

14 Corner Green
London
SE3 9JJ

Telephone: 07729099974

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

Tuesday 25th August 2026

Dear Company Member,

**CORNER GREEN RESIDENTS SOCIETY LTD – ANNUAL MEETING
2026**

The 2026 Annual General Meeting of the Company will be held at 8:00 p.m. on the evening of Tuesday 15th 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 2025 AGM minutes and 2025-26 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 Saturday 5th 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 8th 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 2026 Annual Meeting of the company to be held on Tuesday 15th 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 8th September at the latest. Appointments of proxies cannot be accepted after that time.

Corner Green Residents Society Limited

2026 Annual General Meeting

Tuesday 15th September 8:00 pm – St Michael's Church Hall, 1 Pond Road,
London, SE3 9JL

AGENDA

1. Apologies for absence
2. Minutes of 2025 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 2026 (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

Repainting Corner Green

Corner Green was last repainted in 2024. In line with the recommendation in the 2024 AGM that the next repainting occur in spring 2027, Dick has asked Glews to give us a quote for repainting Corner Green in 2027. Directors have received a quote worth £49,968 for this. This is a 6.7% increase on the cost of the last repainting. The directors feel this is acceptable.

In line with the previous repainting, it is also proposed that pre- and post-work survey are performed.

Proposal:

1. Accept the quote from Glews for repainting Corner Green.
2. Ask Glews to perform a pre-work survey to advise members on any repair work that will be required beforehand.
3. Approve Roger Barron survey post works (as in previous years)

Proposer: The Directors

Removing bamboo in front of no 19

We have struggled over the years to get anything to grow in front of the kitchen at No 19. David Hollick recommends removing the tall bamboo on the corner as it is taking all the moisture and then not replant until next year to allow the soil to recover. A layer of bark would be laid there during the interim.

Proposal:

1. Ask Seasons to provide a quote for the work to remove the bamboo in front of the kitchen of number 19.
2. If this is within Directors' discretionary spending limit and they deem the cost acceptable proceed with the work.
1. If not, convene an EGM to vote on the quote.

Proposer: Gardening Committee

Planting new birch trees to meet Council obligations

When the Horse Chestnut behind No 18 was felled Greenwich Council stipulated that it should be replaced and this has never happened. We also lost the Cherry tree by No 1 last year. David Hollick has suggested planting 2 birch trees, Betula Doorenbos, on the main lawn. These 2 trees could fulfil our obligations to the Council.

Proposal:

1. Ask Seasons to provide a quote for the purchase and planting of two birch trees on the green.
2. If this is within Directors' discretionary spending limit and they deem the cost acceptable proceed with the work.
3. If not, convene an EGM to vote on the quote.

Proposer: Gardening Committee

Commissioning a full tree survey

All the trees are under stress because of the heat and drought, one of the Ginko Bilobas side of No 1 appears to be dying. The small tree in front of No 22 looks dead but is still green and with lots of water we are hoping it will survive. In view of all this and the extremely dry summer it would be sensible to have a full tree survey.

Alan Brignall has quoted that his preferred tree surveyor can do this for £550 + VAT. For this we can expect him to carry out a Tree Survey of all the trees owned by Corner Green. He will produce a tailor-made report, outlining all works required.

The report will include:

- A GPS-plotted map with the exact location of every tree requiring works.
- A traffic light system to clearly indicate the urgency of each job.
- Tree tags attached to trees that require work, for easy on-site identification.

Proposal:

1. Accept the quote and commission the tree survey.

Proposer: Gardening Committee

Regenerating the Green

There are many areas of the gardens where the shrubs are overgrown, woody, past their best, dying or already dead. The Garden Committee asked David Hollick for plans to renovate the Green. Proposed plan attached to this report is a collaboration between David and the Garden Committee. Some of the plants David chose are those thriving in other parts of the Cator Estate. We have also considered the changing climate so they have all been picked for their resilience and drought tolerance. In the attached document you will see that some areas have been costed. These are particularly overgrown or bare and so have been prioritised for replanting this autumn. The rest are to be undertaken over the following 2 years.

Proposal:

1. To accept in principle the proposed scheme
2. To agree a deadline of 30th September for residents to consult with the Garden Committee on the costed planting
3. To agree a deadline for consultation on the rest of the scheme.

Proposer: Gardening Committee

Creating a pond

As one of the best things we can do for biodiversity in city environments is to create more pond habitats, we have developed some initial proposals for a Corner Green pond. Our research leads us to two options:

- 1) a landscaped pond at ground level to go near the bench area;
- 2) a raised pond, using a pre-fabricated structure, to go near a wall.

Proposal:

4. Develop a full design and costings for a landscaped pond at ground level to go near the bench area.
5. Develop a full design and costings for a raised pond, using a pre-fabricated structure, to go near a wall.

Proposer: Sustainability Committee

Rewiring the Garages

Rose (No 1) has been in touch with UK Power Network (UKPN) that manages London's electricity infrastructure, and an electrician recommended by the Keep to begin to understand the costs associated with rewiring and upgrading the electrical supply to the garages. She has prepared a paper (circulated alongside this notice) detailing options. If there is sufficient interest from members, the next step is to go out to tender and request detailed quotes.

Proposal:

1. Go out to tender, get detailed quotes and come to residents with a full proposal for this project.

Proposer: Rose Abdollazadeh (No 1) - seconded by Tristan West (No 14)

Installing Electric Car Charging

Rose (No 1) has also investigated options for electric car charging. These are also detailed in her paper. If there is sufficient interest from members, the next step is to go out to tender and request detailed quotes.

Proposal:

1. Go out to tender, get detailed quotes and come to residents with a full proposal for this project.

Proposer: Rose Abdollazadeh (No 1) - seconded by Tristan West (No 14)