

NEWS FROM THE BOARD APRIL 2022

GENERAL FINANCE REPORT

After a couple of years of inactivity due in no small part to the Pandemic, our M.A. is now working at great speed and commitment to ensure we are not only keeping up with our Statutory Health and Safety obligations, but that the renovation and improvement of our community is progressing as befits a "Blue Ribbon" site.

This is an immense cost this year and will impact our Sinking Fund reserves built up by the careful management of previous Board members.

As you are well aware and fully informed, the Service charge fees for this year were effectively frozen or reduced, in a time of high inflation and a cost-of-living crisis it was prudent to call on reserves accrued in order to soften the impact of the tasks being undertaken. The said previous board had wisely made provision for these ongoing tasks, but because of circumstances, had been unable to see them through.

This Board and our recently appointed M.A. are determined to catch up the work and are progressing such items as Car Park Repainting, Smoke Vent Automation, Lift Renovation, Health and Safety Adherence, and the Painting Programme, These works were all notified in the Service Charge Budget sent to each Leaseholder in December 2021. And are presented in the following substantive Maintenance report, these items all have to be funded.

The Board have already informed you all of our plan to transfer some of the excess funds in the Lift Sinking Fund Reserve to the General Sinking Fund Reserve in order for this year's programme to be carried out without the need for drastic increases in the Service Charge bills, this will be expedited in June, with the balancing charges being notified to each individual Leaseholder and reconciled over the six months to 31st December 2022.

This plan will be individually communicated to all concerned by the Managing Agent during April 2022 to enable any questions to be answered before the bookkeeping exercise is completed.

PLANNING and LICENCING

Nothing of note to report under this heading which is not covered elsewhere in this communication.

Maintenance – 31 March 2022

A reminder that a huge amount of maintenance work has been done in the last 5 months with over 20 bits of work in progress. Blue have undertaken a major catch up on outstanding and important safety checks, many of which are legal requirements. This includes the 5 year electrical inspections of distribution units, lift electrical safety checks, dry riser checks, Fire Safety assessments and tree surveys.

ESTATE

Sycamore Trees at rear of Royal Standard House

The Council have confirmed that they will not grant permission for these trees to be removed as they are important to the character of Lenton Road. We will be asking for formal permission to prune the trees in line with the arborists recommendations. We will also be considering sensible pruning of other trees to maintain a good environment.

REPLACEMENT TREES AT RSH PEDESTRIAN GATE.

We have sought professional advice on the type of trees suitable for this area bearing in mind the previous root problems. The arborist has recommended Amelanchiers from a number of options proposed and the gardeners will be instructed to plant these when the time is right.

ESTATE LIGHTING

The review of Estate lighting has been deferred until next financial year as non-essential for the moment.

APARTMENT DOORS – FIRE SAFETY

The safety checks on apartment doors were completed on 23rd and 24th March and we are awaiting a full report from Quantum. There are a number of issues arising which, generally speaking, are the responsibility of the leaseholder to resolve. The Board will be looking at how any required improvements might be best handled.

EXTERNAL REDECORATIONS

A reminder that Hankinson's will be on site from the first week in May to undertake the redecoration at Royal Standard House, plus the Estate railings and outstanding City Point items. We expect them to be on site for at least 2 months. A more detailed communication on timings will be sent out to leaseholders in April.

The Castle side of Royal Standard House will be scaffolded during the first week and may remain in place for some 6 weeks. Unfortunately, this will mean some disruption to private terraces. Two cherry pickers will also be on site.

ROYAL STANDARD HOUSE WAR MEMORIAL

Cleaning / restoration of the bronze memorial and stonework has been investigated. Costs are over £10,000, possibly more. It is not a straightforward job and estimates are difficult. Given the complexity, time required for funding assessments and risk of extending the timescale of scaffolding being erected this year, the Board have decided to postpone any

work for the moment. However, the sinking fund contribution will be increased to make the necessary level of provision for maintenance in the future.

Some of you may have noticed that sadly the Memorial on the Lenton Road Wall has been defaced, Blue are organising for it to be Cleaned.

VIDEO ENTRY SYSTEM

A number of residents still have issues with the video entry system. Amptron completed repairs a few years ago so we have asked them for a re-visit. Please advise the Managing Agent of any issues if you have not already done so.

AUTOMATION OF SMOKE VENTS

The Section 20 process has now been completed and work is scheduled to start on 11th April.

COMMUNAL VENTILATION SYSTEM

Work has been completed to repair a few individual vents. The third floor main units have also been upgraded and should now be quieter and more efficient.

