

NEWS FROM THE BOARD – August 2023

AGM – Monday 11th September

A reminder that the AGM is on Monday 11th September at 7pm at the Nottingham Playhouse. Papers for the meeting were sent out on August 3rd by Blue including nominations for Directors and a proxy form (which will be accepted despite the typo which still has the 2022 date!).

We are able to provide zoom access to those who are unable to attend in person. However, if you access the meeting remotely, you will need to appoint a proxy to vote on your behalf. Please contact Philip to register for this on phil_wrigley@hotmail.com. Residents who are not members of the Company are welcome to attend, but only members have a vote.

Duncan Moffatt will retire from the Board at the AGM and does not seek reappointment, as he has now sold his apartment and will be moving to pastures new. Dave Silver requested the Board accepted his resignation from the Board, with effect from 31 July 2023. We would like to thank them both for their proactive engagement and support over the last year.

Service Charge Accounts 2022

The service charge accounts for 2022 were sent out to leaseholders on 28th July. As everyone is aware, unfortunately, electricity costs increased substantially in 2022 and so our service charge expenses have increased accordingly – significantly beyond our original budget or anyone’s expectations at the end of 2021. You should now have received an additional invoice to cover the extra amount.

Electricity costs have remained higher than expected in the year to date but are finally starting to fall – a trend we hope will continue. The Board has taken action to install more movement sensor lighting to try and mitigate at least some of the cost increase.

Leaks

With all the recent rain, we have unfortunately suffered a number of leaks.

Three separate and quite serious leaks have been reported in Royal Standard House. Two of these have been dealt with to stop water ingress but a third is still being investigated. We also have 3 areas of long-standing, intermittent leaks into City Point which are potentially more problematic.

One apartment has also had a serious plumbing leak which turned out to be very expensive by the time it was reported and addressed, resulting in costs of £30,000+ for repairs and many months of disruption. For the moment our buildings insurance has a £2,000 excess on any leaks in apartments so it is worth checking your household policy to see what water damage they might cover.

Unfortunately, it can be very time consuming, disruptive and expensive to deal with both the root causes of leaks and re-instating damaged wood or plasterwork. Plus, many contractors are working on long lead times for repairs.

Please be vigilant; check appliances and water tanks for drips and if you suspect a leak, please do call a plumber to investigate. Not all leaks into apartments will be fully covered by our insurance and might not be if the insurer believes a leaseholder has failed to take basic precautions or to take swift action to resolve the matter

Waste bins

A number of residents met with local councillors a few months ago to add weight to the outstanding request for additional bin collections for our re-cycling waste. We now have an extra bin being collected from our site showing that residents' actions can really help when it comes to the council. Well done everyone!

Better instructions have also been added to the bin stores to explain the recycling and waste collection system. Important to remember that items in the re-cycling bins should be put in LOOSE whereas those for the general waste should be BAGGED. Large household items will NOT be collected by the bin men. Please contact the managing agents if you have any questions.

Fire Risk Assessment

We are now in receipt of the recent Fire Risk Assessment including communal doors survey identifying issues to be dealt with. Regulations have been tightened in the last few years and many of our communal doors will need quite costly alterations to comply.

It is also very important that the front doors of our apartments are maintained as compliant fire doors. The doors are your responsibility. We will be circulating more information about what that means and what you need to do.

Maintenance Update

Damage to RSH front Wall – The contractors have advised that the type of concrete block to match the original is proving hard to find, hence some delay in completing the work.

Pedestrian Gates – The RSH pedestrian gate mechanism has been improved and a new push button has been installed at the CP gate.

RSH Video/Door Entry System – a new call module has been installed in the West Wing. Ampron have quoted for some significant repairs in the Central Block, and we are seeking alternative quotes.

RSH Communal Ventilation System

Further fan motors on the third floor were replaced in June to try and boost the system. There are unfortunately no original plans of the installation available to us and we have used various contractors to investigate. The managing agents general advice is to open windows regularly to help ventilate apartments. This also applies to City Point.

City Point Penthouse Coping Stones

We have had three different contractor quotes to repair the coping stones on penthouse balconies. Unfortunately, the cost is quite prohibitive and so we will have to delay this work until we can start on our longer term plans for the site. We will still be looking at any practical short term solutions for areas which may be compromised.

CONTACTS

To Report a Problem – Contact the Managing Agents (Blue)

Please note revised instructions, which will aid the capture and monitoring of issues.

Email Dawid:

dawid@bluepropertymanagementuk.com and cc in info@bluepropertymanagementuk.com

You should receive a response within 48 hours, even if this is to acknowledge your email.

or call

0330 0538770

Service Charge Queries

You can sign up to the Blue Portal which will give you access to your service charge account and history in detail and probably clarify any payment problems you have.

To sign up to the portal: email creditcontrol@bluepropertymanagementuk.com for log in information

To visit the Portal: www.myblockonline.co.uk.

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