

## **NEWS FROM THE BOARD - AUGUST 2022**

### **AGM**

A reminder that the Annual General Meeting of RSH & CP Company Ltd will be taking place on Monday 19<sup>th</sup> September 2022 in the "Company" space – Formally the Playhouse Bar and Restaurant at Nottingham Playhouse at 19-00Hrs. Invitations to attend along with all the relevant documents will be distributed Mid-August.

### **MAINTENANCE REPORT**

It has been a very busy year for maintenance. This summer saw the redecoration of Royal Standard House and lot of repairs to the woodwork. With a new property manager on board, we took the decision to delay some of the other maintenance work until the autumn. We expect to start catching up from September.

### **ESTATE**

The trees behind Royal Standard House are being cut back from the building following permission from the Council. Some work has already been done and a further prune is to follow. Estate railing have been repainted and the steps down to the gym are to be treated with an additional non-slip paint.

### **ROYAL STANDARD HOUSE**

The external redecoration by Hankinson's has been completed and Dawid is now co-ordinating any snags that need attention and will be inspecting the site to ensure a proper clean and tidy has been done now that the scaffolders have finished.

### **CITY POINT**

Repair work to the ground level coping stones was completed earlier this year and we had also hoped to undertake some limited work on the penthouse coping stones. The original contractor is now unable to this, and a new contractor is being sought. Quotes are being sought for work to fix the ad hoc leaks to the flat roof areas.

### **GRAFFITI REMOVAL LENTON ROAD**

It would appear that the Council have removed the graffiti from the Lenton Road War Memorial, and that the King Charles Street steps have also been cleaned by the same agency. Blue were organising a clean of this item which has now been rendered unnecessary.

### **FIRE EVACUATION PROCEDURE**

The managing Agents are in the process of reviewing the Fire Evacuation procedures in the light of new Government advice and ongoing custom and practice. New procedures, if necessary, will be communicated to each Leaseholder direct, and new notices will be posted in each Building in the near future.

The Directors strongly urge all Leaseholders to avail themselves of these instructions in the case of a fire to prevent any unnecessary loss of life either by the Residents or the Fire Fighting Officers who would attend

### **LIFTS**

Currently, all lifts have been serviced and are operating correctly, there remains the installation of Automated Emergency Call Systems together with the digitalisation of the telephone systems. The outstanding maintenance work on the lifts is progressing. Both A and C block lifts have required more call outs this year and a meeting was held with our lift contractors – Morris Vermaport to establish the cause. A new CPU was fitted in C block along with new parts in A block. We hope this will now resolve the issues. We will be

considering refurbishment of lifts which become problematic. A complete refurbishment of one of the Lifts in CITY POINT is in discussion.

### **CITY POINT CAR PARK**

The garage Lighting has been upgraded to “SMART LED’S” giving long term savings in electricity usage. the Car Park will be painted commencing 26<sup>th</sup> October.

All Those Leaseholders affected by the repaint schedule will be notified by the Managing Agent nearer the time.

### **LICENCING AND PLANNING**

Nothing of note with the exception of reminding Leaseholders that the new 20 MPH limits are now extensively in force around the city.

### **FINANCE**

The Service Charge accounts, and balancing Charge accounts have now been issued, the re-allocation of Sinking Fund reserves has been expedited, therefore 2021 is now completed. However, it is fair to issue a budget note to caution Leaseholders that a considerable amount of Maintenance spending is taking place in 2022, including Statutory inspections not previously carried out on time, all of which is leading to an overspend on Budget.

Many of the major projects are being funded from the Sinking Funds, and you will have received S20 notices accordingly, however this, together with the unbudgeted high inflation rate of 10 % and of course the unprecedented increase in utility costs is putting a strain on the service charge which will be reflected when the 2023 Service Charge Budget is prepared.

### **EV CHARGING**

With the above in mind, the Directors have decided to delay the installation of the EV charge points to 2023 instead of further placing stress on the 2022 budget

### **WAR MEMORIAL**

The Conservator’s report has been commissioned and submitted, there are a number of outstanding questions relating to the report, a paper is being prepared for information and consideration of the Leaseholders of RSH, affected by the costs of any project. There are no urgent concerns in the report.

### **KEY SAFE SCHEME**

Some of you may be aware that, for a number of years, the Company has operated a scheme for holding keys for apartments. Leaseholders were invited, on a voluntary basis, to lodge keys for their apartments (together with burglar alarm codes, if applicable) to be kept safely by the Company and only used by Directors in case of emergency such as water or gas leak, when the leaseholder was not available. The keys are currently held in a key safe on-site. It is, however, clear that keys remain in the safe from past residents, and that in some instances locks have since been changed.

The current Board, having discussed the risks associated with this scheme with the managing agents, have concluded that continuation of this scheme brings with it greater risk than benefit. They have therefore decided to discontinue the scheme.

Arrangements will be made to return the keys at the AGM or shortly thereafter.

Blue have agreed to maintain a register of flat key holders for emergency use. We strongly recommend that you nominate a key holder(s) and their phone number(s) for your Apartment by emailing [dawid@bluepropertymanagementuk.com](mailto:dawid@bluepropertymanagementuk.com)

## COMPLAINTS GRIEVANCES AND QUESTIONS

May we remind Leaseholders and Residents once again, as stated in the May 2022 News from the Board that our Managing agent deals with all matters raised by Leaseholders in the first instance, and we trust that any of these issues are dealt with promptly by Dawid Makowski, our property Manager.

However, if you remain dissatisfied with the outcome of your issue, we kindly request that you follow the complaints procedures laid out as before by emailing Blue at [complaints@bluepropertymanagementuk.com](mailto:complaints@bluepropertymanagementuk.com)

The Managing Agent will ensure that the Board are made aware of any ongoing issues as necessary

**NEWS FROM THE BOARD  
BELOW THE LINE**

**BOOK CLUB**

The Thursday 11<sup>th</sup> August meeting will have taken place by the time this is published.

**SUMMER BARBEQUE**

Just a quick reminder for your Dairies that the Summer BBQ will be taking place on Sunday September 4<sup>th</sup> at 3-00PM on the City Point Lawn, all Leaseholders, Residents, and Their Guests Welcome

Costs £12-00 each =- primary School age Children Free of Charge

Bring your own Beverages, Glasses, and Chairs

Official Invites through your door Mid-August for return with numbers and Payment, to Marcia Apt 24 CP or Duncan Apt 2CP by 1<sup>st</sup> September please.

Royal Standard House and City Point

*Summer Residents BBQ*

Sunday 4th September 2022

at 3.00pm

**City Point Lawn**

The Committee will organise and ensure there are sufficient tables and chairs,  
and background music will be provided.

Please provide your own Beverages and Glasses.

Adults £12 - Primary School Age Free