Dear Leaseholder December 2025

The Committee have produced this end of year report which we'd like to share with the leaseholders. It contains a summary of the main issues that we have been addressing this year.

Leaking Flat Roofs

The four areas of flat roofs have now been replaced at the beginning of the year by Oxley Roofers at a cost of £45,900 + vat. The works also included a replacement ceiling for Flat 11.





The quality of the roofing works was good; however, there were a few initial issues with the workmen leaving a sandy or bitumen trail in the lifts, stairs, walkways and on carpets. The committee asked Jonathan Rolls to liaise with the roofers to ensure this did not happen again.

Water Pump

One of the water pumps had been in fault mode for a considerable length of time and the committee have worked hard to resolve the issue this year. Initially, both Heatcraft and TSS tried and failed to rectify the fault. Heatcraft even attempted to charge Kingsley Court for attempting to fix the defect whilst it was under guarantee, knowing that they had installed it and were responsible for the warranty. Eventually the manufacturers had to be called in. The manufacturer's engineer determined that the underlying fault was that one of the pumps had been wired up incorrectly during manufacture so that it was turning in the wrong direction – in other words, it could never have worked properly. The water pumps are now finally operating correctly.

Lift System (Kone)

During a recent engineer's visit, it was identified that a hose needed to be replaced. Tim spoke to one of the Kone engineers whose view is that the pipe is sweating. The rubber is porous and should be replaced. The report for the annual insurance checks for the lift also reported errors with the leaking hydraulic pipe. Jonathan Rolls are currently liaising with Kone to arrange the repairs. Unfortunately, Kone have stated that the hydraulic hoses have a life expectancy of about ten years and as our hose is now obsolete, it will need to be upgraded, and these works do not form part of our maintenance contract with Kone.

Fire Assessment Report

Kingsley Court is a high rise multi occupancy residential building and has to adhere to:

- Fire Safety Act 2021
- Building Safety Act 2022
- Fire Safety (England) Regulations 2022

Kingsley Court has been registered as a high-rise residential building with the Building Safety Regulator. The most recent Fire Risk Assessment inspection was performed in August 2025 and the report was received in September 2025.

The committee and Jonathan Rolls are currently reviewing and addressing the recommended actions. One of the actions arising from the report is to implement a Resident Engagement strategy and a Mandatory Occurrence reporting System. These are legal requirements. Jonathan Rolls have provided one estimate for a generic possible solution; however, it doesn't appear to be a good fit for Kingsley Court. The committee are currently considering how a more cost-effective tailored solution can be implemented for Kingsley Court.

Fire Door Survey

Residents have an important role to play in ensuring that, if there is a fire in their flat, the flat entrance door is an effective barrier to the spread of fire and smoke into the common parts.

Regulation 10 of Fire Safety (England) Regulations 2022 requires that residents are given information that:

- fire doors should be kept shut when not in use,
- leaseholders, residents, or their guests should not tamper with self-closing devices,
- residents should report any fault or damage immediately to Jonathan Rolls.

Leaseholders have a legal duty to maintain their door in accordance with the regulations, and we have a duty to inspect it.

A survey of the communal and flat fire doors at Kingsley Court was performed in 2023 by IDM Fire Safety Management. There were several issues identified which contravened the current regulations. IDM Fire Safety Management provided a quote for the rectification of all the issues; the committee didn't feel the quote was sufficiently competitive and sought other quotes. PW Carpentry were found to be knowledgeable, competent and provided competitive pricing.

The committee commissioned PW Carpentry (Peter White) to initially address the issues raised in fire door survey relating to the communal areas. The work on the communal doors was reviewed and found to be good quality, so he was invited to quote for the individual flat doors that required improvement as they were in breach of The Fire Safety Act 2021 and the Fire Safety (England) Regulations 2022. For those leaseholders that didn't wish to accept the quote and wished to arrange the works themselves, they have been requested to complete the works by the beginning of February 2026.

Kingsley Court Committee

We urgently request that one or more leaseholders consider whether they would like to be a volunteer director on the Committee. Last year Tim kindly agreed to delay leaving the committee as no one offered to replace him, but he has now moved to a new address. Rhian also wishes to stand down as director in the next few months, she has already completed 4 years in the role.

Please contact Jonathan Rolls or the current committee members if you are willing to help out. Rhian will stay on as a director for an initial period, to be negotiated, to assist in providing a handover to the new directors. Rhian will also be available to consult on any other matters on an ongoing basis.

We hope you all have a Merry Christmas and Happy New year!

Best wishes,
Kingsley Court Committee