a very special and unique place with two very different buildings. We are now some 24 years on from the original re-development by Crosbys and we know there are things we will need to start doing in a planned and co-ordinated way to ensure we keep the buildings in good condition whilst keeping an eye on costs. We think NG will be well placed to help us take a sensitive and pragmatic approach.

We also expect NG to take a more pro-active role on site for day-to-day issues like repairs, management of contractors, parking and leasehold issues. As always we encourage all leaseholders and residents to report any site problems to NG as soon as possible so they can take prompt action.

Open Forum

We will be holding an informal Open Forum on **Thursday 11th April from 6:45pm - 8:45pm** at the Nottingham Playhouse. This is a chance for leaseholders and residents to pop in and meet / speak to members of the RSH & CP Board and the Managing Agents. Everyone is welcome to come along. If you are unable to attend but would like to chat to either the Directors or the Managing Agents, please contact NG Block Management.

AGM

Our next AGM will be on **Monday 19th August at 7pm** at the Nottingham Playhouse. All leaseholders and residents are welcome to attend but only members of the RSH & CP Company can vote.

NG BLOCK MANAGEMENT UPDATE

We are delighted to take on the management of Royal Standard House and City Point. These are two of the most prestigious blocks in Nottingham and we have been working hard since January to get up to speed with the outstanding repairs and maintenance. We have been working closely with the Directors and the previous managing agent to make sure the transition is as smooth as possible.

Planned Preventative Maintenance (PPM)

Our building Surveyor, Paul Rogers, has been busy on site inspecting each building and the estate so that a PPM can be created. This is a report that shows when and how certain repairs should be made and helps us to plan future budgets and work. Once the report is completed, we will discuss this with the directors and create a plan of action. The open forum will be a good opportunity to discuss the PPM if you would like more information.

Fire Risk Assessments

Jamie is working through the fire risk assessment for each block and is arranging costs to rectify any issues mentioned. This includes fire stopping, fire doors and the clearance of communal service cupboards. We will soon be sending out information with regards your apartment front doors and their upkeep. It is essential that these are kept up to standard as they form the first line of defence against any possible fire in your apartment.

Gates

One of the closing arms on the main gate recently came loose of the gate and caused the gate to fail. This has now been repaired and is back to working correctly. There is reason to believe that this was caused by an intruder jumping over the gates.

The CP gate has been limited to not open to its full capacity. This is because some of the motor gears are damaged and need replacing. We will get this operating correctly again as soon as possible.

The RSH pedestrian gate latch has been replaced, so the gate should now shut correctly. Please let us know if you find this is not the case.

RSH wall repairs

We regret that the contractor is taking so much time to complete the repairs. Please be assured that we are chasing this and claiming back the cost of repair from the van that caused the damage.

Parking

There have been a few parking issues on site recently and we are reviewing how we can oversee the parking code, mainly for the visitor spaces. We have attached the parking code to this newsletter and you can also find it on the RSH & CP website.

Please remember to put visitor passes in your visitor's cars.

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