

AUG 1990

CORNER GREEN RESIDENTS SOCIETY LIMITED

Report of the Directors

The Directors present herewith their Report and the Company's Accounts for the year ended 31st March 1990.

The Company control, manage, maintain and administer in every way the houses in Corner Green, Pond Road, Blackheath, London SE3 9JJ.

The Directors do not recommend any dividends and propose that the reserves and provision at 31st March 1990, be carried forward.

The Directors and their Shareholding at 31st March 1990 are as follows:-

S. Landes	1 'A' Share
Mrs. C. Perera	1 'A' Share
N. MacCormick	1 'A' Share
A. Lamond	1 'A' Share
M. Jones	1 'A' Share

In accordance with Section 384(1) of the Companies Act 1985, a resolution proposing the re-appointment of Kenneth Porter, Garland and Company, Chartered Accountants, as Auditors of the Company will be put into the Annual General Meeting.

By Order of the Board

S. Landes

Director

14 Corner Green,
Blackheath,
London.
SE3 9JJ

CORNER GREEN RESIDENTS SOCIETY LIMITED
Balance Sheet: 31st March 1990

1989

Investments

25	Blackheath Cator Estates Residents Association Limited - 5 Shares	25
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Current Assets

473	Contributions Due	691
3,054	Cash at Bank - Current Account	1,738
1	- Deposit Account	1
-	Deposits with - Greenwich Building Society	5,800
1,311	- National Savings Bank	1,454
-	Sundry Debtors	50
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4,839		9,734
=====		=====

Current Liabilities

1,135	Contributions Received in Advance	1,364
796	Sundry Creditors	277
207	Corporation Tax	36
-----		-----
2,138		1,677
=====		=====

2,701	<u>Net Current Assets</u>	8,057
-----		-----
£2,726		£8,082
=====		=====

Represented by:-

	<u>Share Capital</u>	<u>Authorised</u>
80	80 'A' Shares of £1 each	80
120	120 'B' Shares of £1 each	120
-----		-----
£ 200		£ 200
=====		=====
23	23 'A' Shares of £1 each	23
120	120 'B' Shares of £1 each	120
-----		-----
143		143

Reserves and Provisions

2,583	Outside Painting	6,939
-	Road Maintenance	1,000
-----		-----
2,583		7,939
-----		-----
£2,726		£8,082
=====		=====

..... Director

..... Director

REPORT OF THE AUDITORS TO THE MEMBERS OF CORNER GREEN RESIDENTS SOCIETY LIMITED

We have audited the financial statements in accordance with approved auditing standards. In our opinion the financial statements, which have been prepared under the historical cost convention, give a true and fair view of the state of the Company's affairs at 31st March 1990 and of its surplus for the year ended on that date and comply with the Companies Act 1985.

Portland House,
 Park Street,
 Bagshot, Surrey.
 August 1990

Kenneth Porter, Garland and Company

 Chartered Accountants

CORNER GREEN RESIDENTS SOCIETY LIMITED

Income and Expenditure Account for the year ended 31st March 1990

Year Ended
31.3.1989

9,595	Maintenance Contributions Receivable	11,592
22	Building Society Interest (Net)	300
829	Deposit Account and National Savings Interest	143
-	Sundry Income	260
-----		-----
10,446		12,295
2,680	<u>Less:</u> Garden Maintenance - General	2,874
-	- Replanting	-
19	General Repairs and Improvements	115
505	Cator Estate Road Charges	546
939	Electricity	848
146	Water	164
127	Audit Fee	138
-	Lighting Maintenance	-
283	Administration and Other Expenses	250
-----		-----
4,699		4,935
-----		-----
5,747	Surplus for Year	7,360
207	<u>Less:</u> Corporation Tax on Interest Received	36
-----		-----
5,540		7,324
5,540	<u>Less:</u> Allocated to Reserve for Outside Painting	6,324
-	<u>Add:</u> Allocated from Reserve for Road Repairs	1,000
-----		-----
5,540		7,324
-----		-----
£ -		£ -
=====		=====
	<u>Reserve for Outside Painting</u>	
10,893	Reserve Brought Forward	2,583
(13,850)	Expenditure in the Year	(1,968)
5,540	Transfer from Income and Expenditure Account	6,324
-----		-----
£ 2,583	<u>Reserve Carried Forward</u>	£ 6,939
=====		=====
	<u>Reserve for Repairs</u>	
-	Reserve Brought Forward	-
-	Expenditure in the Year	-
-	Recoveries from Non-Residents	-
-	Transfer from/(to) Income and Expenditure Account	1,000
-----		-----
£ -	<u>Reserve Carried Forward</u>	£ 1,000
=====		=====

Uninvited visiting children should be ejected (maybe this regulation should be brought into force if a polite request does not do the trick!)

Parents are asked to keep their children reasonably quiet and to operate a curfew until 10 am at weekends (this latter regulation is very strongly valued by many residents).

Regarding ball games: children should be discouraged from using hard balls, playing while the grass is wet, using the lights as goalposts, or playing after 9 pm.

FINANCIAL

Interest will be charged on subscriptions paid late.

Residents are repeatedly asked to pay subscriptions by bankers' order.

The Society's cheques are to be signed by two of its officers (directors).

Expenditure over £500 requires notice being given in writing to all residents giving them 2 weeks to object (if more than 2 residents object a general meeting to be called). Expenditure over £1000 requires the sanction of a meeting.

GENERAL

Ice cream vans should not call more than once a day.

Residents are reminded how noise travels, especially at night.

Chris Perera Secretary
November 1990

NOV 190

CORNER GREEN RESIDENTS' SOCIETY LIMITED

REGULATIONS

Corner Green Residents' Society Limited was incorporated on St George's Day 1959. One of its objects is 'to make regulations for the use by the owners and occupiers of the said houses ... of the commonest parts of the Green'.

The following regulations have been agreed over the intervening years at Director' and Annual General meetings. While some of the following cannot really be regarded as regulations, but rather as pleas for neighbourly conduct, and others were obviously in answer to some particular nuisance being experienced at the time, it is important that all residents are aware of them.

This list was collated by our last Chairperson, Roger Chater, and he states that he has excluded decisions that were subsequently revoked and those that are obviously no longer relevant.

These regulations do not include the items which appear as covenants in the leases.

CARS:

Residents have been asked to use the car parks only for parking and not to park on pavements or grass, to park in line and not behind nos 19-23. The area behind no 18 belongs to Corner Green and not Corner Keep.

Residents have been requested not to park so as to obstruct the garages, not to leave garage doors open.

GARDENING

Gardening should not be done by residents in person (this must mean to the common areas!), who should take care to avoid getting stone on the lawn.

The dump is to be used for biodegradable garden rubbish only.

Dogs should not be allowed on the Green.

CHILDREN

Parents are asked to keep children under control. They should be dissuaded from riding bicycles (as opposed to tricycles) on the green and from approaching or climbing on parked cars.

All toys should be cleared away before dusk for safety's sake (one could also add that many toys have been stolen).

The dangers of children removing light bulbs, and of their climbing up small trees, has been pointed out.