



# Update April 26

## **Quarterly Update from the Regatta Point Management Team**

At our last management meeting we agreed that it would be a good idea to do a quarterly update on what has been happening in the management of your building. We hope this helps to keep you informed.

### **KFH Handover to Altus.**

Altus has now completed the handover from KFH and, in Q1, undertook a transfer of systems to B-Hive. This was not executed or communicated well and we formally complained to the CEO and gained a refund of some management fees as a result. Our main purpose was to get attention from senior management of the issues.

However Eulalia, the new block manager, we have found to be responsive and we encourage you to raise issues to her/Altus directly rather than to the directors – they will be logged and tracked that way, and it reduces the workload on the directors. The contact email is [Regattapoint@altus-pm.com](mailto:Regattapoint@altus-pm.com). Please note that the old KFH emails are not monitored anymore. We will continue to monitor the performance of Altus as the performance has been mixed.

### **Section 20 Notices**

You will be aware that we have two section 20 Notices in progress:

1. Lifts. Altus have now received the tender returns for this and a consultation paper will be sent out to leaseholders by them shortly.
2. Fire Compartmentation. Altus have received tender returns for this and again, a consultation paper will be sent out to leaseholders by them shortly.  
We continue to pursue the original contractor for financial assistance in this area, and meetings are ongoing on this topic.

### **Rear Elevation and Balconies.**

We remind leaseholders that we currently are only required to develop a plan for this, which we hope to produce over the coming 6 months. We are currently obtaining fee proposals from surveyors to oversee the project after which a scope of works and cost plan will be developed.

### **CAPex Plan**

We are still pushing to get this out but are a little hamstrung by some of the delays in the agent handover process and negotiations with the original builders. We would still like to get this out within the next 3-6 months once we have costings for the 3 major projects listed above.

### **CCTV Extension.**

We have installed 5 additional cameras around the bin rooms, gym, sauna and parcel area to improve security in the building.

### **Apartment Door Surveys.**

A new apartment door survey will be undertaken in the next quarter, as we need to undertake this annually. We are aware that a significant number of these have not been addressed from last year's survey and indeed some have been raised in the latest Fire Brigade inspection. We have requested some recommended contractors from Altus to make this easier for leaseholders and hope to distribute details as soon as possible.

However, we continue to stress that the fire doors at the entrance to your flats are YOUR responsibility and therefore any work needs to be commissioned by and paid for by yourself.

### **River Facing Balcony Doors & Windows**

Regatta Point has made a bulk order of gasket material specially made to extend the life of our river facing windows. Greenford Glass are offering a price of £500 per door or window to undertake replacements. Appointments are available from April onwards. We remind leaseholders that the moving glazed doors are your responsibility and that fixed panels are the block's responsibility. If you have an issue with one of your windows please provide photographic evidence of this issue to [Regattapoint@altus-pm.com](mailto:Regattapoint@altus-pm.com). You need approval before booking Greenford to do the replacement so we can manage the budget for this work.

### **Sauna Conversion Proposal**

A proposal has been made for conversion of some of the sauna space to provide additional residents storage units. We are seeking statements of interest from leaseholders before pursuing this.

### **Car Park & Garden Lighting**

We are adjusting the timings of the car park lighting to be better aligned with daylight hours.

### **Parcel Theft Measures**

In response to a number of thefts we have installed a CCTV camera above the parcel area and installed a new parcel bin. Please bear with us as we iron out teething issues with the bin – it is not a perfect solution, but we have not had any thefts since it was installed.

### **Fire Inspection**

The London Fire Brigade undertakes regular inspections of the building and one occurred during November 2025, following which we have (only recently) received an Enforcement Notice. Most of the items listed raised are minor, some are incorrect, and none are urgent – we have until September 2027 to action them. We are following this up with our Fire Assessors.



A number relate to apartment front doors which we mentioned above, and the affected leaseholders will be contacted individually regarding this.

The most significant item is the reprogramming of the automatic smoke vents to open individually – currently they all open at once.

None of these items effect the building's EWS1 classification.

#### **Flag Pole**

We are in discussions with a contractor to get the flag flying again.

#### **EICR Inspection**

The 5 yearly EICR inspection of the common parts electrical installation was recently carried out by our electricians and we are awaiting the report.

#### **Trees in the Car Park**

We have arranged for the trees in the car park to be pollarded hopefully reducing their impact on our vehicles.

We hope you find this information useful and we continue to welcome your ideas on how we can improve our building or make the services more efficient.

Regards

The Directors of Regatta Point.