

THE PRYORS LTD
Report to the Membership of the Board Meeting
25th February 2025
Held in Flat 1 The Pryors at 18:00

Board Members Present

Aaron Watkins (AW), Julian Cole (JC), Jennifer Blumhof (JB), Ivan Clark (IC), Pauline Almeida (PA), Matthew Getz (MG)
No apologies as all present.
Georgia Solaja (GS) of D&GBM

Building Safety Case Group(BSCG) - members

Irving Blumhof (IB), Roger Walters (RW) Julian Cole (JC)

RW gave a presentation on The Pryors Building Safety Case. IB was invited to attend. The Board thanked RW for his presentation and his work on our behalf.

1. Minutes of the Last Meeting held 27th November 2024

The minutes of the last meeting were approved and Matters Arising were dealt with in the agenda. A report to members was circulated.

2. Conflicts of Interest

JC - Flat 54a

IC - Flat 56

4. Decision and Actions taken since last Board Meeting

These are included in the minutes following.

5. Finance & Insurance

IC circulated a summary of service charge expenditure year end Dec 2024 which is currently £10,000 under budget mainly due to The Pryors not proceeding with a third party company preparing a Building Safety Case and handing this work to the BSCG. Next year's service charge budget is £400,000.

Insurance – moved brokers from Ramon to St Giles. The renewal cost has increased by £5,000 or 6% overall, which is a good outcome. Excess for escape of water has increased to £5,000 for Block B mainly due to a claim from a Block B Flat. Block A escape of water claim excess remains at £750. D&O cover limit is £1m.

6. New Lease Group (NLG) Update

2 Flats have not as yet taken up the new lease.

One Flat is going through probate and has been in conversation with the New Lease Group.

7. Major works projects

Internal Refurbishment Project

- GS confirmed brass plates were paid for by Woodgrove (who lost the originals) and the final account has been settled. All works completed.

Car Park/ Hard landscaping project (HLP)

- JB informed the Board the tender is almost ready to send out. There was a set back as the electrical contractor, seems to have retired with no prior warning. Andy Cossey (AC) has approached another company and is waiting for some information from them. Once tenders are back from the contractors the Board plans to go through them line by line and make decisions on contract details and the contractor. A second S20 will be sent out to lessees naming the preferred contractor together with the responses from the first Section 20 notice.
- It was agreed that a note will be sent to members with regard to the likely cost of these works so as to give people some warning that we will be raising funds for the project in the next few months. IC to draft a note.
- It was noted that the timing of the works is also dependent on going through Camden planning and the chosen contractor's schedule.

- The Board wants to give lessees notice that the car park will be out of use during the works, which is hoped will take about 3/4 weeks. Residents will need to organize their own parking arrangements during the works. It was suggested that residents could apply to Camden for a resident's parking permit. The Board had asked about splitting the works so that only half the car park was out of use at any given time but was informed that this would be problematic and costly. JB to draft the note.

POST MEETING UPDATE: IC drafted note, currently under review by HLP.

8 .EGM 'Wet over Dry' Resolution,

The EGM was held 20th February 2025.

Resolution.

It is agreed that The Pryors Ltd should adopt a policy in relation to licences to alter which prohibits (save in exceptional circumstances as recognised by the landlord) the future relocation by lessees of 'wet' rooms or areas (i.e. those requiring a water pipe connection) within their demise to a location elsewhere within the demise which (a) is above a 'dry' area (such as a living and/or sleeping room or area) of an adjoining flat (whether in whole or in part), or (b) would involve an extended pipe run from a new 'wet' room or area to the nearest relevant external downpipe. The precise wording of the policy is to be determined and periodically reviewed by the board

There were 21 votes in favour of the Resolution and 8 against, the exact wording of the policy is to be drafted shortly.

Correction

Block A First Floor one flat's bathroom is over the bedroom of the flat below

Block A Ground floor. There is an external pipe which would not be authorised now but has been in place pre 2018.

9 Licence to Alteration Guide/Booklet update

Still being worked on by PA. **POST MEETING UPDATE.** This work has now been completed other than some extra wording to be agreed on the new 'Wet over Dry' policy. AW organising.

