

14 Corner Green
London
SE3 9JJ

Telephone: 07729099974

e-mail: director@corner-green.co.uk

Sunday 7th September 2025

Dear Company Member,

**CORNER GREEN RESIDENTS SOCIETY LTD – ANNUAL MEETING
2025**

The 2025 Annual General Meeting of the Company will be held at 8:00 p.m. on the evening of Tuesday 30th September at St Michael's Church Hall, 1 Pond Road, London, SE3 9JL.

The order of business will be as set out on the agenda overleaf. The 2024 AGM minutes, treasurer's report and 2024-25 accounts are attached. Other reports will be made verbally or circulated prior to the meeting. If you wish to submit a motion to the meeting under item 11 please get support from at least one other member from a different household and submit the signed motion to me by Friday 20th September.

If you cannot attend the AGM yourself you may appoint a proxy. This must be done in writing using the form accompanying this notice and the form must be deposited with me by 8:00 p.m. on Tuesday 23rd September.

Yours faithfully

Tristan West

On behalf of the CGRS Ltd Directors

Corner Green Residents Society Limited

Form of Appointment of Proxy

Name of company member

.....

Address of company member

.....

I(we) appoint the person named below to vote for me (us) at the 2025 Annual Meeting of the company to be held on Tuesday 30th September. This form is to be used in accordance with the specific instructions set out below. Unless so instructed, the proxy will vote as they think fit.

Name of proxy

.....

Address of proxy

.....

Specific instructions regarding voting:

.....

.....

.....

.....

Signed
Member/s)

(Company

Date

Please submit this form to Tristan West, 14 Corner Green, by 8:00pm on Tuesday 23rd September at the latest. Appointments of proxies cannot be accepted after that time.

Corner Green Residents Society Limited

2025 Annual General Meeting

Tuesday 30th September 8:00 pm – St Michael's Church Hall, 1 Pond Road, London,
SE3 9JL

AGENDA

1. Apologies for absence
2. Minutes of 2024 AGM (attached)
3. Directors' Report
4. Election of Directors
 - a. For re-election
 - i. Andrew Gibson (no 6)
 - ii. Mark Helm (no 8)
 - iii. Tristan West (no 14)
 - iv. Lousie Shen (no 23) [Treasurer]
5. Treasurer's Report and Annual Accounts for the Year Ending 31 March 2025 (attached)
6. Appointment and Fixing Remuneration of Auditors
7. Garden Committee Report
8. Neighbourhood Watch Report

9. Works Report

10. Sustainability Committee Report

11. Motions from Members (circulated to members at least one week ahead of the meeting, if applicable)

Motions received so far

Restating limits on directors' discretionary spending

Proposal:

1. Directors' discretionary spending is limited to £10,000 between AGMs (same amount as past year).
2. Directors' discretionary spending is limited to £2,000 for any single item (same amount as past year).
3. A motion restating these limits is made at each future AGM.

Proposer: The Directors

Tarmac Repairs

The directors carried out a "walkaround" to assess the state of the paths and road in March. Urgent work to repair the areas of greatest need was then carried out by Planet Turf. There are other areas that were identified as needing attention, but the cost of these exceeds the discretionary spending limit of the directors.

Proposal:

The quote from Planet Turf for the remaining work is approved. This will cost £2800 (incl VAT) and covers:

- Tarmac Repairs (17m x 1.65m, 1.2m x 85cm & 1 x pot hole)
- Take up the existing tarmac path, the dipped area on the road and fill the pot hole
- Re-tarmac these areas

Proposer: The Directors

No Mow May

Proposal:

No Mow May continues in its current form, with the area left un-mown alternating between the area outside number 4-11 and the area outside number 13 - 22.

Proposer: Fiona Colbeck (no 5)

Encouraging wildlife

Proposal:

A patch of grass is left for wildlife and not mown. This experiment will be revisited at the next AGM.

Proposer: Fiona Colbeck (no 5)

Further investigation of asbestos removal and replacement

It has become clear that several houses are suffering from asbestos failure leading to leaks in the front of the house. Currently there are two possible fixes for this:

- Fringing to the roof
- Drilling holes in the asbestos to allow water that gets in to get out the bottom and run down the front of the house.

Clearly neither is an optimal approach.

Therefore the directors investigated replacing the asbestos and received a quote of £83,000+VAT to replace every house with a composite material (£3600 + VAT per household). This would solve the problem of failing asbestos and prevent future problems and also represent a saving on painting as the material does not require painting.

Clearly this is a big outlay and too much to be covered by CGRS alone.

Proposal

- Is there serious appetite for this work imminently?
- If so, should the directors seek 2 further quotes to bring to a future EGM?
- What prioritisation would you put on this work vs. other large works?

Proposer

The Directors

Further investigation of solar panel installation

The challenge with unmetered supply to street lights and escalating cost caused the Directors to investigate alternative sources of power. In the course of this, we received a quote for solar panels to be installed on the top garages.

This would cost £15-18,000 and would supply an estimated 11,400kWh annually. This would comfortably cover communal electricity requirements and could provide energy for garage use as well.

Proposal

- Is there serious appetite for this work imminently?
- If so, should the directors seek 2 further quotes to bring to a future EGM?
- What prioritisation would you put on this work vs. other large works?

Proposer

The Directors

Further car charger investigation

The Directors have investigated installing a three phase car charger by the bottom garages (similar to that installed at The Keep and Corner Keep). So far, we have received one quote for £15,000.

Proposal

- Is there serious appetite for this work imminently?
- If so, should the directors seek 2 further quotes to bring to a future EGM?
- What prioritisation would you put on this work vs. other large works?

Proposer

The Directors