BASEMENT APARTMENTS OUTSIDE LIGHTING

Lighting outside the basement apartments was found to be faulty and has been replaced.

CITY POINT

Garage Lighting

We are moving towards a full LED and movement sensor installation. However, several emergency lights failed recent safety checks and had to be replaced immediately. We are now getting quotes for the remaining work to upgrade the lights, but in the meantime the lights will operate a little differently.

GARAGE PAINTING

The Section 20 process has now been completed and work has been provisionally scheduled for August.

LEAKS TO FLAT ROOFS

A team of surveyors and builders inspected the areas a few weeks ago and their report and recommendations are expected shortly.

LIFTS

The Section 20 process has now been completed and recommended maintenance work will commence shortly. This will include the installation of auto diallers to ensure that anyone trapped in the lifts can call for immediate help.

The lifts in A and C block have had recurring problems over the last few months. We have requested a specialist Schindler visit to inspect both of them.

COPING STONES

Works to re-bed and re-mortar the lower terraces is due to start on 18th April. Quotations will shortly be organised for similar works on some of the penthouses.

CAR PARK.

As indicated in the February NftB, the Directors and M.A. are actively researching the provision of Charge Points for EV's being placed in our community, quotes have been obtained for the provision of said facility, which would be handled through a third-party provider. The Capital outlay being provided from the Sinking Fund Reserves, and the running costs being paid for by those who use the facility, early indications point to a small annual excess of income over running costs which would be used to fund further investment in charging facilities as the uptake increases. The Board continue to investigate this provision and will bring forward final proposals in due course.

The Car Parking regulations are still, on the whole, being honoured by Residents, the change to the procedure is now that the M.A. will provide new and replacement Guest Parking permits as the need arises, contact Blue through the usual channels. Also, any persistent infringement of the regulations will now be reported directly to VCS for a penalty noticed to be issued.

MANAGING AGENT

The Board reports that Simon Marlow, our Primary Contact at Blue Property management, will be leaving them in mid-May to pastures new, the Board wish him every success with his Future Career and look forward to welcoming his replacement, the Board also have to Report the Resignation of Barrie Hill as a Director due to a change of circumstances. The Board would like to convey they're thanks to both Barrie and Simon for their work in our Community.

BELOW THE LINE

OBITUARY

It is with sadness that the death of Betty Clarke was announced by her son Angus of 10 City Point. Betty's Cremation will take place at 11-00am on 12th April at Bramcote Crematorium, and afterwards the Family have issued an open invitation to the residents of City Point and Royal Standard House to "Goodfellow George" on the Ilkeston Road for refreshments and to celebrate her life.

WELCOME CARDS

The Social Committee has now produced Cards to welcome new Residents to the Community and informing them how to access any information relevant to their quiet enjoyment of the facilities here.

The Social Committee will ensure that new Leaseholders and Tenants are in possession of contact details for our Managing Agent, our WhatsApp group, and have access to information contained on the Website, they will also give details of a fellow resident who will help with any queries that they may have.

Cards are available to view from duncan.moffatt@hotmail.co.uk

UKRAINE DONATION

On Sunday 13th March the Social Committee held a Fund Raising Coffee Morning at the Home of Marcia Puckey, many of the Residents were unable to attend due to Holidays and prior commitments, but still gave generously to the morning.

The Committee are delighted to report that an amount of £487.50 was donated to the Disaster Emergencies Committee helping the Ukrainian Refugees.



BOOK CLUB

On March 11th, nine of us had a cheerful evening discussing "The Lost Man", by Jane Harper which, it was noticeable, had been appreciated better by those who had visited Australia, and gained some understanding of the lifestyle. This had enlightened the book for them.

There was a short discussion on Piranesi, which I think everyone had struggled with, but actually discussion and helping each other to see possible analogies with mental disorder, the effects of extreme loneliness, and so on, was extremely valuable.

Thanks to Marcia for her hospitality.

Our next book is **The China Room by Sunjeev Sahota**, towards the end of April. We also hope to produce a list of recommended books for holiday reading.

If you are interested in joining in, contact any member, or Judith Wrigley, 9 City Point. You would be made most welcome.

DEFIBRILLATOR

As you may be aware, the Defibrillator is now on order with an expected 22 week back order time, when it arrives it will be placed just outside the C.P. Garage entrance, and a Training Session organised for those who are keen to ascertain how it works to save lives. More information in due course!

UPCOMING EVENTS

The Social Committee are busy putting together a couple of events to take place within the Community to celebrate the Platinum Jubilee of Her majesty Queen Elizabeth, more information on these will be distributed direct in the next few weeks.