10. Specific issues arising since last meeting.

These were discussed and the flats involved have been communicated with directly.

11. Planned Maintenance Programme (PMP) discussion on moving this forward.

GS to ask Anthony Patrick Associates (APA) for a quote.

12. Current maintenance issues

- Lee Mullan (LM) will be applying hi vis paint to back stairs in Block B lightwell
- Original Sash damaged the brickwork and cabling while replacing windows in a flat. They have now repaired the damage.
- IC reported that the Pelican light not working outside Block A entrance. He has been in communication with the Council but it has been a slow process, residents should complain which should speed up the repair.

13. Pryors data and record keeping

MG has been tasked with the project. He has circulated a list of documents he thinks The Pryors Ltd should have available in their own on-line storage facility. MG has looked at the documentation in the storage room (Block B) and observes that many of them are old and probably not useful other than the documentation of some of the recent major works. The work continues.

D&GBM inform us that they have all documents from 2019 onwards.

Joan Noble, who currently manages The Pryors website, has loaded some documents on to that. The Board thanked her for her work.

POST MEETING UPDATE. JB has given MG a memory stick containing the files that she collated for a Directors Pack which she put together a few years ago. This contains some useful information on policy etc.

14. Handbook update and discussion.

Handbook to be updated once the major works are completed. JB to organise.

15. Individual flats - issues

These were discussed and those involved/affected have been communicated with directly.

16. Licence to Alter

These were discussed and those involved/affected have been communicated with directly.

17. Health, Safety and Security

- **Building Safety Case update** – covered at the start of the meeting by BSC Group.**POST MEETING UPDATE.** D&GBM have confirmed that Block A (which they incorrectly designated) has now been deregistered as a High Rise Building.
- **Fire alarm update** – no new issues
- **Flat fire doors update** - Still waiting on invoices from Woodgrove re remedial works to flat front doors. To be discussed if and when the invoices are received.
- **Lift update** – GS still waiting for Elan to come back re spare parts which are to be stored in The Pryors
- **POST MEETING UPDATE.** Irving Blumhof has tracked down the information needed for the Man-Safe wire system on the roof of Block A. He has passed this to GS.

18. Garden Group update

Garden Group Winter Report 2024/25

1. Overall the garden is in good condition and has looked nice through the winter.

2. Finance - in budget

3. Hedges. We might need to add some laurel to the car park hedge but will decide later in the year after the HLP.

A long section of hedge on the North boundary fell over probably due to high winds and the age of the hedge. Remedial work has started with Jose pruning it back hard.

We were concerned about the yew bushes as the berries are poisonous. In fact there are no berries on the bushes at present and we have asked Jose, the gardener, to prune them after flowering so that berries do not form.

4. Trees. We have had our annual tree survey and are considering replacing the tree in the middle of the car park as part of the HLP. The tree is ailing and the plan, finances permitting, is to remove it and install a root protection system (underground cage) and plant a new tree. We will need permission from Camden to do this and they will give us a choice of trees.

5. Winter planting. The pots have looked nice through the winter but will be replaced with spring planting in April.

Finances permitting we would like to replace some of the old pots with more substantial ones but this will be considered post the HLP.

6. Garden Furniture. We will ask the caretakers to clean the furniture in the spring and organise repair where necessary.

7. The GG will continue to liaise with the HLP and will add their input where required. For example the small beds at the car park entrance will probably need reshaping and replanting.

POST MEETING UPDATE. IC has agreed that the GG can order a new wire fence to be installed in the Rose Garden as the chicken wire fence is disintegrating. GS is waiting for a quote from a contractor.

19. Conservation Group update

No issues to discuss currently.

20. Caretakers update

No issues to discuss

21. Any other business

IC raised a query on new Rental Right Act 2024 and how will that affect The Pryors and its Underletting policies. The NLG have been asked to look into this. **POST MEETING UPDATE.** The NLG has circulated a note to the Board to be discussed at the next BM.

22. Date of next BM and AGM

BM Tuesday, 10th June 6pm

BM Wednesday 3rd September 6pm

AGM Tuesday 9th September 7pm

With no further business, the meeting was closed at 8:20pm