



## Prior's Close News

Issue 3: Summer 2018



The Management Committee hope that you all enjoyed this year's good weather.

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### Committee Matters : Keith Wareing

After Brian Simm left the committee, thought was given to a replacement that could not only undertake the responsibility for the Grounds but also act as back up to Bob Lowe in his role as Tenant Liaison Officer.

We were fortunate that Keith was not only a current resident but also has an interest in gardening.

We taken the opportunity here to welcome Keith to the Committee, and trust that you will contact him if Bob is not available for any items that give you cause for concern.

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### Fire Safety.

Work undertaken to install new 2 alarm systems went very smoothly and for that we wish to thank you as the tenants for working with the contractor and your understanding with regard to the disruption caused.

This work was necessary to ensure your safety in the event of a fire.

The final item that has given us some concern is the decoration in the hall and entrance to Block A.

Having fitted fire doors to the adjacent flats, it was felt that we should retain, as far as is practical possible, the fire integrity of the hall and staircase. In discussion with Fire Safety Officers, the concern was expressed with regard to the painted wall covering in this area. The wallpaper will be removed, the walls made good and painted.

After completion of the decoration a new carpet will be fitted to the hall and staircase.

We ask that the tenants of Flats 3, 4, 5 & 6 in particular, for their understanding during this work and ensure the area is cleared of all remaining items of furniture, plants, etc.

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### Roof Work



The project to replace the flat roofs on the ground floor extensions and the main roof on Block 'A' housing Flats 1-8 has been completed.

As we reported the next stage is to replace the roof on Block B ( Flats 9 to 12).

This work will commence early September. Again it will be necessary to assemble scaffolding to gain access to the roof level.

This will mean that the areas to the front, side and rear of the flats 9 to 12, will need to be clear of plant pots and any other obstructions for the duration of the work.

The contractor will be in contact with you to confirm a start date.

The programme of work will continue in 2019 with the roof on Block C (Flats 14 to 17), followed by the cottages in 2020, if necessary.

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### Heating System Boilers.

During the last six months four boilers have suffered from "failures" where the cost of repair was approaching the price of a new boiler. These have been replaced. All the boilers in the flats were last replaced in 2006. To date new boilers have been fitted to Flats 2, 8, 9 & 10.

To prevent similar issues from arising a programme of replacing the boilers have been established. Flats 11& 12 will be replaced in September ahead of the heating season. This will be followed by 5 in October/ November and the remaining 5 in February / March 2019. The cottages were replaced at a later date, believed to be 2012, and will be considered at a later date.

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### New Tenants

Let's just take the opportunity to welcome Ethel (Flat 2), Peter & Carol (Flat 8) and Elaine (Flat 10) to Prior's Close. We trust that they have had time to settle in and feel comfortable in their surroundings and the shared fellowship of the community.

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### Contacts:

Management Committee Members:

Your first point of contact should be via the Tenants Liaison Officer:

Bob Lowe                      Flat 14                      or                      01254 584852 or 07765777822

He has the contact details for the electrician, gas, building & grounds contractors in the event of their services being required.

In his absence initial contact should via Keith Wareing in 7 Whinfield Place, or 01254 482245.

Other contacts:

Secretary	Gordon Fletcher	07707 221929	secretary@priorsclose.org
Building	Stephen Jackson	01254 383822	
Treasurer	Brian Maden	01254 399169	
Grounds	Keith Wareing	01254 482245	

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I hope you find this newsletter informative. If you have any comments or items you would like us to include in a future edition, please let us know. You can leave a note in the letter box at the conservatory or send me an email at [secretary@priorsclose.org](mailto:secretary@priorsclose.org)